

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

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT
AGENDA
THURSDAY, APRIL 9, 2020
9:30 A.M.**

**Call In Number: 1-866-906-9330
Access Code: 4863181#**

District Board of Supervisors	Chairman Vice Chairman Supervisor Supervisor Supervisor	Kelly Evans Laura Coffey Ben Gainer Becky Wilson 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. ²

April 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 **April 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 2020-03; Approving Fiscal Year 2021 Proposed Budget
& Setting Public Hearing Tab 01
 - B. General Matter of the District
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting March 12, 2020..... Tab 02
 - B. Consideration of Operation and Maintenance Expenditures February 2020..... Tab 03
 - C. Review of Financial Statements Month Ending February 29, 2020..... Tab 04
- 5. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Tab 05
 - 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 2020-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2019/2020; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“Board”) of the Cypress Mill Community Development District (“District”) prior to June 15, 2020, a proposed operations and maintenance budget for Fiscal Year 2020/2021; and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

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

1. **BUDGET APPROVED.** The operating budget proposed by the District Manager for Fiscal Year 2020/2021 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

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

DATE:	July 9, 2020
HOUR:	9:30 a.m.
LOCATION:	Lennar Homes 4600 W. Cypress Street, Suite 200 Tampa, Florida 33607

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

4. **POSTING OF BUDGETS.** In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved proposed budget on the District's website at least two days before the budget hearing date as set forth in section 2.

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

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

PASSED AND ADOPTED THIS 9th DAY OF April, 2020.

ATTEST:

**CYPRESS MILL COMMUNITY
DEVELOPMENT DISTRICT**

Signature

Signature

Printed Name

Printed Name

Title:

- ☐ Secretary
- ☐ Assistant Secretary

Title:

- ☐ Chair of the Board of Supervisors
- ☐ Vice Chair of the Board of Supervisors

Exhibit A: Proposed FY 2020/2021 Budget

2021



CYPRESS MILL

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021

PROPOSED ANNUAL OPERATING BUDGET

APRIL 9, 2020



CYPRESS MILL

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021

PROPOSED ANNUAL OPERATING BUDGET

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APRIL 9, 2020

CYPRESS MILL

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

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

The following report represents the District budget for Fiscal Year 2021, which begins on October 1, 2020. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

