

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
MARCH 12, 2020**

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT
AGENDA**

THURSDAY, MARCH 12, 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.

March 12, 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 **March 12, 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:

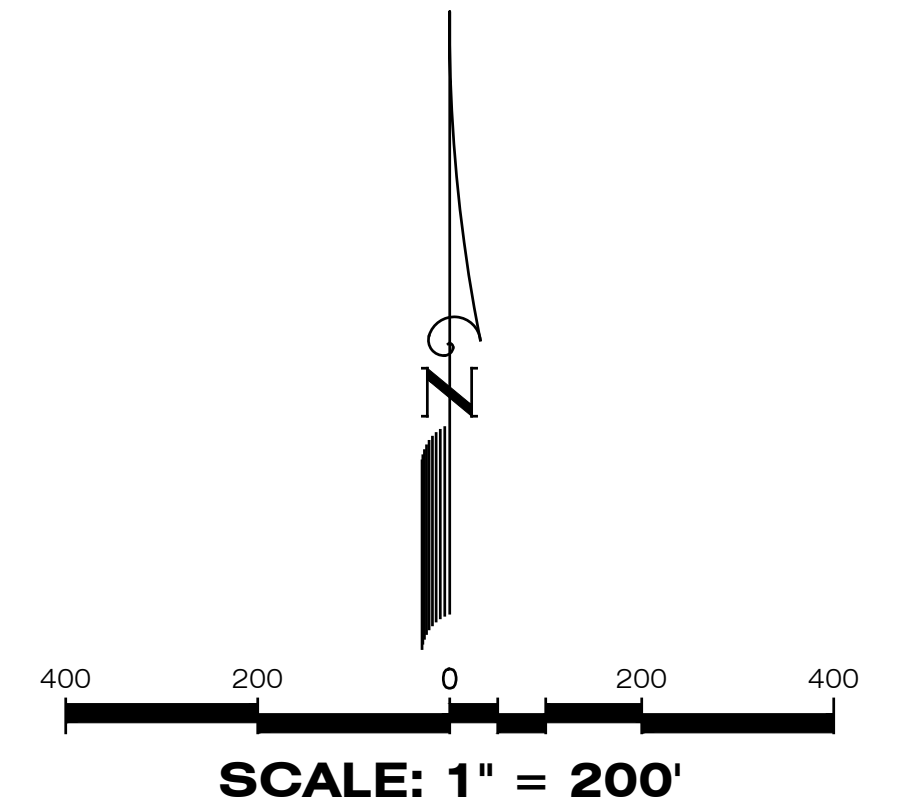
Call In Number: 1-866-906-9330

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS**
- 3. BUSSINES ITEMS**
 - A. Discussion on Updated CDD Boundaries Map Tab 01
 - B. Discussion on Mulch Proposal Tab 02
 - C. General Matter of the District
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting February 13, 2020..... Tab 03
 - B. Consideration of Operation and Maintenance Expenditures January 2020..... Tab 04
 - C. Review of Financial Statements Month Ending January 31, 2020..... Tab 05
- 5. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Tab 06
 - 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



- LEGEND**
- POND
 - WETLAND
 - LANDSCAPE AREA
 - PHASE BOUNDARY

CYPRESS MILL (AKA MILLER CREEK) MAINTENANCE MAP

PREPARED FOR:
LENNAR HOMES LLC
4600 West Cypress Street, Suite 200
Tampa, FL 33607
Phone: (813)574-5653

PREPARED BY:
Clearview
LAND DESIGN, P.L.
Engineering Business C.A. No.: 28858
3010 W Azelee St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

34 35
3 2

Date: January 30, 2020

Proposal #: 2821



QUOTATION

Mailing Address

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

Home Phone:

Job Address

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

Business Phone: 813 397-5120

Job Summary:

Estimate provided for install of 200 yards mini pine bark mulch "blown in" along the main entrance, center medians, and frontage landscape viburnums / tree rings.

