

**CYPRESS MILL  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
OCTOBER 8, 2020**

**CYPRESS MILL  
COMMUNITY DEVELOPMENT DISTRICT  
AGENDA  
THURSDAY, OCTOBER 8, 2020  
9:30 A.M.**

**Call In Number: 1-866-906-9330**

**Access Code: 9074748#**

<b>District Board of Supervisors</b>	Chairman	Kelly Evans
	Vice Chairman	Laura Coffey
	Supervisor	Ben Gainer
	Supervisor	Becky Wilson
	Supervisor	Craig Wiggins
<b>District Manager</b>	Meritus	Brian Howell
<b>District Attorney</b>	Straley Robin Vericker	John Vericker
<b>District Engineer</b>	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.** follow 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.

October 8, 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 **October 8, 2020 at 9:30 a.m.** via conference call. Following is the agenda for the meeting:

**Call In Number: 1-866-906-9330**

**Access Code: 9074748#**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS**
- 3. BUSSINES ITEMS**
  - A. Discussion on Landscaping Program
  - B. Consideration of Resolution 2021-01; Re-Designating Officers..... Tab 01
- 4. CONSENT AGENDA**
  - A. Consideration of Minutes of the Public Hearing & Regular Meeting July 9, 2020 ..... Tab 02
  - B. Consideration of Operation and Maintenance Expenditures June 2020 ..... Tab 03
  - C. Consideration of Operation and Maintenance Expenditures July 2020 ..... Tab 04
  - D. Consideration of Operation and Maintenance Expenditures August 2020..... Tab 05
  - E. Review of Financial Statements Month Ending August 31, 2020..... Tab 06
- 5. VENDOR/STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager ..... Tab 07
    - i. Community Inspection Report
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 7. PUBLIC COMMENTS**
- 8. ADJOURNMENT**

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

Sincerely,  
Brian Howell  
District Manager

**RESOLUTION 2021-01**

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

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

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

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

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

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

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

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

**PASSED AND ADOPTED THIS 8<sup>th</sup> DAY OF OCTOBER 2020.**

**ATTEST:**

**CYPRESS MILL COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman/ Vice Chairman



**CYPRESS MILL  
COMMUNITY DEVELOPMENT DISTRICT**

**July 9, 2020 Minutes of Public Hearing and Regular Meeting**

**Minutes of the Public Hearing and Regular Meeting**

The Public Hearing and Regular Meeting of the Board of Supervisors for the Cypress Mill Community Development District was held on **Thursday, July 9, 2020 at 9:30 a.m.** via Zoom Meetings at <https://zoom.us/j/93115252139> with meeting ID: 931 1525 2139.

**1. CALL TO ORDER/ROLL CALL**

Gene Roberts called the Public Hearing and Regular Meeting of the Board of Supervisors of the Cypress Mill Community Development District to order on **Thursday, July 9, 2020 at 9:40 a.m.**

**Board Members Present and Constituting a Quorum:**

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

**Staff Members Present:**

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. RECESS TO PUBLIC HEARING**

Mr. Roberts directed the Board to recess to the public hearing.

**4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET**

**A. Open Public Hearing on Proposed Fiscal Year 2021 Budget**

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

**B. Staff Presentations**

Mr. Roberts went over the proposed budget with the Board. The general fund would be \$547,825, which with the \$1,068,450 for the debt service would be a total of \$1,616,275. The Board discussed.

**C. Public Comments**

There were no public comments.

**D. Close Public Hearing on Proposed Fiscal Year 2021 Budget**

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

**E. Consideration of Resolution 2020-04; Adopting Fiscal Year 2021 Budget**

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2020-04.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

**5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

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

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

**B. Staff Presentations**

Mr. Roberts told the Board that the assessments will remain the same as fiscal year 2019.

**C. Public Comments**

There were no public comments.

**D. Close Public Hearing on Levying O&M Assessments**

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

**E. Consideration of Resolution 2020-05; Levying O&M Assessments**

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2020-05.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

**6. RETURN TO REGULAR MEETING**

Mr. Roberts directed the Board to return to the regular meeting.

**7. BUSINESS ITEMS**

**A. Consideration of Resolution 2020-06; Setting Fiscal Year 2021 Meeting Schedule**

The Board reviewed the resolution and meeting schedule for FY 2021. They discussed changing the location for the meetings to the Meritus office.

MOTION TO: Approve Resolution 2020-06 with the change of the location for the meetings to the Meritus office.  
MADE BY: Supervisor Evans  
SECONDED BY: Supervisor Coffey  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
4/0 - Motion Passed Unanimously

**B. Consideration of Resolution 2020-07; Adopting Final Terms of 2020 Bonds**

Mr. Roberts and Mr. Vericker went over the resolution with the Board.

MOTION TO: Approve Resolution 2020-07 in substantial form with review by District Counsel.  
MADE BY: Supervisor Evans  
SECONDED BY: Supervisor Coffey  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
3/0 - Motion Passed Unanimously

**C. Consideration of Resolution 2020-08; Adopting Default Statutory Alternative Investment Policies**

Mr. Roberts and Mr. Vericker went over the resolution with the Board.

MOTION TO: Approve Resolution 2020-08.  
MADE BY: Supervisor Evans  
SECONDED BY: Supervisor Coffey  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
3/0 - Motion Passed Unanimously

**D. Annual Disclosure of Qualified Electors**

Mr. Roberts announced that as of April 15, 2020, Cypress Mill CDD had 244 qualified electors.

**E. Consideration of Resolution 2020-09; Setting Landowner's Election and CDD Meeting**

Mr. Roberts went over the resolution with the Board. The Board discussed changing the location to the Meritus office.

MOTION TO:	Approve Resolution 2020-09 with the change of location to the Meritus office.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

**8. CONSENT AGENDA**

**A. Consideration of Minutes of Regular Meeting April 9, 2020**

The Board reviewed the minutes.

MOTION TO:	Approve the April 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 of the Operation and Maintenance Expenditures March 2020**

The Board reviewed the March 2020 O&Ms.

MOTION TO:	Approve the March 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

**C. Consideration of the Operation and Maintenance Expenditures April 2020**

The Board reviewed the April 2020 O&Ms.

MOTION TO:	Approve the April 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

**D. Consideration of the Operation and Maintenance Expenditures May 2020**

The Board reviewed the May 2020 O&Ms.

MOTION TO:	Approve the May 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

**E. Review of Financial Statements Month Ending May 31, 2020**

The financials were reviewed and accepted.

**9. VENDOR/STAFF REPORTS**

**A. District Counsel**

Counsel did not have anything to report.

**B. District Engineer**

There was nothing to report from the Engineer.

**C. District Manager**

**i. Community Inspection Report**

The Board reviewed the community inspection report.

**10. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

There were no supervisor requests.

**11. PUBLIC COMMENTS**

There were no public comments.