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

Facilities of the District

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

Maintenance of the Facilities

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

CYPRESS MILL

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Current Period Actuals 10/1/19 - 2/29/20	Projected Revenues & Expenditures 3/1/20 to 9/30/20	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	132,731.11	130,016.52	2,714.59	132,731.11	0.00
Operations & Maintenance Assmts-Off Roll	0.00	0.00	0.00	0.00	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$132,731.11	\$130,016.52	\$2,714.59	\$132,731.11	\$0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	415,093.89	34,313.85	100,690.20	135,004.05	(280,089.84)
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$415,093.89	\$34,313.85	\$100,690.20	\$135,004.05	(\$280,089.84)
INTEREST EARNINGS					
Interest Earnings	0.00	71.47	0.00	71.47	71.47
TOTAL INTEREST EARNINGS	\$0.00	\$71.47	\$0.00	\$71.47	\$71.47
TOTAL REVENUES	\$547,825.00	\$164,401.84	\$103,404.79	\$267,806.63	(\$280,018.37)
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	12,000.00	0.00	0.00	0.00	(12,000.00)
TOTAL LEGISLATIVE	\$12,000.00	\$0.00	\$0.00	\$0.00	(\$12,000.00)
FINANCIAL & ADMINISTRATIVE					
District Manager	38,000.00	15,833.30	22,166.70	38,000.00	0.00
District Engineer	5,000.00	0.00	3,000.00	3,000.00	(2,000.00)
Disclosure Report	8,400.00	0.00	4,200.00	4,200.00	(4,200.00)
Trustees Fees	9,000.00	4,040.63	0.00	4,040.63	(4,959.37)
Accounting Services	1,500.00	625.00	1,625.00	2,250.00	750.00
Auditing Services	7,500.00	4,826.00	0.00	4,826.00	(2,674.00)
Postage, Phone, Faxes, Copies	1,500.00	12.09	87.91	100.00	(1,400.00)
Public Officials Insurance	2,500.00	2,306.00	0.00	2,306.00	(194.00)
Legal Advertising	3,000.00	0.00	100.00	100.00	(2,900.00)
Bank Fees	300.00	94.47	105.53	200.00	(100.00)
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	200.00	0.00	0.00	0.00	(200.00)
Website Administration	1,500.00	2,125.00	1,050.00	3,175.00	1,675.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$78,575.00	\$30,037.49	\$32,335.14	\$62,372.63	(\$16,202.37)
LEGAL COUNSEL					
District Counsel	7,500.00	1,720.25	2,279.75	4,000.00	(3,500.00)
TOTAL DISTRICT COUNSEL	\$7,500.00	\$1,720.25	\$2,279.75	\$4,000.00	(\$3,500.00)
UTILITY SERVICES					
Electric Utility Services	150,000.00	12,886.32	24,499.68	37,386.00	(112,614.00)
Water Utility Services	15,000.00	0.00	0.00	0.00	(15,000.00)
TOTAL UTILITY SERVICES	\$165,000.00	\$12,886.32	\$24,499.68	\$37,386.00	(\$127,614.00)
OTHER PHYSICAL ENVIRONMENT					
Waterway Management System	55,000.00	5,325.00	7,455.00	12,780.00	(42,220.00)
General Liability & Property Casualty Insurance	12,000.00	2,819.00	0.00	2,819.00	(9,181.00)
Landscape Maintenance - Contract	140,000.00	46,933.43	69,973.57	116,907.00	(23,093.00)
Miscellaneous Repairs & Maintenance	7,500.00	0.00	0.00	0.00	(7,500.00)
Hardscape Maintenance	2,500.00	0.00	2,500.00	2,500.00	0.00
Plant Replacement Program	25,000.00	4,544.29	6,315.71	10,860.00	(14,140.00)
Landscape Maintenance - Mulch	15,300.00	1,500.00	13,500.00	15,000.00	(300.00)
Irrigation Maintenance	10,000.00	1,326.28	1,855.72	3,182.00	(6,818.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$267,300.00	\$62,448.00	\$101,600.00	\$164,048.00	(\$103,252.00)
ROAD & STREET FACILITIES					
Sidewalk & Pavement Repairs	2,000.00	0.00	0.00	0.00	(2,000.00)
TOTAL ROAD & STREET FACILITIES	\$2,000.00	\$0.00	\$0.00	\$0.00	(\$2,000.00)
PARKS & RECREATION					
Park Facility Maintenance	7,500.00	0.00	0.00	0.00	(7,500.00)
Recreation Facility Maintenance	2,500.00	0.00	0.00	0.00	(2,500.00)
Recreation Equipment Maintenance	5,450.00	0.00	0.00	0.00	(5,450.00)
TOTAL PARKS & RECREATION	\$15,450.00	\$0.00	\$0.00	\$0.00	(\$15,450.00)
TOTAL EXPENDITURES	\$547,825.00	\$107,092.06	\$160,714.57	\$267,806.63	(\$280,018.37)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$57,309.78	(\$57,309.78)	\$0.00	\$0.00