Mulch				\$11,500.00
Quantity	Description	Unit	Unit Price	Ext Price
200.00	Sub Mulch Contractual	yd	\$56.82	\$11,364.99
Quote Total:				\$11,500.00

Terms and Conditions

Fieldstone will contact underground utilities prior to start date to allow ample time for locate. Any damage to utilities, phone/cable lines or irrigation systems underground will not be covered or repaired unless noted and identified prior to construction by both parties. Fieldstone is not responsible or liable for any utilities, phone/cable lines or irrigation systems underground that are located on private property.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

Owner shall agree to pay interest in the amount of 1.5% per month on all accounts not received within 45 days past due. Further, the Owner shall be responsible for any collection costs and attorney fees incurred by Fieldstone Landscape Services LLC., in collection of sums past due under this Agreement. Payment is due upon receipt of invoice.

Signature: _____
Meritus Corp

Date: _____

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT**

February 13, 2020 Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for the Cypress Mill Community Development District was held on **Thursday, February 13, 2020 at 9:00 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

Gene Roberts called the Regular Meeting of the Board of Supervisors of the Cypress Mill Community Development District to order on **Thursday, February 13, 2020 at 9:15 a.m.**

Board Members Present and Constituting a Quorum:

Kelly Evans	Chair
Laura Coffey	Vice Chair
Becky Wilson	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
Nicole Hicks	District Manager, Meritus
Gene Roberts	District Manager, Meritus

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. BUSINESS ITEMS

A. Consideration of Resolution 2020-02; Delegated Bond Award

- i. Second Supplemental Trust Indenture**
- ii. Bond Purchase Contract**
- iii. Preliminary Limited Offering Memorandum**
- iv. Continuing Disclosure Agreement**

Mr. Lamb went over the resolution and the time frame of the bond being executed.

MOTION TO: Approve Resolution 2020-02.
MADE BY: Supervisor Coffey
SECONDED BY: Supervisor Evans
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
3/0 - Motion Passed Unanimously

B. Acceptance of Financial Report for FY Ending September 30, 2019

The Board reviewed the audit.

MOTION TO: Accept the Financial Report for FY Ending
September 30, 2019.
MADE BY: Supervisor Evans
SECONDED BY: Supervisor Gainer
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
3/0 - Motion Passed Unanimously

C. General Matters of the District

There were no general matters to discuss at this time.

4. CONSENT AGENDA

A. Consideration of Minutes of the Regular Meeting January 9, 2020

The Board reviewed the minutes.

MOTION TO: Approve the January 9, 2020 minutes.
MADE BY: Supervisor Evans
SECONDED BY: Supervisor Coffey
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
3/0 - Motion Passed Unanimously

B. Consideration Operations and Maintenance Expenditures December 2019

The Board reviewed the December 2019 O&Ms.

MOTION TO:	Approve the December 2019 O&Ms.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

C. Review of Financial Statements Month Ending December 31, 2019

The Board reviewed and accepted the financials.

5. VENDOR/STAFF REPORTS

A. District Counsel

B. District Engineer

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

C. District Manager

i. Community Inspection Report

The Board reviewed the community inspection report. Supervisor Evans asked for Fieldstone to spot-treat the fire ant mounds.

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

Supervisor Evans asked for staff to provide a colored map for the new landscape areas. She also said that she will meet with staff regarding pre-budget discussion.

7. PUBLIC COMMENTS

There were no public comments.

8. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

**These minutes were done in summary format.*

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

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

Signature

Signature

Printed Name

Title:

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

Printed Name

Title:

☐ **Chairman**
☐ **Vice Chairman**

Official District Seal

Recorded by Records Administrator

Signature

Date

Cypress Mill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Field Stone	2347	\$ 2,316.00		Landscape Maintenance - September
Field Stone	2348	2,316.00		Landscape Maintenance - August
Field Stone	2350	2,316.00	\$ 6,948.00	Landscape Maintenance - October
Meritus Districts	9464	3,169.29		Management Services - January
Sitex Aquatics	3260B	1,065.00		Lake Maintenance - January
Monthly Contract Sub-Total		\$ 11,182.29		

Variable Contract				
Grau and Associates	18942	\$ 2,000.00		FY19 Audit - 01/03/20
Grau and Associates	GA010620	26.00	\$ 2,026.00	FY19 Audit Confirmation - 01/06/20
Straley Robin Vericker	17945	963.25		Professional Services - General - thru 01/15/20
Variable Contract Sub-Total		\$ 2,989.25		