**12. 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**

\_\_\_\_\_  
**Printed Name**

**Title:**

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

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

- ☐ **Chairman**  
☐ **Vice Chairman**

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

Official District Seal



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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Field Stone	5340	\$ 2,316.00		Landscape Maintenance - Addendum - June
Field Stone	5341	7,680.36	<b>\$ 9,996.36</b>	Landscape Maintenance - June
Meritus Districts	9859	450.00		Management Services - May
Meritus Districts	9820	3,421.39	<b>\$ 3,871.39</b>	Management Services - June
Sitex Aquatics	3700B	1,065.00		Lake Maintenance - June
<b>Monthly Contract Sub-Total</b>		<b>\$ 14,932.75</b>		
<b>Variable Contract</b>				
Clearview Land Design, P.L.	20 01206	\$ 512.50		Professional Services - 06/12/20
Straley Robin Vericker	18381	545.50		Professional Services - General - thru 05/15/20
Straley Robin Vericker	18504	257.00	<b>\$ 802.50</b>	Professional Services - General - thru 06/15/20
<b>Variable Contract Sub-Total</b>		<b>\$ 1,315.00</b>		
<b>Utilities</b>				
Tampa Electric	211017895700 060920	\$ 2,513.97		Electric Service - thru 06/03/20
Tampa Electric	211018054091 060520	779.73		Electric Service - thru 06/01/20
Tampa Electric	221006350658 060520	52.23		Electric Service - thru 06/02/20
Tampa Electric	221006361218 060520	214.80		Electric Service - thru 06/02/20
Tampa Electric	221007463708 060920	18.52		Electric Service - thru 06/04/20
Tampa Electric	221007640941 060520	18.52		Electric Service - thru 06/02/20
Tampa Electric	221007706890 060520	18.52		Electric Service - thru 06/02/20
Tampa Electric	221007832001 060820	556.96	<b>\$ 4,173.25</b>	Electric Service - thru 06/01/20
<b>Utilities Sub-Total</b>		<b>\$ 4,173.25</b>		

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 20,421.00		

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 5340

Date	PO#
06/01/20	
SalesRep	Terms
Chris Labenz	Net 30

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

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

Item	Qty / UOM	Rate	Ext. Price	Amount
#895 - Maintenance CDD Addendum June 2020			\$2,316.00	\$2,316.00

Sales Tax	\$0.00
<b>Grand Total</b>	<b>\$2,316.00</b>

53906 4604  
L.R.

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

To register, please use the following link: [Fieldstone.PropertyServicePortal.com](http://Fieldstone.PropertyServicePortal.com)

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact [accountsreceivable@fieldstonels.com](mailto:accountsreceivable@fieldstonels.com)

Phone #	Fax #	E-mail	Web Site
(727) 822-7866	(727) 269-5490	<a href="mailto:accounting@fieldstonels.com">accounting@fieldstonels.com</a>	<a href="http://www.fieldstonels.com">www.fieldstonels.com</a>



4801 122nd Ave. N  
Clearwater, FL 33762

Invoice 5341

Date	PO#
06/01/20	
SalesRep	Terms
Brian Stephens	Net 30

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

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

Item	Qty / UOM	Rate	Ext. Price	Amount
#3100 - 2019-2020 Maintenance Contract	June 2020		\$7,680.36	\$7,680.36

Sales Tax	\$0.00
<b>Grand Total</b>	<b>\$7,680.36</b>

53900 4604  
CZ

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

To register, please use the following link: [Fieldstone.PropertyServicePortal.com](http://Fieldstone.PropertyServicePortal.com)

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact [accountsreceivable@fieldstonels.com](mailto:accountsreceivable@fieldstonels.com)

Phone #	Fax #	E-mail	Web Site
(727) 822-7866	(727) 269-5490	<a href="mailto:accounting@fieldstonels.com">accounting@fieldstonels.com</a>	<a href="http://www.fieldstonels.com">www.fieldstonels.com</a>

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

# INVOICE

Invoice Number: 9859  
Invoice Date: May 31, 2020  
Page: 1

**Bill To:**

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

**Ship to:**

<b>Customer ID</b>	<b>Customer PO</b>	<b>Payment Terms</b>	
Cypress Mill CDD		Net Due	
	<b>Shipping Method</b>	<b>Ship Date</b>	<b>Due Date</b>
	Best Way		5/31/20

Quantity	Item	Description	Unit Price	Amount
		Management Services		450.00

Subtotal	450.00
Sales Tax	
Total Invoice Amount	450.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>450.00</b>

**Meritus Districts**

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

**INVOICE**


Invoice Number: 9820  
Invoice Date: Jun 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		6/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - June		3,166.66
		Postage - April		4.73
		Accounting Services		125.00
		Website Administration		125.00
				

Subtotal	3,421.39
Sales Tax	
Total Invoice Amount	3,421.39
Payment/Credit Applied	
<b>TOTAL</b>	<b>3,421.39</b>



Invoice

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

Date	Invoice #
6/1/2020	3700B

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- 11 Waterways	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> <p>58900.4307 GZ</p>			
<b>Total</b>			\$1,065.00



# Clearview

## LAND DESIGN, P.L.

Clearview Land Design  
3010 W. Azeele Street, Suite 150  
Tampa, Florida 33609  
813-223-3919

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

Invoice number 20-01206  
Date 06/12/2020

Project **MC MILLER CREEK (CYPRESS MILL)**

Terms: Net 30

### ENTRY MONUMENTS AND MINOR WALL

#### CDD-MC-001 CDD FORMATION

#### LABOR

	Date	Hours	Rate	Billed Amount
Professional Engineer				
Chris N. O'Kelley				
	06/05/2020	2.00	205.00	410.00
<i>requisition backup review- March 2020 &amp; April 2020</i>				
	06/10/2020	0.50	205.00	102.50
<i>sign, scan and review requisition</i>				
Phase subtotal				512.50
Entry Monuments and Minor Wall subtotal				512.50
Invoice total				<b>512.50</b>

#### Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
20-01008	05/15/2020	615.00		615.00			
20-01206	06/12/2020	512.50	512.50				
Total		1,127.50	512.50	615.00	0.00	0.00	0.00

Manual Invoice - Email

51300-3103  
62



# Straley Robin Vericker

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

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

May 26, 2020  
Client: 001503  
Matter: 000001  
Invoice #: 18381

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2020

## SERVICES

Date	Person	Description of Services	Hours	
4/23/2020	LB	WORK ON DRAFT RESOLUTION RESCINDING AND REPLACING INVESTMENT POLICIES; WORK ON DRAFT RESOLUTION RE FY 2020/2021 BUDGET AND SETTING PUBLIC HEARING ON SAME; REVIEW MEETING DATES AND DETERMINE MEETING FOR ADOPTING RESOLUTION SCHEDULING LANDOWNER'S ELECTION.	0.4	
4/27/2020	LB	PREPARE DRAFT RESOLUTION AND RELATED EXHIBITS FOR LANDOWNERS ELECTION AND MEETING.	0.6	
4/29/2020	JMV	PREPARE INVESTMENT POLICY RESOLUTION; PREPARE LANDOWNER ELECTION RESOLUTION; PREPARE RESOLUTION FOR PRELIMINARY OPERATIONS AND MAINTENANCE ASSESSMENT BUDGET.	1.1	
4/29/2020	LB	WORK ON RESOLUTION RE INVESTMENT POLICY AND RESOLUTION RE LANDOWNERS ELECTION; FINALIZE RESOLUTIONS; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING SAME.	0.4	
Total Professional Services			2.5	\$545.50

## PERSON RECAP

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

51400 - 3107  
QR

May 26, 2020

Client: 001503

Matter: 000001

Invoice #: 18381

Page: 2

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**PERSON RECAP**

Person	Hours	Amount
LB Lynn Butler	1.4	\$210.00

Total Services	\$545.50
Total Disbursements	\$0.00
Total Current Charges	\$545.50

**PAY THIS AMOUNT**

**\$545.50**

*Please Include Invoice Number on all Correspondence*

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

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

June 18, 2020

Client: 001503

Matter: 000001

Invoice #: 18504

Page: 1

RE: General

For Professional Services Rendered Through June 15, 2020

## SERVICES

Date	Person	Description of Services	Hours	
5/28/2020	LB	PREPARE DRAFT PUBLICATION ADS FOR FY 2020/2021 O&M ASSESSMENTS AND BUDGET PUBLIC HEARING (FIRST RUN AND SECOND RUN PUBLICATIONS).	0.7	
5/29/2020	JMV	PREPARE LEGAL NOTICE FOR CDD BUDGET HEARING.	0.4	
5/29/2020	LB	FINALIZE PUBLICATION ADS FOR FY 2020/2021 BUDGET PUBLIC HEARING; PREPARE EMAIL TO M. ALVAREZ TRANSMITTING SAME.	0.2	
Total Professional Services			1.3	\$257.00

## PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.4	\$122.00
LB	Lynn Butler	0.9	\$135.00

51400.3107

62

June 18, 2020  
Client: 001503  
Matter: 000001  
Invoice #: 18504

Page: 2

---

Total Services	\$257.00	
Total Disbursements	\$0.00	
Total Current Charges		\$257.00

<b>PAY THIS AMOUNT</b>	<b>\$257.00</b>
------------------------	-----------------

*Please Include Invoice Number on all Correspondence*

Statement Date: 06/09/2020

Account: 211017895700

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

Current month's charges:	\$2,513.97
Total amount due:	\$2,513.97
Payment Due By:	06/30/2020

**Your Account Summary**

Previous Amount Due	\$2,539.76
Payment(s) Received Since Last Statement	-\$2,539.76
<b>Current Month's Charges</b>	<b>\$2,513.97</b>
<b>Total Amount Due</b>	<b>\$2,513.97</b>

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**Log in at [tecoaccount.com](http://tecoaccount.com) today!**

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Visit [tampaelectric.com/reliability](http://tampaelectric.com/reliability).