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

CYPRESS MILL

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20	Fiscal Year 2021 Proposed Operating Budget	Increase / (Decrease) from FY 2020 to FY 2021
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	132,731.11	132,731.11	0.00	284,286.41	151,555.30
Operations & Maintenance Assmts-Off Roll	0.00	0.00	0.00	0.00	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$132,731.11	\$132,731.11	\$0.00	\$284,286.41	\$151,555.30
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	415,093.89	135,004.05	(280,089.84)	263,538.59	(151,555.30)
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$415,093.89	\$135,004.05	(\$280,089.84)	\$263,538.59	(\$151,555.30)
INTEREST EARNINGS					
Interest Earnings	0.00	71.47	71.47	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$71.47	\$71.47	\$0.00	\$0.00
TOTAL REVENUES	\$547,825.00	\$267,806.63	(\$280,018.37)	\$547,825.00	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	12,000.00	0.00	(12,000.00)	0.00	(12,000.00)
TOTAL LEGISLATIVE	\$12,000.00	\$0.00	(\$12,000.00)	\$0.00	(\$12,000.00)
FINANCIAL & ADMINISTRATIVE					
District Manager	38,000.00	38,000.00	0.00	40,000.00	2,000.00
District Engineer	5,000.00	3,000.00	(2,000.00)	5,000.00	0.00
Disclosure Report	8,400.00	4,200.00	(4,200.00)	8,400.00	0.00
Trustees Fees	9,000.00	4,040.63	(4,959.37)	8,200.00	(800.00)
Accounting Services	1,500.00	2,250.00	750.00	4,500.00	3,000.00
Auditing Services	7,500.00	4,826.00	(2,674.00)	6,500.00	(1,000.00)
Postage, Phone, Faxes, Copies	1,500.00	100.00	(1,400.00)	1,500.00	0.00
Public Officials Insurance	2,500.00	2,306.00	(194.00)	2,500.00	0.00
Legal Advertising	3,000.00	100.00	(2,900.00)	3,000.00	0.00
Bank Fees	300.00	200.00	(100.00)	300.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	200.00	0.00	(200.00)	200.00	0.00
Website Hosting	0.00	0.00	0.00	600.00	600.00
ADA Vendor	0.00	0.00	0.00	1,500.00	1,500.00
Website Administration	1,500.00	3,175.00	1,675.00	1,800.00	300.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$78,575.00	\$62,372.63	(\$16,202.37)	\$84,175.00	\$5,600.00
LEGAL COUNSEL					
District Counsel	7,500.00	4,000.00	(3,500.00)	7,500.00	0.00
TOTAL DISTRICT COUNSEL	\$7,500.00	\$4,000.00	(\$3,500.00)	\$7,500.00	\$0.00
UTILITY SERVICES					
Electric Utility Services	150,000.00	37,386.00	(112,614.00)	150,000.00	0.00
Water Utility Services	15,000.00	0.00	(15,000.00)	0.00	(15,000.00)
TOTAL UTILITY SERVICES	\$165,000.00	\$37,386.00	(\$127,614.00)	\$150,000.00	(\$15,000.00)
OTHER PHYSICAL ENVIRONMENT					
Waterway Management System	55,000.00	12,780.00	(42,220.00)	25,000.00	(30,000.00)
General Liability & Property Casualty Insurance	12,000.00	2,819.00	(9,181.00)	12,000.00	0.00
Landscape Maintenance - Contract	140,000.00	116,907.00	(23,093.00)	165,000.00	25,000.00
Miscellaneous Repairs & Maintenance	7,500.00	0.00	(7,500.00)	7,500.00	0.00
Hardscape Maintenance	2,500.00	2,500.00	0.00	2,500.00	0.00
Plant Replacement Program	25,000.00	10,860.00	(14,140.00)	25,000.00	0.00
Landscape Maintenance - Mulch	15,300.00	15,000.00	(300.00)	31,700.00	16,400.00
Irrigation Maintenance	10,000.00	3,182.00	(6,818.00)	20,000.00	10,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$267,300.00	\$164,048.00	(\$103,252.00)	\$288,700.00	\$21,400.00
ROAD & STREET FACILITIES					
Sidewalk & Pavement Repairs	2,000.00	0.00	(2,000.00)	2,000.00	0.00
TOTAL ROAD & STREET FACILITIES	\$2,000.00	\$0.00	(\$2,000.00)	\$2,000.00	\$0.00
PARKS & RECREATION					
Park Facility Maintenance	7,500.00	0.00	(7,500.00)	7,500.00	0.00
Recreation Facility Maintenance	2,500.00	0.00	(2,500.00)	2,500.00	0.00
Recreation Equipment Maintenance	5,450.00	0.00	(5,450.00)	5,450.00	0.00
TOTAL PARKS & RECREATION	\$15,450.00	\$0.00	(\$15,450.00)	\$15,450.00	\$0.00
TOTAL EXPENDITURES	\$547,825.00	\$267,806.63	(\$280,018.37)	\$547,825.00	\$0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

CYPRESS MILL

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

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

District Engineer

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

Disclosure Reporting

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

Trustees Fees

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

Auditing Services

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

Postage, Phone, Fax, Copies

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

Public Officials Insurance

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

Legal Advertising

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

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

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

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Office Supplies

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

Website Administration

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

CYPRESS MILL

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Legal Counsel

District Counsel

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

Electric Utility Services

Electric Utility Services

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

Other Physical Environment

Waterway Management System

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

Property & Casualty Insurance

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

Entry & Walls Maintenance

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

Landscape Maintenance

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

Miscellaneous Landscape

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

Plant Replacement Program

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

CYPRESS MILL

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2018

REVENUES

CDD Debt Service Assessments	\$	552,675
TOTAL REVENUES	\$	552,675

EXPENDITURES

Series 2018 June Bond Interest Payment	\$	201,338
Series 2018 December Bond Principal Payment	\$	150,000
Series 2018 December Bond Interest Payment	\$	201,338
TOTAL EXPENDITURES	\$	552,675
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 12/15/2020.	\$	8,300,000
Principal Payment Applied Toward Series 2018 Bonds	\$	150,000
Bonds Outstanding - Period Ending 12/15/2021	\$	8,150,000