Utilities				
Tampa Electric	211017895700 011020	\$ 2,590.61		Electric Service - thru 01/06/20
Tampa Electric	211018054091 010820	456.68		Electric Service - thru 01/02/20
Tampa Electric	221006350658 010820	49.70		Electric Service - thru 01/03/20
Tampa Electric	221006361218 010820	228.96		Electric Service - thru 01/03/20
Tampa Electric	221007463708 011020	20.27		Electric Service - thru 01/07/20
Tampa Electric	221007640941 010820	20.27	\$ 3,366.49	Electric Service - thru 01/03/20
Utilities Sub-Total		\$ 3,366.49		

Regular Services				
ADA Site Compliance	921	\$ 1,500.00		Website Accessibility & Compliance - 10/26/19
Regular Services Sub-Total		\$ 1,500.00		

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services				
Field Stone	3161	\$ 135.00		Irrigation Repair - 10/31/19
Additional Services Sub-Total		\$ 135.00		
TOTAL:		\$ 19,173.03		

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 2347

Rec'd
12-16-19

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

Bill To

Cypress Mill Common CDD
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 September 2019			\$2,316.00	\$2,316.00

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

53900 - 4604
12/31
Q

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

Rec'd 12/16/19

Invoice 2348

Date	PO#
08/02/19	
SalesRep	Terms
Chris Labenz	Net 30

Bill To
Cypress Mill Common CDD 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 August 2019			\$2,316.00	\$2,316.00

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

53900 4604
12/31
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

Rec'd 12/16/19

Invoice 2350

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

Bill To

Cypress Mill Common CDD
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 October 2019			\$2,316.00	\$2,316.00

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

53900- 4604
12/31
GR

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

Invoice Number: 9464
Invoice Date: Jan 1, 2020
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		1/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - January		3,166.66
		Postage - November		2.63

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





Invoice

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

Date	Invoice #
1/1/2020	3260B

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
<div>Please note that our remittance address has changed. Our new remittance address is: 7643 Gate Parkway Suite# 104-167 Jacksonville, FL 32256</div> <div>53900-4307 R</div>			
Total			\$1,065.00

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 18942
Date 01/03/2020

SERVICE	AMOUNT
Audit FYE 09/30/2019	\$ <u>2,000.00</u>
Current Amount Due	\$ <u>2,000.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,000.00	0.00	0.00	0.00	0.00	2,000.00

Payment due upon receipt.

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

Fax: 561-994-5823

Cypress Mill

Date 1/6/2020

AMOUNT

\$ 52.00

Current Amount Due \$ 52.00

Invoice Month	Date	Request Date	Requestor Name	Client Name	Engagement Number	PR#	Responder	Qty	Price	Amount
December	12/20/2019 03:14 PM	09/30/2019	Stella Matevosyan	Cypress Mill	Meritus	H3547726P450	US Bank	1	26.00	26.00
December	12/20/2019 03:14 PM	09/30/2019	Stella Matevosyan	Spencer Creek	Meritus	K35477276V42	US Bank	1	26.00	26.00
									Total	52.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

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

January 22, 2020

Client: 001503

Matter: 000001

Invoice #: 17945

Page: 1

RE: General

For Professional Services Rendered Through January 15, 2020

SERVICES

Date	Person	Description of Services	Hours
12/23/2019	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED DECEMBER 31, 2019 RE SERIES 2018 BONDS.	0.2
12/30/2019	JMV	REVIEW EMAIL FROM B. CRUTCHFIELD RE: CDD AUDIT; REVIEW CDD RECORDS; DRAFT EMAIL TO C. CRUTCHFIELD.	0.3
12/30/2019	VKB	REVIEW AND REPLY TO EMAIL FROM A. WOLFE RE: QUESTION FROM AUDITOR.	0.2
1/4/2020	JMV	PREPARE QUARTERLY DISTRICT COUNSEL BOND DISCLOSURE REPORT.	0.3
1/7/2020	LB	FINALIZE QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2019; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME.	0.2
1/8/2020	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3
1/9/2020	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.7
1/14/2020	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE LETTER.	0.8
1/14/2020	LB	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2019; PREPARE DRAFT AUDIT RESPONSE LETTER RE SAME; FINALIZE AUDIT LETTER; PREPARE EMAIL TO V. HALL AT GRAU & ASSOCIATES TRANSMITTING AUDIT RESPONSE LETTER.	0.6
Total Professional Services			3.6
			\$937.00