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:	\$2,513.97
Total amount due:	\$2,513.97
Payment Due By:	06/30/2020
<b>Amount Enclosed</b>	<b>\$</b>

621753756359

00000068 02 AV 0.38 33607 FTECO106102001424110 00000 01 01000000 001 01 68 004

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**

**JUN 12 2020**

## Contact Information

### Residential Customer Care

813-223-0800 (Hillsborough County)  
863-299-0800 (Polk County)  
888-223-0800 (All other counties)

### Commercial Customer Care

866-832-6249

**Hearing Impaired/TTY**  
711

**Power Outages Toll-Free**  
877-588-1010

**Energy-Saving Programs**  
813-275-3909

**Mail Payments to**  
TECO

P.O. Box 31318  
Tampa, FL 33631-3318

### All Other Correspondence

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

## Understanding Your Electric Charges

**Average kWh per day** – The average amount of electricity purchased per day.

**Basic Service Charge** – A fixed monthly amount that covers the cost to provide service to your location.

**Bright Choices™** – The number of leased light fixtures and/or poles and associated fees and charges.

**Budget Billing** – Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

**Energy Charge** – The cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

**Estimated** – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

**Florida Gross Receipts Tax** – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

**Florida State Tax** – A tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

**Franchise Fee** – A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

**Fuel Charge** – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

**Kilowatt-Hours (kWh)** – The basic measurement of electric energy use.

**Late Payment Charge** – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

**Municipal Public Service Tax** – Many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

**Past Due** – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

**Rate Schedule** – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

**Share** – A program co-sponsored by Tampa Electric and the Salvation Army for customers to help pay the energy bills of customers in need one time or monthly on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

**Sun Select™** – The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

**Sun to Go™** – The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

**Total Amount Due** – This month's charges will be past due after the date shown. **THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE.** It's important that you pay your bill before this date to avoid interruption of service.

**Zap Cap Systems®** – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit [tampaelectric.com](http://tampaelectric.com).

### Your payment options are:

- Schedule free one-time or recurring payments at [tecoaccount.com](http://tecoaccount.com) using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at [tampaelectric.com](http://tampaelectric.com).
- Pay by credit card using KUBRA EZ-PAY at [tecoaccount.com](http://tecoaccount.com) or by calling **866-689-6469**.  
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

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

Por favor, visite [tampaelectric.com](http://tampaelectric.com) para ver esta información en español.

**Account:** 211017895700  
**Statement Date:** 06/09/2020  
**Current month's charges due** 06/30/2020

## Details of Charges – Service from 05/05/2020 to 06/03/2020

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

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	1392 kWh @ \$0.02866/kWh	\$39.89
Fixture & Maintenance Charge	72 Fixtures	\$905.94
Lighting Pole / Wire	72 Poles	\$1550.16
Lighting Fuel Charge	1392 kWh @ \$0.02614/kWh	\$36.39
COVID-19 Lighting Fuel Credit		-\$19.86
Florida Gross Receipt Tax		\$1.45

**Lighting Charges** **\$2,513.97**

**Total Current Month's Charges** **\$2,513.97**

00000068-0000189-Page 3 of 8

## Important Messages

### LOWER BILLS – AGAIN!

The unprecedented circumstances of the coronavirus pandemic and lower fuel costs led Tampa Electric to seek approval from the Florida Public Service Commission to lower Tampa Electric bills. All customers will see a COVID-19 fuel credit on their bills in June through August. Residential customers will see a 20 percent reduction on summer bills, including an estimated \$90 savings through December. Commercial and industrial customers can expect a total bill reduction of up to 14 to 20 percent, depending on usage and rate class through December. Tampa Electric's bills continue to be among the lowest in Florida and are more than 20 percent below the national average.

### COVID-19 Update

We understand that some customers continue to face hardships due to the pandemic. We encourage customers to pay what they can now to avoid a large balance later. We ask that those impacted by financial hardship reach out to us about extended payment options. Our representatives are ready to speak with customers at 813-223-0800 weekdays from 7:30 a.m. to 6:00 p.m. Impacted customers should also look for resources on our COVID-19 response page at [tampaelectric.com/updates](http://tampaelectric.com/updates). Here, you will find a list of community partners, including the 2-1-1 Crisis Center Network that has trained and supportive professionals who can refer customers to agencies for help with utility bill payment, food, housing and other assistance.





# YOU CAN COUNT ON US.

Our plans for hurricane season include preparing for restoration while maintaining social distances and recommended hygiene measures. We hope you and your family stay safe too.

## Here's what you can do if your service is interrupted:

**Report an outage** using one of these convenient options:

- Visit **tampaelectric.com/outagemap** to report an outage, learn the cause and restoration status and receive updates;
- Log in to **tecoaccount.com** and report your outage with one click;
- Text OUT to **35069** from the number associated with your account; or
- Call **1-877-588-1010**.

**Get free Power Updates<sup>SM</sup>\*** Sign up for texts, emails and phone calls about your service and other important information at **tampaelectric.com/powerupdates**.

**Update your account.** When you update the number associated with your account, our outage reporting system can recognize the number when you call or text.

Prepare by doing this today at **tecoaccount.com/AccountHolderInfo**.

*\*Message and data rates may apply.*

TECO50820

# LOWER BILLS. AGAIN!

The unprecedented circumstances of the coronavirus pandemic and lower fuel costs led Tampa Electric to seek approval from the Florida Public Service Commission to lower Tampa Electric bills.

**Customers will see a COVID-19 fuel credit on their bills in June through August.**

**Residential customers will see a 20 percent reduction on summer bills, including an estimated \$90 savings through December.**

**Commercial and industrial customers can expect a total bill reduction of up to 14 to 20 percent, depending on usage and rate class through December.**

**Tampa Electric's bills continue to be among the lowest in Florida and are more than 20 percent below the national average.**

↓ **20%**  
LOWER





Statement Date: 06/05/2020

Account: 211018054091

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

Current month's charges:	\$779.73
Total amount due:	\$779.73
Payment Due By:	06/26/2020

**Your Account Summary**

Previous Amount Due	\$793.79
Payment(s) Received Since Last Statement	-\$793.79
<b>Current Month's Charges</b>	<b>\$779.73</b>
<b>Total Amount Due</b>	<b>\$779.73</b>

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



**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 211018054091

Current month's charges:	\$779.73
Total amount due:	\$779.73
Payment Due By:	06/26/2020
<b>Amount Enclosed</b>	<b>\$</b>

609408094471

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**  
**JUN 11 2020**

Account: 211018054091  
 Statement Date: 06/05/2020  
 Current month's charges due 06/26/2020



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

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	512 kWh @ \$0.02866/kWh	\$14.67
Fixture & Maintenance Charge	8 Fixtures	\$114.56
Lighting Pole / Wire	8 Poles	\$191.36
Lighting Fuel Charge	512 kWh @ \$0.02614/kWh	\$13.38
COVID-19 Lighting Fuel Credit		-\$7.31
Florida Gross Receipt Tax		\$0.53