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

FY 2021 payments are 6/15/21 and 12/15/21

CYPRESS MILL

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2020

REVENUES

CDD Debt Service Assessments	\$	515,775
TOTAL REVENUES	\$	515,775

EXPENDITURES

Series 2020 June Bond Principal Payment	\$	180,000
Series 2020 June Bond Interest Payment	\$	169,069
Series 2020 December Bond Interest Payment	\$	166,706
TOTAL EXPENDITURES	\$	515,775
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 12/15/2020.	\$	9,110,000
Principal Payment Applied Toward Series 2020 Bonds	\$	180,000
Bonds Outstanding - Period Ending 12/15/2021	\$	8,930,000

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

FY 2021 payments are 6/15/21 and 12/15/21

CYPRESS MILL

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2021 Total Assessment
ASSESSMENT AREA ONE - SERIES 2018					
Single Family 40'	1.00	231	\$1,145.83	\$584.69	\$1,730.53
Single Family 50'	1.25	229	\$1,432.29	\$730.87	\$2,163.16
Subtotal		460			
ASSESSMENT AREA TWO - SERIES 2020					
Single Family 40'	1.00	197	\$1,145.32	\$584.69	\$1,730.01
Single Family 50'	1.25	226	\$1,431.65	\$730.87	\$2,162.52
Subtotal		423			
TOTAL		883			

Notations:

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

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT**

March 12, 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, March 12, 2020 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

Gene Roberts called the Regular Meeting of the Board of Supervisors of the Cypress Mill Community Development District to order on **Thursday, March 12, 2020 at 9:45 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
Gene Roberts	District Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker

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. Discussion on Updated CDD Boundaries Map

Supervisor Evans stated that she had requested an updated map from Clearview Land Design and was happy with the new map.

B. Discussion on Mulch Proposal

The Board discussed the mulch proposal from Fieldstone.

MOTION TO: Approve the mulch proposal.
MADE BY: Supervisor Evans
SECONDED BY: Supervisor Coffey
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 March 12, 2020

The Board reviewed the minutes.

MOTION TO: Approve the March 12, 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 January 2020

The Board reviewed the O&Ms.

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

Supervisor Evans asked about the status of the website update regarding ADA compliance. Mr. Lamb said it should be finished by the first week in April.

85 **C. Review of Financial Statements Month Ending January 31, 2020**

86
87 The Board reviewed and accepted the financials.
88
89

90 **5. VENDOR/STAFF REPORTS**

91 **A. District Counsel**

92
93 Mr. Vericker said the bond closing will be next week. He recommended for the Board to proceed
94 with the validation. They will need the bond validation analysis, Engineer's Report, and financial
95 review.
96

97 **B. District Engineer**

98
99 There was nothing to report from the Engineer at this time.
100

101 **C. District Manager**

102 **i. Community Inspection Report**

103
104 The Board reviewed the community inspection report.
105
106

107 **6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

108
109 There were no supervisor requests.
110

111 **7. PUBLIC COMMENTS**

112
113
114 There were no public comments.
115
116
117

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	3986	\$ 7,680.36		Landscape Maintenance - December
Field Stone	3373	2,316.00		Landscape Maintenance - January
Field Stone	3985	7,680.36		Landscape Maintenance - January
Field Stone	3677	2,316.00	\$ 19,992.72	Landscape Maintenance - February
Meritus Districts	9556	3,170.34		Management Services - February
Meritus Districts	9604	1,250.00	\$ 4,420.34	Accounting Services & Website Administration - October-February
Sitex Aquatics	3346B	1,065.00		Lake Maintenance - February
Monthly Contract Sub-Total		\$ 25,478.06		

Variable Contract				
Grau and Associates	19046	\$ 2,800.00		FY19 Audit - 02/04/20
Variable Contract Sub-Total		\$ 2,800.00		

Utilities				
Tampa Electric	211017895700 021020	\$ 2,539.76		Electric Service - thru 02/04/20
Tampa Electric	211018054091 020620	457.10		Electric Service - thru 01/31/20
Tampa Electric	221006350658 020620	-51.14		Electric Service - thru 02/04/20
Tampa Electric	221006361218 020620	311.53		Electric Service - thru 02/04/20
Tampa Electric	221007463708 021020	18.52		Electric Service - thru 02/05/20
Tampa Electric	221007640941 020620	18.52	\$ 3,294.29	Electric Service - thru 02/04/20
Utilities Sub-Total		\$ 3,294.29		

Regular Services				
Regular Services Sub-Total		\$ 0.00		

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Field Stone	3775	\$ 1,082.65		Plant Installation - 01/28/20
Field Stone	3776	1,369.95		Plant Installation - 01/28/20
Field Stone	3777	148.00	\$ 2,600.60	Head Repairs - 01/28/20
Additional Services Sub-Total		\$ 2,600.60		
TOTAL:		\$ 34,172.95		