January 22, 2020

Client: 001503

Matter: 000001

Invoice #: 17945

Page: 2

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	2.4	\$732.00
VKB Vivek K. Babbar	0.2	\$55.00
LB Lynn Butler	1.0	\$150.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
1/15/2020	Photocopies (175 @ \$0.15)	\$26.25

Total Disbursements \$26.25

Total Services	\$937.00
Total Disbursements	\$26.25
Total Current Charges	\$963.25

PAY THIS AMOUNT

\$963.25

Please Include Invoice Number on all Correspondence

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

Statement Date: 01/10/2020
Account: 211017895700

Current month's charges:	\$2,590.61
Total amount due:	\$2,590.61
Payment Due By:	01/31/2020

Your Account Summary

Previous Amount Due	\$7,522.16
Payment(s) Received Since Last Statement	-\$7,522.16
Current Month's Charges	\$2,590.61
Total Amount Due	\$2,590.61

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

Help protect your new electronics with Zap Cap Systems® Premium Service – advanced surge protection and back-up power.

Receive free installation now through March 31, 2020.

Visit tampaelectric.com/zapcap or call 877 SURGE 22 to learn more and sign up.



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:	\$2,590.61
Total amount due:	\$2,590.61
Payment Due By:	01/31/2020

Amount Enclosed \$

673605425621

Received

JAN 16 2020

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

00002721 02 AV 0.38 33607 FTECO101102023265110 00000 01 01000000 007 01 2721 004



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

6736054256212110178957000000002590614



Account: 211017895700
Statement Date: 01/10/2020
Current month's charges due 01/31/2020

Details of Charges – Service from 12/05/2019 to 01/06/2020

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	1421 kWh @ \$0.02871/kWh	\$40.80
Fixture & Maintenance Charge	72 Fixtures	\$924.86
Lighting Pole / Wire	72 Poles	\$1582.78
Final Tax Savings Credit		-\$2.44
Lighting Fuel Charge	1421 kWh @ \$0.02989/kWh	\$42.47
Florida Gross Receipt Tax		\$2.14
Lighting Charges		\$2,590.61

Total Current Month's Charges

\$2,590.61

00002721-0006270-Page 3 of 8

Important Messages

You have a credit on this month's bill.

Look for the "Final Tax Saving Credit" line item on this bill. A recent federal tax law change enabled Tampa Electric to use savings to cover the costs of restoring power after Hurricane Irma and several other storms. The credit is from savings that remained after storm costs were paid. We are pleased to pass these savings onto our customers.

Annual deposit interest

If you have had a cash deposit with us for more than six months, you'll notice an interest credit on this bill. As long as we hold your deposit, we will continue to pay interest annually.





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/08/2020
Account: 211018054091

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

Current month's charges:	\$456.68
Total amount due:	\$456.68
Payment Due By:	01/29/2020

Your Account Summary

Previous Amount Due	\$1,189.61
Payment(s) Received Since Last Statement	-\$1,189.61
Current Month's Charges	\$456.68
Total Amount Due	\$456.68

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new year's resolution
you make.

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to make the switch.



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

Help protect your new electronics with Zap Cap Systems® Premium Service –
advanced surge protection and back-up power.

Receive **free installation** now through March 31, 2020.

Visit tampaelectric.com/zapcap or call 877 SURGE 22 to learn more and sign up.



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211018054091

Current month's charges:	\$456.68
Total amount due:	\$456.68
Payment Due By:	01/29/2020

Amount Enclosed \$

658790651449

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

6587906514492110180540910000000456684

Account: 211018054091
Statement Date: 01/08/2020
Current month's charges due 01/29/2020



Details of Charges – Service from 12/03/2019 to 01/02/2020

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	247 kWh @ \$0.02871/kWh	\$7.09
Fixture & Maintenance Charge	13 Fixtures	\$162.37
Lighting Pole / Wire	13 Poles	\$279.89
Final Tax Savings Credit		-\$0.42
Lighting Fuel Charge	247 kWh @ \$0.02989/kWh	\$7.38
Florida Gross Receipt Tax		\$0.37
Lighting Charges		\$456.68

Total Current Month's Charges

\$456.68

Important Messages

You have a credit on this month's bill.