### Lighting Charges

**\$327.19**

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

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	247 kWh @ \$0.02866/kWh	\$7.08
Fixture & Maintenance Charge	13 Fixtures	\$162.37
Lighting Pole / Wire	13 Poles	\$279.89
Lighting Fuel Charge	247 kWh @ \$0.02614/kWh	\$6.46
COVID-19 Lighting Fuel Credit		-\$3.52
Florida Gross Receipt Tax		\$0.26

### Lighting Charges

**\$452.54**

## Total Current Month's Charges

**\$779.73**

00000091-0000957-Page 5 of 24

## Important Messages

### LOWER BILLS – AGAIN!

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## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 06/05/2020

Account: 221006350658

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

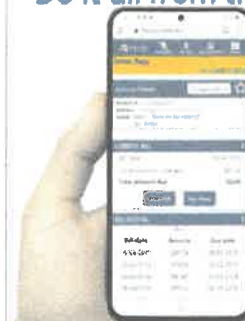


Current month's charges:	\$52.23
Total amount due:	\$52.23
Payment Due By:	06/26/2020

### Your Account Summary

Previous Amount Due	\$109.25
Payment(s) Received Since Last Statement	-\$109.25
<b>Current Month's Charges</b>	<b>\$52.23</b>
<b>Total Amount Due</b>	<b>\$52.23</b>

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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006350658

Current month's charges:	\$52.23
Total amount due:	\$52.23
Payment Due By:	06/26/2020

**Amount Enclosed**

\$

667432668995

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

6674326689952210063506580000000052237

**Account:** 221006350658  
**Statement Date:** 06/05/2020  
**Current month's charges due** 06/26/2020



## Details of Charges – Service from 05/02/2020 to 06/02/2020

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	06/02/2020	11,312		10,855		457 kWh	1	32 Days

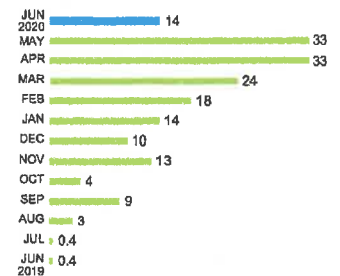
Basic Service Charge		\$18.06
Energy Charge	457 kWh @ \$0.05991/kWh	\$27.38
Fuel Charge	457 kWh @ \$0.02638/kWh	\$12.06
COVID-19 Fuel Credit		-\$6.58
Florida Gross Receipt Tax		\$1.31
<b>Electric Service Cost</b>		<b>\$52.23</b>

**Total Current Month's Charges**

**\$52.23**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



## Important Messages

### LOWER BILLS – AGAIN!

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## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 06/05/2020

Account: 221006361218

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



Current month's charges:	\$214.80
Total amount due:	\$214.80
Payment Due By:	06/26/2020

### Your Account Summary

Previous Amount Due	\$281.24
Payment(s) Received Since Last Statement	-\$281.24
<b>Current Month's Charges</b>	<b>\$214.80</b>
<b>Total Amount Due</b>	<b>\$214.80</b>

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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006361218

Current month's charges:	\$214.80
Total amount due:	\$214.80
Payment Due By:	06/26/2020

Amount Enclosed

\$

667432668996

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

6674326689962210063612180000000214801

**Account:** 221006361218  
**Statement Date:** 06/05/2020  
**Current month's charges due** 06/26/2020



## Details of Charges – Service from 05/02/2020 to 06/02/2020

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	06/02/2020	32,293		29,631		2,662 kWh	1	32 Days

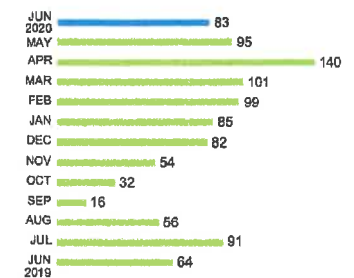
Basic Service Charge		\$18.06
Energy Charge	2,662 kWh @ \$0.05991/kWh	\$159.48
Fuel Charge	2,662 kWh @ \$0.02638/kWh	\$70.22
COVID-19 Fuel Credit		-\$38.33
Florida Gross Receipt Tax		\$5.37
<b>Electric Service Cost</b>		<b>\$214.80</b>

## Total Current Month's Charges

**\$214.80**

## Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



## Important Messages

### LOWER BILLS – AGAIN!

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## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 06/09/2020

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:	06/30/2020

### Your Account Summary

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

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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007463708

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	06/30/2020

**Amount Enclosed**

\$

674840067528

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

## Contact Information

### Residential Customer Care

813-223-0800 (Hillsborough County)  
863-299-0800 (Polk County)  
888-223-0800 (All other counties)

### Commercial Customer Care

866-832-6249

**Hearing Impaired/TTY**  
711

**Power Outages Toll-Free**  
877-588-1010

**Energy-Saving Programs**  
813-275-3909

### Mail Payments to

TECO  
P.O. Box 31318  
Tampa, FL 33631-3318

### All Other Correspondence

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

## Understanding Your Electric Charges

**Average kWh per day** – The average amount of electricity purchased per day.

**Basic Service Charge** – A fixed monthly amount that covers the cost to provide service to your location.

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**Franchise Fee** – A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

**Fuel Charge** – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

**Kilowatt-Hours (kWh)** – The basic measurement of electric energy use.

**Late Payment Charge** – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

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**Rate Schedule** – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

**Share** – A program co-sponsored by Tampa Electric and the Salvation Army for customers to help pay the energy bills of customers in need one time or monthly on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

**Sun Select™** – The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

**Sun to Go™** – The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

**Total Amount Due** – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It's important that you pay your bill before this date to avoid interruption of service.

**Zap Cap Systems™** – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit [tampaelectric.com](http://tampaelectric.com).

### Your payment options are:

- Schedule free one-time or recurring payments at [tecoaccount.com](http://tecoaccount.com) using a checking or savings account.
- Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- Pay in person at an authorized Western Union payment location, which can be found at [tampaelectric.com](http://tampaelectric.com).
- Pay by credit card using KUBRA EZ-PAY at [tecoaccount.com](http://tecoaccount.com) or by calling 866-689-6469.  
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

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

Por favor, visite [tampaelectric.com](http://tampaelectric.com) para ver esta información en español.





## ACCOUNT INVOICE

tampaelectric.com



Account: 221007463708  
Statement Date: 06/09/2020  
Current month's charges due 06/30/2020

### Details of Charges – Service from 05/06/2020 to 06/04/2020

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	06/04/2020	0		0		0 kWh	1	30 Days

#### Tampa Electric Usage History

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

\$18.06  
\$0.46

**\$18.52**

**\$18.52**

Kilowatt-Hours Per Day  
(Average)

JUN 0  
2020  
MAY 0  
APR 0  
MAR 0  
FEB 0  
JAN 0  
DEC 0  
NOV 0  
OCT 0  
SEP 0  
AUG 0

**Total Current Month's Charges**

00000088 0000191-Page 7 of 8

### Important Messages

#### COVID-19 Update

We understand that some customers continue to face hardships due to the pandemic. We encourage customers to pay what they can now to avoid a large balance later. We ask that those impacted by financial hardship reach out to us about extended payment options. Our representatives are ready to speak with customers at 813-223-0800 weekdays from 7:30 a.m. to 6:00 p.m. Impacted customers should also look for resources on our COVID-19 response page at [tampaelectric.com/updates](http://tampaelectric.com/updates). Here, you will find a list of community partners, including the 2-1-1 Crisis Center Network that has trained and supportive professionals who can refer customers to agencies for help with utility bill payment, food, housing and other assistance.



# YOU CAN COUNT ON US.

Our plans for hurricane season include preparing for restoration while maintaining social distances and recommended hygiene measures. We hope you and your family stay safe too.