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 3986

Date	PO#
12/01/19	
SalesRep	Terms
Brian Stephens	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
#3100 - 2019-2020 Maintenance Contract	December 2019		\$7,680.36	\$7,680.36

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

53960.4604
412

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 3373

Date	PO#
01/01/20	
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 January 2020			\$2,316.00	\$2,316.00

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

53900-4604
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 3985

Date	PO#
01/01/20	
SalesRep	Terms
Brian Stephens	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
#3100 - 2019-2020 Maintenance Contract	January 2020		\$7,680.36	\$7,680.36

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

53960, 4604
AL

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 3677

Date	PO#
02/01/20	
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 February 2020			\$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

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 9556
Invoice Date: Feb 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		2/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - February		3,166.66
		Postage - December		3.68

Subtotal	3,170.34
Sales Tax	
Total Invoice Amount	3,170.34
Payment/Credit Applied	
TOTAL	3,170.34

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 9604
Invoice Date: Feb 11, 2020
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

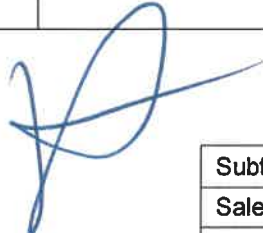
Shipping Method

Best Way

Ship Date**Due Date**

2/11/20

Quantity	Item	Description	Unit Price	Amount
		Difference between charges for services that should have been billed and actual billing for period 10/1/19 - 2/29/20:		
		Accounting Services		625.00
		Website Administration		625.00



Subtotal	1,250.00
Sales Tax	
Total Invoice Amount	1,250.00
Payment/Credit Applied	
TOTAL	1,250.00



Invoice

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

Date	Invoice #
2/1/2020	3346B

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 LIR</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. 19046
Date 02/04/2020

SERVICE	AMOUNT
Audit FYE 09/30/2019	\$ <u>2,800.00</u>
Current Amount Due	\$ <u>2,800.00</u>

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
2,800.00	0.00	0.00	0.00	0.00	2,800.00

Payment due upon receipt.

Statement Date: 02/10/2020

Account: 211017895700

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

Current month's charges:	\$2,539.76
Total amount due:	\$2,539.76
Payment Due By:	03/02/2020

Your Account Summary

Previous Amount Due	\$2,590.61
Payment(s) Received Since Last Statement	-\$2,590.61
Current Month's Charges	\$2,539.76
Total Amount Due	\$2,539.76



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.

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See reverse side for more information

Account: 211017895700

Current month's charges:	\$2,539.76
Total amount due:	\$2,539.76
Payment Due By:	03/02/2020

Amount Enclosed \$

646445011256

00004504 02 AV 0.38 33607 FTECO102102023235510 00000 01 01000000 010 01 4504 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
FEB 14 2020

6464450112562110178957000000002539769



Account: 211017895700
Statement Date: 02/10/2020
Current month's charges due 03/02/2020

Details of Charges – Service from 01/07/2020 to 02/04/2020

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1392 kWh @ \$0.02871/kWh	\$39.96
Fixture & Maintenance Charge	72 Fixtures	\$905.94
Lighting Pole / Wire	72 Poles	\$1550.16
Lighting Fuel Charge	1392 kWh @ \$0.02989/kWh	\$41.61
Florida Gross Receipt Tax		\$2.09
Lighting Charges		\$2,539.76

Total Current Month's Charges

\$2,539.76

00004504-0009495-Page 3 of 8

Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 92 percent over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer, powering more than 100,000 homes everyday with the sun. Our diverse fuel mix for the 12-month period ending Dec. 2019 includes Natural Gas 83%, Coal 6%, Purchased Power 7%, Solar 4% and less than one percent of oil.



Statement Date: 02/06/2020

Account: 211018054091

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

Current month's charges:	\$457.10
Total amount due:	\$457.10
Payment Due By:	02/27/2020

Your Account Summary

Previous Amount Due	\$456.68
Payment(s) Received Since Last Statement	-\$456.68
Current Month's Charges	\$457.10
Total Amount Due	\$457.10



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See reverse side for more information

Account: 211018054091

Current month's charges:	\$457.10
Total amount due:	\$457.10
Payment Due By:	02/27/2020
Amount Enclosed	\$

608173454275

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: 211018054091
Statement Date: 02/06/2020
Current month's charges due 02/27/2020