Look for the "Final Tax Saving Credit" line item on this bill. A recent federal tax law change enabled Tampa Electric to use savings to cover the costs of restoring power after Hurricane Irma and several other storms. The credit is from savings that remained after storm costs were paid. We are pleased to pass these savings onto our customers.

Annual deposit interest

If you have had a cash deposit with us for more than six months, you'll notice an interest credit on this bill. As long as we hold your deposit, we will continue to pay interest annually.

Statement Date: 01/08/2020

Account: 221006350658

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



Current month's charges:	\$54.85
Total amount due:	\$49.70
Payment Due By:	01/29/2020

Your Account Summary

Previous Amount Due	\$46.83
Payment(s) Received Since Last Statement	-\$46.83
Miscellaneous Credits	-\$5.15
Credit balance after payments and credits	-\$5.15
Current Month's Charges	\$54.85
Total Amount Due	\$49.70

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See reverse side for more information

Account: 221006350658

Current month's charges:	\$54.85
Total amount due:	\$49.70
Payment Due By:	01/29/2020

Amount Enclosed \$ _____

645210430612

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: 221006350658
Statement Date: 01/08/2020
Current month's charges due 01/29/2020



Details of Charges – Service from 12/05/2019 to 01/03/2020

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

Rate Schedule: General Service - Non Demand

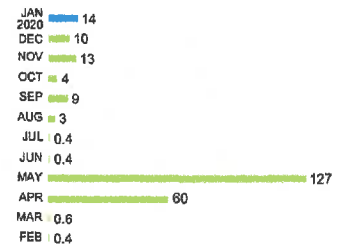
Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
J85887	01/03/2020	7,673	7,244		429 kWh	1	30 Days

Basic Service Charge		\$18.06
Energy Charge	429 kWh @ \$0.06010/kWh	\$25.78
Fuel Charge	429 kWh @ \$0.03016/kWh	\$12.94
Final Tax Savings Credit		-\$3.30
Florida Gross Receipt Tax		\$1.37
Electric Service Cost		\$54.85

Total Current Month's Charges

\$54.85

Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)


Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-\$5.15
---	---------

Total Current Month's Credits

-\$5.15

Important Messages

Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

You have a credit on this month's bill.

Look for the "Final Tax Saving Credit" line item on this bill. A recent federal tax law change enabled Tampa Electric to use savings to cover the costs of restoring power after Hurricane Irma and several other storms. The credit is from savings that remained after storm costs were paid. We are pleased to pass these savings onto our customers.

Annual deposit interest

If you have had a cash deposit with us for more than six months, you'll notice an interest credit on this bill. As long as we hold your deposit, we will continue to pay interest annually.

Statement Date: 01/08/2020

Account: 221006361218

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



Current month's charges:	\$234.11
Total amount due:	\$228.96
Payment Due By:	01/29/2020

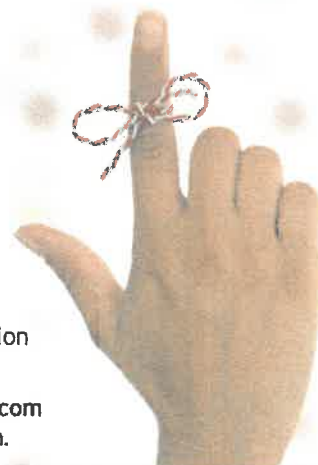
Your Account Summary

Previous Amount Due	\$272.36
Payment(s) Received Since Last Statement	-\$272.36
Miscellaneous Credits	-\$5.15
Credit balance after payments and credits	-\$5.15
Current Month's Charges	\$234.11
Total Amount Due	\$228.96

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See reverse side for more information

Account: 221006361218

Current month's charges:	\$234.11
Total amount due:	\$228.96
Payment Due By:	01/29/2020

Amount Enclosed \$

645210430613

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: 01/08/2020
Current month's charges due 01/29/2020



Details of Charges – Service from 12/05/2019 to 01/03/2020

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

Rate Schedule: General Service - Non Demand

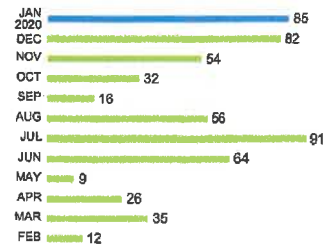
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
J85861	01/03/2020	16,770		14,224		2,546 kWh	1	30 Days