## Here's what you can do if your service is interrupted:

**Report an outage** using one of these convenient options:

- Visit **tampaelectric.com/outagemap** to report an outage, learn the cause and restoration status and receive updates;
- Log in to **tecoaccount.com** and report your outage with one click;
- Text OUT to **35069** from the number associated with your account; or
- Call **1-877-588-1010**.

**Get free Power Updates<sup>SM</sup>** \* Sign up for texts, emails and phone calls about your service and other important information at **tampaelectric.com/powerupdates**.

**Update your account.** When you update the number associated with your account, our outage reporting system can recognize the number when you call or text.

Prepare by doing this today at **tecoaccount.com/AccountHolderInfo**.

*\*Message and data rates may apply.*

TEC050820

# LOWER BILLS. AGAIN!

The unprecedented circumstances of the coronavirus pandemic and lower fuel costs led Tampa Electric to seek approval from the Florida Public Service Commission to lower Tampa Electric bills.

Customers will see a COVID-19 fuel credit on their bills in June through August.

Residential customers will see a 20 percent reduction on summer bills, including an estimated \$90 savings through December.

Commercial and Industrial customers can expect a total bill reduction of up to 14 to 20 percent, depending on usage and rate class through December.

Tampa Electric's bills continue to be among the lowest in Florida and are more than 20 percent below the national average.

↓ 20%  
LOWER



Statement Date: 06/05/2020

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:	06/26/2020

**Your Account Summary**

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

**A one-stop shop to manage your account.**  
Do it all from the palm of your hand.



- Check the status of your account
- Review balance due
- Pull up billing & payment history
- Monitor your energy use
- Sign up for programs

**Log in at [tecoaccount.com](http://tecoaccount.com) today!**

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

**As hurricane season begins, maintaining reliable electric service is even more important.**  
That's why Tampa Electric completed nearly \$60M in reliability-improvement projects during the past year. More reliability for you and one less worry during the months ahead.

Visit [tampaelectric.com/reliability](http://tampaelectric.com/reliability).

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:	06/26/2020

**Amount Enclosed** \$ \_\_\_\_\_

671136365443

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:** 06/05/2020  
**Current month's charges due** 06/26/2020



## Details of Charges – Service from 05/02/2020 to 06/02/2020

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	06/02/2020	0		0		0 kWh	1	32 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)

JUN 2020 0  
 MAY 0  
 APR 0  
 MAR 0  
 FEB 0  
 JAN 0  
 DEC 0

## Important Messages

### COVID-19 Update

We understand that some customers continue to face hardships due to the pandemic. We encourage customers to pay what they can now to avoid a large balance later. We ask that those impacted by financial hardship reach out to us about extended payment options. Our representatives are ready to speak with customers at 813-223-0800 weekdays from 7:30 a.m. to 6:00 p.m. Impacted customers should also look for resources on our COVID-19 response page at [tampaelectric.com/updates](http://tampaelectric.com/updates). Here, you will find a list of community partners, including the 2-1-1 Crisis Center Network that has trained and supportive professionals who can refer customers to agencies for help with utility bill payment, food, housing and other assistance.





## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 06/05/2020

Account: 221007706890

CYPRESS MILL COMMUNITY DEVELOPMENT  
3640 19TH AV NE, CRNR ICON  
RUSKIN, FL 33570



Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	06/26/2020

### Your Account Summary

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

### A one-stop shop to manage your account.

Do it all from the palm of your hand.



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Visit [tampaelectric.com/reliability](http://tampaelectric.com/reliability).

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: 221007706890

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	06/26/2020

Amount Enclosed \$

666198102652

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

6661981026522210077068900000000018524

**Account:** 221007706890  
**Statement Date:** 06/05/2020  
**Current month's charges due** 06/26/2020



## Details of Charges – Service from 05/02/2020 to 06/02/2020

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

**Rate Schedule: General Service - Non Demand**

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H33104	06/02/2020	0		0		0 kWh	1	32 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)

JUN 0  
2020 0  
MAY 0  
APR 0  
MAR 0  
FEB 0

00000091-0000964-Page 18 of 24

## Important Messages

### COVID-19 Update

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## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 06/08/2020  
Account: 221007832001

CYPRESS MILL COMMUNITY DEVELOPMENT  
CYPRESS MILLER CREEK PH1C2, LIGHTS  
RUSKIN, FL 33573

Current month's charges:	\$556.96
Total amount due:	\$556.96
Payment Due By:	06/29/2020

### Your Account Summary

Previous Amount Due	\$171.28
Payment(s) Received Since Last Statement	-\$171.28
<b>Current Month's Charges</b>	<b>\$556.96</b>
<b>Total Amount Due</b>	<b>\$556.96</b>

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



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007832001

Current month's charges:	\$556.96
Total amount due:	\$556.96
Payment Due By:	06/29/2020

**Amount Enclosed**

\$

600000265587

00000113 01 AV 0.38 33607 FTECO106082023423710 00000 02 01000000 013 01 6046 002



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



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

**Received**

**JUN 11 2020**

6000002655872210078320010000000556969

**Account:** 221007832001  
**Statement Date:** 06/08/2020  
**Current month's charges due** 06/29/2020

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

Service for: CYPRESS MILLER CREEK PH1C2, LIGHTS, RUSKIN, FL 33573

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	304 kWh @ \$0.02866/kWh	\$8.71
Fixture & Maintenance Charge	16 Fixtures	\$199.84
Lighting Pole / Wire	16 Poles	\$344.48
Lighting Fuel Charge	304 kWh @ \$0.02614/kWh	\$7.95
COVID-19 Lighting Fuel Credit		-\$4.34
Florida Gross Receipt Tax		\$0.32
<b>Lighting Charges</b>		<b>\$556.96</b>

### Total Current Month's Charges

**\$556.96**

00000113-0000226-Page 3 of 4

## Important Messages

### LOWER BILLS – AGAIN!

The unprecedented circumstances of the coronavirus pandemic and lower fuel costs led Tampa Electric to seek approval from the Florida Public Service Commission to lower Tampa Electric bills. All customers will see a COVID-19 fuel credit on their bills in June through August. Residential customers will see a 20 percent reduction on summer bills, including an estimated \$90 savings through December. Commercial and industrial customers can expect a total bill reduction of up to 14 to 20 percent, depending on usage and rate class through December. Tampa Electric's bills continue to be among the lowest in Florida and are more than 20 percent below the national average.

### COVID-19 Update

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Field Stone	5660	\$ 2,316.00		Landscape Maintenance - Addendum - July
Field Stone	5661	7,680.35	<b>\$ 9,996.35</b>	Landscape Maintenance - July
Meritus Districts	9876	3,419.81		Management Services - July
Sitex Aquatics	3799B	1,065.00		Lake Maintenance - July
<b>Monthly Contract Sub-Total</b>		<b>\$ 14,481.16</b>		
<b>Variable Contract</b>				
Straley Robin Vericker	18646	\$ 706.50		Professional Services - General - thru 07/15/20
<b>Variable Contract Sub-Total</b>		<b>\$ 706.50</b>		
<b>Utilities</b>				
Tampa Electric	211017895700 070920	\$ 2,513.97		Electric Service - thru 07/02/20
Tampa Electric	211018054091 070720	779.73		Electric Service - thru 06/30/20
Tampa Electric	221006350658 070720	35.93		Electric Service - thru 06/30/20
Tampa Electric	221006361218 070720	72.49		Electric Service - thru 07/01/20
Tampa Electric	221007463708 070920	18.52		Electric Service - thru 07/06/20
Tampa Electric	221007640941 070720	18.52		Electric Service - thru 07/01/20
Tampa Electric	221007706890 070720	18.52		Electric Service - thru 07/01/20
Tampa Electric	221007832001 070720	556.96	<b>\$ 4,014.64</b>	Electric Service - thru 06/30/20
<b>Utilities Sub-Total</b>		<b>\$ 4,014.64</b>		
<b>Regular Services</b>				
Tampa Bay Times	87664 061720	\$ 1,295.50		O&M Assessments - 06/17/20
Tampa Bay Times	87735 062420	461.00	<b>\$ 1,756.50</b>	Budget Hearing - 06/24/20
<b>Regular Services Sub-Total</b>		<b>\$ 1,756.50</b>		