Details of Charges – Service from 01/03/2020 to 01/31/2020

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

Rate Schedule: Lighting Service

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

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

Lighting Charges **\$457.10**

Total Current Month's Charges **\$457.10**

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Statement Date: 02/06/2020

Account: 221006350658

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



Current month's charges:	\$72.03
Total amount due:	-\$51.14
CREDIT -	DO NOT PAY

Your Account Summary

Previous Amount Due	\$49.70
Payment(s) Received Since Last Statement	-\$49.70
Miscellaneous Credits	-\$123.17
Credit balance after payments and credits	-\$123.17
Current Month's Charges	\$72.03
Total Amount Due	-\$51.14



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Account: 221006350658

Current month's charges:	\$72.03
Total amount due:	-\$51.14
CREDIT -	DO NOT PAY

Amount Enclosed \$ 682247403377

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: 02/06/2020
Current month's charges due **DO NOT PAY**



Details of Charges – Service from 01/04/2020 to 02/04/2020

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	02/04/2020	8,251		7,673		578 kWh	1	32 Days

Basic Service Charge		\$18.06
Energy Charge	578 kWh @ \$0.06010/kWh	\$34.74
Fuel Charge	578 kWh @ \$0.03016/kWh	\$17.43
Florida Gross Receipt Tax		\$1.80

Electric Service Cost

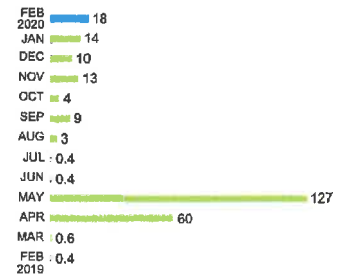
\$72.03

Total Current Month's Charges

\$72.03

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Miscellaneous Credits

Deposit Refund	-\$123.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	
Interest for Cash Security Deposit - Electric	-\$0.17

Total Current Month's Credits

-\$123.17

Important Messages

Deposit Credit Applied

During a review of your account, we found that your security deposit is more than needed for your account. We have refunded a portion of your cash deposit with interest and applied a credit to your account.

Statement Date: 02/06/2020
Account: 221006361218

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

Current month's charges: \$311.53
Total amount due: \$311.53
Payment Due By: 02/27/2020

Your Account Summary

Previous Amount Due	\$228.96
Payment(s) Received Since Last Statement	-\$228.96
Current Month's Charges	\$311.53
Total Amount Due	\$311.53



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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.

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See reverse side for more information

Account: 221006361218

Current month's charges: \$311.53
Total amount due: \$311.53
Payment Due By: 02/27/2020

Amount Enclosed \$

682247403378

Received

FEB 10 2020

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: 221006361218
Statement Date: 02/06/2020
Current month's charges due 02/27/2020



Details of Charges – Service from 01/04/2020 to 02/04/2020

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

Rate Schedule: General Service - Non Demand

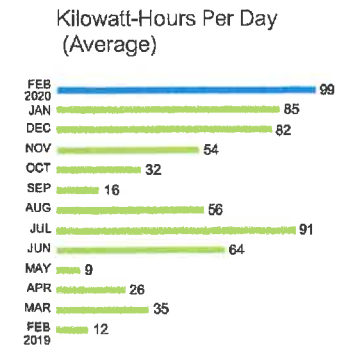
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
J85861	02/04/2020	19,935		16,770		3,165 kWh	1	32 Days

Basic Service Charge		\$18.06
Energy Charge	3,165 kWh @ \$0.06010/kWh	\$190.22
Fuel Charge	3,165 kWh @ \$0.03016/kWh	\$95.46
Florida Gross Receipt Tax		\$7.79
Electric Service Cost		\$311.53

Total Current Month's Charges

\$311.53

Tampa Electric Usage History



Statement Date: 02/10/2020

Account: 221007463708

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

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	03/02/2020

Your Account Summary

Previous Amount Due	\$20.27
Payment(s) Received Since Last Statement	-\$20.27
Current Month's Charges	\$18.52
Total Amount Due	\$18.52



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



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See reverse side for more information

Account: 221007463708

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	03/02/2020

Amount Enclosed \$ _____

616815415839



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

6168154158392210074637080000000018526

Account: 221007463708
Statement Date: 02/10/2020
Current month's charges due 03/02/2020

Details of Charges – Service from 01/08/2020 to 02/05/2020

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	02/05/2020	0		0		0 kWh	1	29 Days

Basic Service Charge
Florida Gross Receipt Tax
Electric Service Cost

\$18.06
\$0.46

\$18.52

Total Current Month's Charges

\$18.52

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

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

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Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 92 percent over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer, powering more than 100,000 homes everyday with the sun. Our diverse fuel mix for the 12-month period ending Dec. 2019 includes Natural Gas 83%, Coal 6%, Purchased Power 7%, Solar 4% and less than one percent of oil.