Basic Service Charge		\$18.06
Energy Charge	2,546 kWh @ \$0.06010/kWh	\$153.01
Fuel Charge	2,546 kWh @ \$0.03016/kWh	\$76.79
Final Tax Savings Credit		-\$19.60
Florida Gross Receipt Tax		\$5.85
Electric Service Cost		\$234.11

Total Current Month's Charges

\$234.11

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)


Miscellaneous Credits

Interest for Cash Security Deposit - Electric -\$5.15

Total Current Month's Credits

-\$5.15

Important Messages

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Annual deposit interest

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/10/2020

Account: 221007463708

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

Current month's charges:	\$20.27
Total amount due:	\$20.27
Payment Due By:	01/31/2020

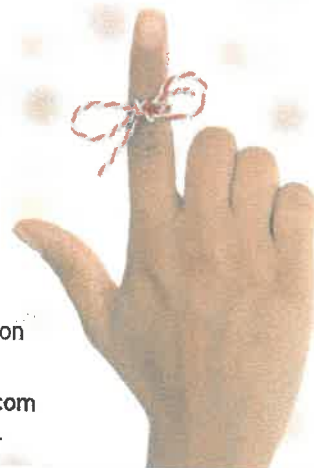
Your Account Summary

Previous Amount Due	\$20.37
Payment(s) Received Since Last Statement	-\$20.37
Current Month's Charges	\$20.27
Total Amount Due	\$20.27

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A TAMPA ELECTRIC PROGRAM

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See reverse side for more information

Account: 221007463708

Current month's charges:	\$20.27
Total amount due:	\$20.27
Payment Due By:	01/31/2020

Amount Enclosed

\$

610642567433

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

6106425674332210074637080000000020276

Account: 221007463708
Statement Date: 01/10/2020
Current month's charges due 01/31/2020

Details of Charges – Service from 12/07/2019 to 01/07/2020

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	01/07/2020	0		0		0 kWh	1	32 Days

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

\$18.06
 \$0.46
\$18.52
 \$1.75

Total Electric Cost, Local Fees and Taxes

\$20.27

Total Current Month's Charges

\$20.27

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

JAN 0
 2020 DEC 0
 NOV 0
 OCT 0
 SEP 0
 AUG 0

00002721-0006272-Page 7 of 8

Important Messages

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/08/2020

Account: 221007640941

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



Current month's charges:	\$20.27
Total amount due:	\$20.27
Payment Due By:	01/29/2020

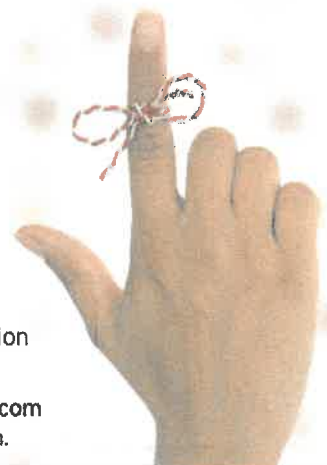
Your Account Summary

Previous Amount Due	\$204.52
Payment(s) Received Since Last Statement	-\$204.52
Current Month's Charges	\$20.27
Total Amount Due	\$20.27

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See reverse side for more information

Account: 221007640941

Current month's charges:	\$20.27
Total amount due:	\$20.27
Payment Due By:	01/29/2020

Amount Enclosed \$
683481959075

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

6834819590752210076409410000000020279

Account: 221007640941
Statement Date: 01/08/2020
Current month's charges due 01/29/2020



Details of Charges – Service from 12/05/2019 to 01/03/2020

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G80129	01/03/2020	0		0		0 kWh	1	30 Days
Basic Service Charge						\$18.06	Tampa Electric Usage History Kilowatt-Hours Per Day (Average) JAN 2020 0 DEC 0	
Florida Gross Receipt Tax						\$0.46		
Electric Service Cost						\$18.52		
State Tax						\$1.75		
Total Electric Cost, Local Fees and Taxes						\$20.27		
Total Current Month's Charges						\$20.27		

Important Messages

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ADA Site Compliance

6400 Boynton Beach Blvd 742721

Boynton Beach, FL 33474

accounting@adasitecompliance.com

**Invoice****BILL TO**

Cypress Mill CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
921	10/26/2019	\$1,500.00	11/09/2019	Net 14	