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Additional Services</b>				
Field Stone	5831	\$ 147.55		Irrigation Repairs - 06/17/20
Field Stone	5907	2,500.00		Annuals - 07/07/20
Field Stone	5959	378.89	<b>\$ 3,026.44</b>	Mulch - 07/21/20
<b>Additional Services Sub-Total</b>		<b>\$ 3,026.44</b>		
<b>TOTAL:</b>		<b>\$ 23,985.24</b>		

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 5660

Date	PO#
07/01/20	
SalesRep	Terms
Chris Labenz	Net 30

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

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

Item	Qty / UOM	Rate	Ext. Price	Amount
#895 - Maintenance CDD Addendum July 2020			\$2,316.00	\$2,316.00

Sales Tax	\$0.00
<b>Grand Total</b>	<b>\$2,316.00</b>

53900 4604  
CIR

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

To register, please use the following link: [Fieldstone.PropertyServicePortal.com](http://Fieldstone.PropertyServicePortal.com)

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact [accountsreceivable@fieldstonels.com](mailto:accountsreceivable@fieldstonels.com)

Phone #	Fax #	E-mail	Web Site
(727) 822-7866	(727) 269-5490	<a href="mailto:accounting@fieldstonels.com">accounting@fieldstonels.com</a>	<a href="http://www.fieldstonels.com">www.fieldstonels.com</a>



4801 122nd Ave. N  
Clearwater, FL 33762

Invoice 5661

Date	PO#
07/01/20	
SalesRep	Terms
Brian Stephens	Net 30

**Bill To**

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

**Property Address**

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

Item	Qty / UOM	Rate	Ext. Price	Amount
#3100 - 2019-2020 Maintenance Contract	July 2020		\$7,680.35	\$7,680.35

Sales Tax	\$0.00
<b>Grand Total</b>	<b>\$7,680.35</b>

53900-4604  
LWZ

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

To register, please use the following link: [Fieldstone.PropertyServicePortal.com](http://Fieldstone.PropertyServicePortal.com)

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact [accountsreceivable@fieldstonels.com](mailto:accountsreceivable@fieldstonels.com)

Phone #	Fax #	E-mail	Web Site
(727) 822-7866	(727) 269-5490	<a href="mailto:accounting@fieldstonels.com">accounting@fieldstonels.com</a>	<a href="http://www.fieldstonels.com">www.fieldstonels.com</a>

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

# INVOICE

Invoice Number: 9876  
Invoice Date: Jul 1, 2020  
Page: 1

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

<b>Ship to:</b>

<b>Customer ID</b>	<b>Customer PO</b>	<b>Payment Terms</b>	
Cypress Mill CDD		Net Due	
	<b>Shipping Method</b>	<b>Ship Date</b>	<b>Due Date</b>
	Best Way		7/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - July		3,166.66
		Postage - May		3.15
		Accounting Services		125.00
		Website Administration		125.00
		AS		

Subtotal	3,419.81
Sales Tax	
Total Invoice Amount	3,419.81
Payment/Credit Applied	
<b>TOTAL</b>	<b>3,419.81</b>



Invoice

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

Date	Invoice #
7/1/2020	3799B

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- 11 Waterways	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 GL</div>			
<b>Total</b>			\$1,065.00

## 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

July 22, 2020

Client: 001503

Matter: 000001

Invoice #: 18646

Page: 1

RE: General

For Professional Services Rendered Through July 15, 2020

### SERVICES

Date	Person	Description of Services	Hours
6/25/2020	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT FOR QUARTER ENDING JUNE 30, 2020.	0.2
6/26/2020	LB	REVIEW PROPOSED BUDGET; PREPARE DRAFT RESOLUTION ADOPTING FISCAL YEAR 2020/2021 BUDGET.	0.4
6/28/2020	LB	PREPARE DRAFT RESOLUTION LEVYING AND IMPOSING FY 2020-20201 O&M ASSESSMENTS.	0.4
6/29/2020	LB	PREPARE DRAFT DEVELOPER BUDGET FUNDING AGREEMENT FOR FY 2020-2021.	0.3
6/30/2020	VKB	REVIEW AND REVISE FORM OF BUDGET FUNDING AGREEMENT, RESOLUTION ADOPTING FINAL BUDGET, AND RESOLUTION LEVYING O/M ASSESSMENTS, CERTIFYING CERTAIN SPECIAL ASSESSMENTS FOR COLLECTION ON-ROLL, AUTHORIZING THE DIRECT COLLECTION OF CERTAIN SPECIAL ASSESSMENTS, AND APPROVING A BUDGET FUNDING AGREEMENT.	0.7
6/30/2020	LB	FINALIZE RESOLUTION ADOPTING FY 2020-2021 BUDGET, RESOLUTION IMPOSING AND LEVYING O&M ASSESSMENTS ON THE BUDGET AND DEVELOPER BUDGET FUNDING AGREEMENT; PREPARE EMAIL TO M. ALVAREZ TRANSMITTING SAME.	0.3
7/4/2020	JMV	REVIEW COMMUNICATION FROM M. ALVAREZ; REVIEW LEGAL NOTICE.	0.2
7/8/2020	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3

51400 3107  
612

July 22, 2020

Client: 001503

Matter: 000001

Invoice #: 18646

Page: 2

## SERVICES

Date	Person	Description of Services	Hours	
7/10/2020	JMV	PREPARE QUARTERLY DISCLOSURE REPORT FOR BONDHOLDERS.	0.3	
7/15/2020	LB	FINALIZE QUARTERLY REPORT FOR PERIOD ENDED JUNE 30, 2020; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME.	0.2	
Total Professional Services			3.3	\$706.50

## PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.8	\$244.00
VKB	Vivek K. Babbar	0.7	\$192.50
LB	Lynn Butler	1.8	\$270.00
Total Services			\$706.50
Total Disbursements			\$0.00
Total Current Charges			\$706.50

**PAY THIS AMOUNT**

**\$706.50**

*Please Include Invoice Number on all Correspondence*



Statement Date: 07/09/2020

Account: 211017895700

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

Current month's charges:	\$2,513.97
Total amount due:	\$2,513.97
Payment Due By:	07/30/2020

## Your Account Summary

Previous Amount Due	\$2,513.97
Payment(s) Received Since Last Statement	-\$2,513.97
<b>Current Month's Charges</b>	<b>\$2,513.97</b>
<b>Total Amount Due</b>	<b>\$2,513.97</b>

## PLAN MORE AND STRESS LESS.



Our free Budget Billing program evens out your bill so you pay about the same amount every month.