Statement Date: 02/06/2020

Account: 221007640941

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

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	02/27/2020

Your Account Summary

Previous Amount Due	\$20.27
Payment(s) Received Since Last Statement	-\$20.27
Current Month's Charges	\$18.52
Total Amount Due	\$18.52



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.

Win the TECO VIP Bolts Experience.

Just sign up for one or more free and convenient TECO programs for your chance to win a game-night suite at Amalie Arena, along with 17 friends and family. Learn more and enter to win February 4 through March 6 at tecoenergy.com/vip.

NO PURCHASE NECESSARY. Sponsored by TECO Energy, Inc. Enter to win 2/4/20 - 3/6/20. Must be 18 or older. Open to Tampa Electric and Peoples Gas customers only. Additional restrictions apply. See full rules at tecoenergy.com/vip/rules. Void where prohibited.



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: 221007640941

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	02/27/2020
Amount Enclosed	\$

669901738920

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: 221007640941
Statement Date: 02/06/2020
Current month's charges due 02/27/2020



Details of Charges – Service from 01/04/2020 to 02/04/2020

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	02/04/2020	0		0		0 kWh	1	32 Days

Basic Service Charge
Florida Gross Receipt Tax

\$18.06
\$0.46

Electric Service Cost

\$18.52

Total Current Month's Charges

\$18.52

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

FEB 0
2020 JAN 0
DEC 0



4801 122nd Ave. N
Clearwater, FL 33762

Invoice 3775

Date	PO#
01/28/20	
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
#2086 - Jasmine Install with pine straw			\$1,082.65	\$1,082.65
Estimate provided for install of 3 gallon variegated jasmine and pine straw in pre-selected bed spaces at Cypress Mills.				
Plant Installation - 01/28/2020			\$1,082.65	

Sales Tax	\$0.00
Grand Total	\$1,082.65

53900 - 4607

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 3776

Date	PO#
01/28/20	
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
#2592 - Mixed Pentas Install			\$1,369.95	\$1,369.95
Estimate provided for install of 600 - 4" pentas mixed.				
Plant Installation - 01/28/2020			\$1,369.95	

Sales Tax	\$0.00
Grand Total	\$1,369.95

53900, 4607

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 3777

Date	PO#
01/28/20	
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
			\$148.00	\$148.00

#2765 - Head repairs

Moved head at the front annual entrance bed and repaired broken head on the same zone.

Irrigation Repairs - 01/28/2020

\$148.00

Sales Tax	\$0.00
Grand Total	\$148.00

539.00 - 42.11
C/L

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
February 29, 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 2/29/2020
(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	69,627	0	0	0	0	69,627
Investment-Revenue 2018 (9000)	0	254,898	0	0	0	254,898
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	51	0	0	0	0	51
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	5,246	0	0	0	0	5,246
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	74,924	393,866	95	7,958,699	8,445,000	16,872,585
Liabilities						
Accounts Payable	17,612	0	0	0	0	17,612
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	17,612	0	0	0	8,445,000	8,462,612
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	57,310	254,764	0	0	0	312,074
Total Fund Equity & Other Credits	57,312	393,866	95	7,958,699	0	8,409,973
Total Liabilities & Fund Equity	74,924	393,866	95	7,958,699	8,445,000	16,872,585

Cypress Mill

Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2019 Through 2/29/2020
(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	130,017	(2,715)	(2)%
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	164,402	(383,423)	(70)%
Expenditures				
Legislative				
Supervisor Fees	12,000	0	12,000	100 %
Financial & Administrative				
District Manager	38,000	15,833	22,167	58 %
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	625	875	58 %
Auditing Services	7,500	4,826	2,674	36 %
Postage, Phone, Faxes, Copies	1,500	12	1,488	99 %
Public Officials Insurance	2,500	2,306	194	8 %
Legal Advertising	3,000	0	3,000	100 %
Bank Fees	300	94	206	69 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	200	0	200	100 %
Website Administration	1,500	2,125	(625)	(42)%
Legal Counsel				
District Counsel	7,500	1,720	5,780	77 %
Utility Services				
Electric Utility Services	150,000	12,886	137,114	91 %
Water Utility Services	15,000	0	15,000	100 %
Other Physical Environment				
Waterway Management System	55,000	5,325	49,675	90 %
General Liability & Property Casualty Insurance	12,000	2,819	9,181	77 %
Landscape Maintenance - Contract	140,000	46,933	93,067	66 %
Miscellaneous Repairs & Maintenance	7,500	0	7,500	100 %
Hardscape Maintenance	2,500	0	2,500	100 %
Plant Replacement Program	25,000	4,544	20,456	82 %
Landscape Maintenance - Other	15,300	1,500	13,800	90 %
Irrigation Maintenance	10,000	1,326	8,674	87 %
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	107,092	440,733	80 %
Excess of Revenues Over (Under)	0	57,310	57,310	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 2/29/2020
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>57,312</u></u>	<u><u>57,312</u></u>	<u><u>0 %</u></u>