DESCRIPTION	AMOUNT
Website Accessibility & Compliance, Compliance Shield, Accessibility Policy, Technological Auditing	1,500.00

BALANCE DUE

\$1,500.0051300.5103
QR



4801 122nd Ave. N
Clearwater, FL 33762

Rec'd 12/16/19
Invoice 3161

Date	PO#
10/31/19	
SalesRep	Terms
Aaron Frazier	Net 30

Bill To
Cypress Mill Common CDD 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
#1887 - T&M Irrigation Repair			\$135.00	\$135.00
Replaced 2 Decoders Under Warranty at the club house. Repaired a broken drip line and bubblers				
<i>Repairs - 10/25/2019</i>				\$135.00
Sales Tax				\$0.00
Grand Total				\$135.00

*53900 4611
12/31
G2*

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

Cypress Mill Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2020



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 1/31/2020
(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	88,341	0	0	0	0	88,341
Investment-Revenue 2018 (9000)	0	252,652	0	0	0	252,652
Investment-Interest 2018 (9001)	0	0	0	0	0	0
Investment-Sinking 2018 (9002)	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	5,369	0	0	0	0	5,369
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	8,305,898	8,305,898
Total Assets	93,710	391,621	95	7,958,699	8,445,000	16,889,125
Liabilities						
Accounts Payable	963	0	0	0	0	963
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	8,445,000	8,445,000
Total Liabilities	963	0	0	0	8,445,000	8,445,963
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	92,744	252,519	0	0	0	345,263
Total Fund Equity & Other Credits	92,747	391,621	95	7,958,699	0	8,443,161
Total Liabilities & Fund Equity	93,710	391,621	95	7,958,699	8,445,000	16,889,125

Cypress Mill

Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2019 Through 1/31/2020
(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	128,893	(3,838)	(3)%
Interest Earnings				
Interest Earnings	0	71	71	0 %
Contributions & Donations From Private Sources				
Developer Contributions	415,094	34,314	(380,780)	(92)%
Total Revenues	547,825	163,279	(384,546)	(70)%
Expenditures				
Legislative				
Supervisor Fees	12,000	0	12,000	100 %
Financial & Administrative				
District Manager	38,000	12,667	25,333	67 %
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	2,026	5,474	73 %
Postage, Phone, Faxes, Copies	1,500	8	1,492	99 %
Public Officials Insurance	2,500	2,306	194	8 %
Legal Advertising	3,000	0	3,000	100 %
Bank Fees	300	84	216	72 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	200	0	200	100 %
Website Administration	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	7,500	1,465	6,035	80 %
Utility Services				
Electric Utility Services	150,000	9,103	140,897	94 %
Water Utility Services	15,000	0	15,000	100 %
Other Physical Environment				
Waterway Management System	55,000	4,260	50,740	92 %
General Liability & Property Casualty Insurance	12,000	2,819	9,181	77 %
Landscape Maintenance - Contract	140,000	26,941	113,059	81 %
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	1,048	8,952	90 %
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	70,535	477,290	87 %
Excess of Revenues Over (Under)	0	92,744	92,744	0 %
Expenditures				
Fund Balance, Beginning of Period	0	3	3	0 %

Cypress Mill
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2019 Through 1/31/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, End of Period	<u>0</u>	<u>92,747</u>	<u>92,747</u>	<u>0 %</u>

Cypress Mill

Statement of Revenues & Expenditures

200 - Debt Service Fund
From 10/1/2019 Through 1/31/2020
(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	252,595	(300,880)	(54)%
DS Assessments - Developer	0	346,866	346,866	0 %
Interest Earnings				
Interest Earnings	0	95	95	0 %
Total Revenues	553,475	599,556	46,081	8 %
Expenditures				
Debt Service Payments				
Interest Payments	408,476	207,038	201,439	49 %
Principal Payments	145,000	140,000	5,000	3 %
Total Expenditures	553,476	347,038	206,439	37 %
Excess of Revenues Over (Under) Expenditures	(1)	252,519	252,520	(25,251,953)%
Fund Balance, Beginning of Period	0	139,102	139,102	0 %
Fund Balance, End of Period	(1)	391,621	391,622	(39,162,151)%

Cypress Mill
Statement of Revenues & Expenditures

300 - Capital Projects Fund
From 10/1/2019 Through 1/31/2020
(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 1/31/2020
(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: 01/31/20
Reconciliation Date: 1/31/2020
Status: Locked