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## COVID-19 SCAM ALERT

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Questions? Call us at 888.223.0800



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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211017895700

Current month's charges:	\$2,513.97
Total amount due:	\$2,513.97
Payment Due By:	07/30/2020

**Amount Enclosed** \$ \_\_\_\_\_

683482039258

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:** 211017895700  
**Statement Date:** 07/09/2020  
**Current month's charges due** 07/30/2020

## Details of Charges – Service from 06/04/2020 to 07/02/2020

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 @ \$0.02866/kWh	\$39.89
Fixture & Maintenance Charge	72 Fixtures	\$905.94
Lighting Pole / Wire	72 Poles	\$1550.16
Lighting Fuel Charge	1392 kWh @ \$0.02614/kWh	\$36.39
COVID-19 Lighting Fuel Credit		-\$19.86
Florida Gross Receipt Tax		\$1.45
<b>Lighting Charges</b>		<b>\$2,513.97</b>

### Total Current Month's Charges

**\$2,513.97**

00003476-0010505-Page 3 of 12

## Important Messages

### LOWER BILLS – AGAIN!

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Statement Date: 07/07/2020  
Account: 211018054091

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



Current month's charges:	\$779.73
Total amount due:	\$779.73
Payment Due By:	07/28/2020

### Your Account Summary

Previous Amount Due	\$779.73
Payment(s) Received Since Last Statement	-\$779.73
<b>Current Month's Charges</b>	<b>\$779.73</b>
<b>Total Amount Due</b>	<b>\$779.73</b>

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#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211018054091

Current month's charges:	\$779.73
Total amount due:	\$779.73
Payment Due By:	07/28/2020
<b>Amount Enclosed</b>	<b>\$</b>

626692046739

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: 07/07/2020  
Current month's charges due 07/28/2020



## Details of Charges – Service from 06/02/2020 to 06/30/2020

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	512 kWh @ \$0.02866/kWh	\$14.67
Fixture & Maintenance Charge	8 Fixtures	\$114.56
Lighting Pole / Wire	8 Poles	\$191.36
Lighting Fuel Charge	512 kWh @ \$0.02614/kWh	\$13.38
COVID-19 Lighting Fuel Credit		-\$7.31
Florida Gross Receipt Tax		\$0.53

### Lighting Charges

**\$327.19**

## Details of Charges – Service from 06/02/2020 to 06/30/2020

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 @ \$0.02866/kWh	\$7.08
Fixture & Maintenance Charge	13 Fixtures	\$162.37
Lighting Pole / Wire	13 Poles	\$279.89
Lighting Fuel Charge	247 kWh @ \$0.02614/kWh	\$6.46
COVID-19 Lighting Fuel Credit		-\$3.52
Florida Gross Receipt Tax		\$0.26

### Lighting Charges

**\$452.54**

## Total Current Month's Charges

**\$779.73**

## Important Messages

### LOWER BILLS – AGAIN!

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## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 07/07/2020

Account: 221006350658

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



Current month's charges:	\$35.93
Total amount due:	\$35.93
Payment Due By:	07/28/2020

### Your Account Summary

Previous Amount Due	\$52.23
Payment(s) Received Since Last Statement	-\$52.23
<b>Current Month's Charges</b>	<b>\$35.93</b>
<b>Total Amount Due</b>	<b>\$35.93</b>

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#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006350658

Current month's charges:	\$35.93
Total amount due:	\$35.93
Payment Due By:	07/28/2020

**Amount Enclosed** \$

679778343472

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

6797783434722210063506580000000035930

**Account:** 221006350658  
**Statement Date:** 07/07/2020  
**Current month's charges due** 07/28/2020



## Details of Charges – Service from 06/03/2020 to 06/30/2020

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	06/22/2020	11,426		11,312		114 kWh	1	19 Days
1000506134	06/30/2020	122		0		122 kWh	1	9 Days

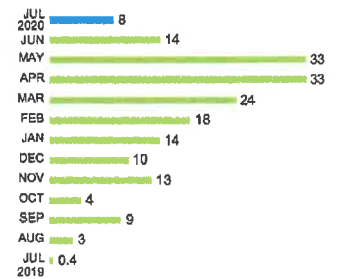
Basic Service Charge		\$18.06
Energy Charge	236 kWh @ \$0.05991/kWh	\$14.14
Fuel Charge	236 kWh @ \$0.02638/kWh	\$6.23
COVID-19 Fuel Credit		-\$3.40
Florida Gross Receipt Tax		\$0.90
<b>Electric Service Cost</b>		<b>\$35.93</b>

## Total Current Month's Charges

**\$35.93**

## Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



## Important Messages

The billing periods of the individual meters of a multi-metered account may differ from the dates displayed. All the meters on such an account may not have been read on the same date due to their location on the property.

## LOWER BILLS – AGAIN!

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Statement Date: 07/07/2020

Account: 221006361218

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



Current month's charges:	\$72.49
Total amount due:	\$72.49
Payment Due By:	07/28/2020

## Your Account Summary

Previous Amount Due	\$214.80
Payment(s) Received Since Last Statement	-\$214.80
<b>Current Month's Charges</b>	<b>\$72.49</b>
<b>Total Amount Due</b>	<b>\$72.49</b>

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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006361218

Current month's charges:	\$72.49
Total amount due:	\$72.49
Payment Due By:	07/28/2020
<b>Amount Enclosed</b>	<b>\$</b>

679778343473

# Received

JUL 13 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:** 07/07/2020  
**Current month's charges due** 07/28/2020



## Details of Charges – Service from 06/03/2020 to 07/01/2020

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	07/01/2020	33,025		32,293		732 kWh	1	29 Days

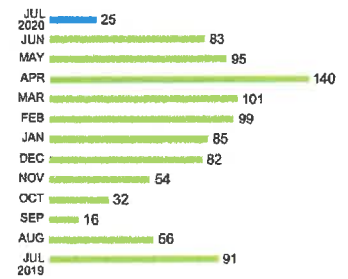
Basic Service Charge		\$18.06
Energy Charge	732 kWh @ \$0.05991/kWh	\$43.85
Fuel Charge	732 kWh @ \$0.02638/kWh	\$19.31
COVID-19 Fuel Credit		-\$10.54
Florida Gross Receipt Tax		\$1.81
<b>Electric Service Cost</b>		<b>\$72.49</b>

**Total Current Month's Charges**

**\$72.49**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



## Important Messages

### LOWER BILLS – AGAIN!

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Statement Date: 07/09/2020

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:	07/30/2020

**Your Account Summary**

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

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**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 221007463708

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	07/30/2020

**Amount Enclosed** \$

631630303967

00003476 02 AV 0.38 33607 FTECO107092022550410 00000 01 01000000 008 01 3476 006



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**

**JUL 13 2020**

63163030396722100746370800000000018524

## ACCOUNT INVOICE

tampaelectric.com



**Account:** 221007463708  
**Statement Date:** 07/09/2020  
**Current month's charges due** 07/30/2020

### Details of Charges – Service from 06/05/2020 to 07/06/2020

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	07/06/2020	0		0		0 kWh	1	32 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)

JUL 2020 0  
JUN 0  
MAY 0  
APR 0  
MAR 0  
FEB 0  
JAN 0  
DEC 0  
NOV 0  
OCT 0  
SEP 0  
AUG 0

00003476-0010502-Page 3 of 12



Statement Date: 07/07/2020

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:	07/28/2020

**Your Account Summary**

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

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**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:	07/28/2020

**Amount Enclosed** \$

619284639868

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:** 07/07/2020  
**Current month's charges due** 07/28/2020



## Details of Charges – Service from 06/03/2020 to 07/01/2020

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	07/01/2020	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)

JUL 0  
 2020  
 JUN 0  
 MAY 0  
 APR 0  
 MAR 0  
 FEB 0  
 JAN 0  
 DEC 0

Statement Date: 07/07/2020

Account: 221007706890

CYPRESS MILL COMMUNITY DEVELOPMENT  
3640 19TH AV NE, CRNR ICON  
RUSKIN, FL 33570



Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	07/28/2020

**Your Account Summary**

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

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**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 221007706890

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	07/28/2020

**Amount Enclosed** \$

671136379947

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:** 221007706890  
**Statement Date:** 07/07/2020  
**Current month's charges due** 07/28/2020



## Details of Charges – Service from 06/03/2020 to 07/01/2020

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

**Rate Schedule: General Service - Non Demand**

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H33104	07/01/2020	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)

JUL 0  
2020 JUN 0  
MAY 0  
APR 0  
MAR 0  
FEB 0

Statement Date: 07/07/2020

Account: 221007832001

CYPRESS MILL COMMUNITY DEVELOPMENT  
CYPRESS MILLER CREEK PH1C2, LIGHTS  
RUSKIN, FL 33573



Current month's charges:	\$556.96
Total amount due:	\$556.96
Payment Due By:	07/28/2020