Cypress Mill
Statement of Revenues & Expenditures

200 - Debt Service Fund
From 10/1/2019 Through 2/29/2020
(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	254,796	(298,679)	(54)%
DS Assessments - Developer	0	346,866	346,866	0 %
Interest Earnings				
Interest Earnings	0	140	140	0 %
Total Revenues	553,475	601,802	48,327	9 %
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)	254,764	254,765	(25,476,529)%
Fund Balance, Beginning of Period	0	139,102	139,102	0 %
Fund Balance, End of Period	(1)	393,866	393,867	(39,386,727)%

Cypress Mill
Statement of Revenues & Expenditures

300 - Capital Projects Fund
From 10/1/2019 Through 2/29/2020
(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 2/29/2020
(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: 02/29/20

Reconciliation Date: 2/29/2020

Status: Locked

Bank Balance	69,627.10
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	69,627.10
Balance Per Books	<u>69,627.10</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: 02/29/20

Reconciliation Date: 2/29/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1118	1/8/2020	Series 2018 FY20 Tax Dist ID 454	7,080.00	Cypress Mill CDD
1123	2/3/2020	System Generated Check/Voucher	3,170.34	Meritus Districts
1124	2/3/2020	System Generated Check/Voucher	963.25	Straley Robin Vericker
1125	2/5/2020	Series 2018 FY20 Tax Dist ID 457	2,200.92	Cypress Mill CDD
1126	2/13/2020	System Generated Check/Voucher	2,800.00	Grau and Associates
1127	2/13/2020	System Generated Check/Voucher	1,250.00	Meritus Districts
1128	2/13/2020	System Generated Check/Voucher	787.15	Tampa Electric
1129	2/20/2020	System Generated Check/Voucher	7,232.60	Field Stone Landscape Services
1130	2/20/2020	System Generated Check/Voucher	1,065.00	Sitex Aquatics LLC
1131	2/20/2020	System Generated Check/Voucher	2,558.28	Tampa Electric
CD021	2/22/2020	Bank Fee	10.27	
Cleared Checks/Vouchers			29,117.81	

Cypress Mill
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 02/29/20

Reconciliation Date: 2/29/2020

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR041	2/4/2020	Tax Distribution - 02.04.20	<u>3,324.00</u>
Cleared Deposits				<u>3,324.00</u>
				<u><u>3,324.00</u></u>



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: 3/27/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	22	-3	Small amount of trash
INVASIVE MATERIAL (FLOATING)	20	18	-2	Some algae
INVASIVE MATERIAL (SUBMERSED)	20	20	0	None observed
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: 3/27/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	30	0	Additional fill and new sod added at the pocket park
SUBDIVISION MONUMENTS	30	30	0	
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	10	-5	Some fence panels still need 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	688	-12	98%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____



District Management Services, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: Friday, March 27, 2020

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
------------------	------------------	----------------------	----------------------

LANDSCAPE MAINTENANCE

TURF	5	4	-1	<u>Better</u>
TURF FERTILITY	10	7	-3	<u>Some areas chlorotic</u>
TURF EDGING	5	4	-1	<u>Sidewalks need edging</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	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	10	0	<u>OK</u>
CLEANLINESS	5	5	0	<u>OK</u>
MULCHING	5	4	-1	<u>Fresh mulch scheduled</u>
WATER/IRRIGATION MGMT	8	8	0	<u></u>
CARRYOVERS	5	4	-1	<u>Bed detailing</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

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

SCORE

100	88	-12	88%
-----	----	-----	-----

Contractor Signature: _____

Manager's Signature: GR

Supervisor's Signature: _____

Cypress Mill April



Turf is a little chlorotic and needs fertility.



Rock beds need to be sprayed for weeds.



Sidewalks need to be edged.



Some of the landscape beds need weed detailing.



Fill has been added to the pocket park and it has been re-sodded.



The area between the road and sidewalk on Camp Island needs work.



The Penta's are looking good.



Ponds are looking good, did see a little algae.