Bank Balance	95,420.91
Less Outstanding Checks/Vouchers	7,080.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	88,340.91
Balance Per Books	<u>88,340.91</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: 01/31/20
Reconciliation Date: 1/31/2020
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1118	1/8/2020	Series 2018 FY20 Tax Dist ID 454	7,080.00	Cypress Mill CDD
Outstanding Checks/Vouchers			7,080.00	

Cypress Mill
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 01/31/20

Reconciliation Date: 1/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1112	12/12/2019	Series 2018 FY20 Tax Dist ID 451	75,460.11	Cypress Mill CDD
1115	1/2/2020	System Generated Check/Voucher	6,341.73	Meritus Districts
1116	1/9/2020	System Generated Check/Voucher	7,083.00	Field Stone Landscape Services
1117	1/9/2020	System Generated Check/Voucher	2,026.00	Grau and Associates
1119	1/16/2020	System Generated Check/Voucher	1,500.00	ADA Site Compliance
1120	1/16/2020	System Generated Check/Voucher	1,065.00	Sitex Aquatics LLC
1121	1/16/2020	System Generated Check/Voucher	755.61	Tampa Electric
CD020	1/22/2020	Bank Fee	6.75	
1122	1/23/2020	System Generated Check/Voucher	2,610.88	Tampa Electric
Cleared Checks/Vouchers			96,849.08	

Cypress Mill
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 01/31/20

Reconciliation Date: 1/31/2020

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR038	1/7/2020	Tax Distribution - 01.07.20	10,692.76
	CR040	1/15/2020	Interest Distribution - 01.15.20	71.30
Cleared Deposits				10,764.06



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: 3/2/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	20	-5	<u>Some construction debris</u>
INVASIVE MATERIAL (FLOATING)	20	18	-2	<u>Algae in the pond in phase 1C</u>
INVASIVE MATERIAL (SUBMERSED)	20	20	0	<u>None observed</u>
FOUNTAINS/AERATORS	20	20	0	<u>N/A</u>
DESIRABLE PLANTS	15	15	0	<u>N/A</u>

AMENITIES

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

MONUMENTS AND SIGNS

CLEAR VISIBILITY (Landscaping)	25	25	0	<u>Good</u>
PAINTING	25	25	0	<u>Good</u>
CLEANLINESS	25	15	-10	<u>The corner by the library still needs to be cleaned</u>
GENERAL CONDITION	25	25	0	<u>Good</u>



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: 3/2/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	30	0	
SUBDIVISION MONUMENTS	30	30	0	
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	10	-5	Some of the new fence needs to be repaired.
SIDEWALKS	30	28	-2	One broken section needs to be repaired.
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	676	-24	97%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____



District Management Services, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: Monday, March 2, 2020

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	3	-2	<u>Fair</u>
TURF FERTILITY	10	7	-3	<u>Needs fertility</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>Fire ant mounds</u>
PLANT FERTILITY	5	3	-2	<u>Needs fertility</u>
WEED CONTROL - BED AREAS	5	3	-2	<u>Stone beds need detailing</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>None observed</u>
PRUNING	10	8	-2	<u>Ornamental grasses</u>
CLEANLINESS	5	5	0	<u>OK</u>
MULCHING	5	4	-1	<u>Fieldstone to provide proposal</u>
WATER/IRRIGATION MGMT	8	8	0	
CARRYOVERS	5	3	-2	<u>Weeds/Fire ants/Bed detailing</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	6	-1	<u>OK</u>
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

SCORE

100	81	-19	81%
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Contractor Signature: _____

Manager's Signature: GR

Supervisor's Signature: _____

Cypress Mill March



Some of the recently installed Penta's are struggling.



The turf throughout the community is chlorotic and in need of fertilized.



Heavy weed pressure in the turf needs to be treated.



One of the parks is complete and looks good.



A few dead Sabal palms need to be removed.



Most of the plant material is in need of fertilizer.



The Liriope is in need of a fungicide/fertilizer application.



Some panels in the recently installed fence are in need of repair.



Additional fill will be added to the park to improve drainage.



Some of the landscape beds are in need of weed detailing.



Some of the rock beds need weed detailing.



The pond in phase 1 C has some algae, the rest were clean and look good.