## Your Account Summary

Previous Amount Due	\$556.96
Payment(s) Received Since Last Statement	-\$556.96
<b>Current Month's Charges</b>	<b>\$556.96</b>
<b>Total Amount Due</b>	<b>\$556.96</b>

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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007832001

Current month's charges:	\$556.96
Total amount due:	\$556.96
Payment Due By:	07/28/2020
<b>Amount Enclosed</b>	<b>\$</b>

682247475126

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:** 221007832001  
**Statement Date:** 07/07/2020  
**Current month's charges due** 07/28/2020



## Details of Charges – Service from 06/02/2020 to 06/30/2020

Service for: CYPRESS MILLER CREEK PH1C2, LIGHTS, RUSKIN, FL 33573

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	304 kWh @ \$0.02866/kWh	\$8.71
Fixture & Maintenance Charge	16 Fixtures	\$199.84
Lighting Pole / Wire	16 Poles	\$344.48
Lighting Fuel Charge	304 kWh @ \$0.02614/kWh	\$7.95
COVID-19 Lighting Fuel Credit		-\$4.34
Florida Gross Receipt Tax		\$0.32

**Lighting Charges** **\$556.96**

**Total Current Month's Charges** **\$556.96**

## Important Messages

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# Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
06/17/20		CYPRESS MILL CDD	
Billing Date	Sales Rep	Customer Account	
06/17/2020	Deirdre Almeida	184333	
Total Amount Due		Ad Number	
\$1,295.50		0000087664	

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
06/17/20	06/17/20	0000087664	Times	Legals CLS	O&M Assessments AffidavitMaterial	1	3x10.50 IN	\$1,291.50 \$4.00

51300 4801  
CL

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

## ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
06/17/20		CYPRESS MILL CDD	
Billing Date	Sales Rep	Customer Account	
06/17/2020	Deirdre Almeida	184333	
Total Amount Due		Ad Number	
\$1,295.50		0000087664	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

Received

JUL 08 2020

REMIT TO:

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

CYPRESS MILL CDD

C/O MERITUS

2005 PAN AM CIRCLE #300

TAMPA, FL 33607

**Tampa Bay Times**  
**Published Daily**

STATE OF FLORIDA  
COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: O&M Assessments** was published in **Tampa Bay Times: 6/17/20** in said newspaper in the issues of **Baylink Hillsborough**

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

**Signature Affiant**

Sworn to and subscribed before me this .06/17/2020

**Signature of Notary Public**

Personally known	X	or produced identification
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Type of identification produced



# NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Cypress Mill Community Development District (the "District") will hold a public hearing and a meeting on July 9, 2020, at 9:30 a.m. at the offices of Lennar Homes, 4600 W. Cypress Street, Suite 200, Tampa, Florida 33607.

\*Please note that pursuant to Governor DeSantis' Executive Order 20-69 (as extended by Executive Orders 20-112 and 20-123 and as it may be further extended or amended) relating to the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, such public hearing and meeting may be held telephonically or virtually. Please check the District's website for the latest information: <http://www.cypressmillcdd.com/>.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2020-2021 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at [gene.roberts@merituscorp.com](mailto:gene.roberts@merituscorp.com) or via phone at (813) 873-7300.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2021 Total Assessment
<b>ASSESSMENT AREA ONE - SERIES 2018</b>					
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
<b>Subtotal</b>		<b>460</b>			
<b>ASSESSMENT AREA TWO - SERIES 2020</b>					
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
<b>Subtotal</b>		<b>423</b>			
<b>TOTAL</b>		<b>883</b>			

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2020 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

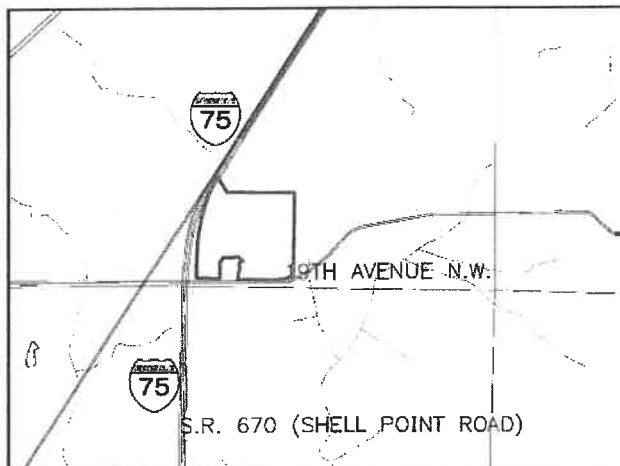
The Hillsborough County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts and if applicable Executive Order 20-69. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Gene Roberts  
District Manager



# Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
06/24/20		CYPRESS MILL CDD	
Billing Date	Sales Rep	Customer Account	
06/24/2020	Deirdre Almeida	184333	
Total Amount Due		Ad Number	
\$461.00		0000087735	

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
06/24/20	06/24/20	0000087735	Times	Legals CLS	Budget Hearing	1	2x55 L	\$459.00
06/24/20	06/24/20	0000087735	Tampabay.com	Legals CLS	Budget Hearing AffidavitMaterial	1	2x55 L	\$0.00 \$2.00

51300.4801  
42

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

## ADVERTISING INVOICE

Thank you for your business.

CYPRESS MILL CDD

C/O MERITUS

2005 PAN AM CIRCLE #300

TAMPA, FL 33607

Advertising Run Dates		Advertiser Name	
06/24/20		CYPRESS MILL CDD	
Billing Date	Sales Rep	Customer Account	
06/24/2020	Deirdre Almeida	184333	
Total Amount Due		Ad Number	
\$461.00		0000087735	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

Received  
JUL 08 2020

REMIT TO:

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

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STATE OF FLORIDA  
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Signature Affiant

Sworn to and subscribed before me this **06/24/2020**

Signature of Notary Public

Personally known     X     or produced identification

Type of identification produced \_\_\_\_\_

**Notice of Public Hearing and  
Board of Supervisors meeting of the Cypress Mill  
Community Development District**

The Board of Supervisors (the "Board") of the Cypress Mill Community Development District (the "District") will hold a public hearing and a meeting on July 9, 2020, at 9:30 a.m. at\* the offices of Meritus located at 2005 Pan Am Circle Suite 300, Tampa, FL 33607.

\*Please note that pursuant to Governor DeSantis' Executive Order 20-69 (as extended by Executive Orders 20-112 and 20-123 and as it may be further extended or amended) relating to the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, such public hearing and meeting may be held telephonically or virtually. Please check the District's website for the latest information: <http://www.cypressmillcdd.com/>.

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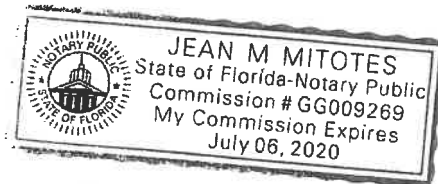
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Gene Roberts  
District Manager

Run Date: June 24, 2020

0000087735





4801 122nd Ave. N  
Clearwater, FL 33762

Invoice 5831

Date	PO#
06/30/20	
SalesRep	Terms
Zenaida Flecha	Net 30

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

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

Item	Qty / UOM	Rate	Ext. Price	Amount
#4349 - MADE REPAIRS IN THE FIELDS NEAR THE CLUB HOUSE - NORTH			\$147.55	\$147.55
MADE REPAIRS IN THE FIELDS NEAR THE CLUB HOUSE - NORTH				
Irrigation Repairs - 06/17/2020			\$147.55	

Sales Tax	\$0.00
<b>Grand Total</b>	<b>\$147.55</b>

53900 4611  
CE

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

To register, please use the following link: [Fieldstone.PropertyServicePortal.com](http://Fieldstone.PropertyServicePortal.com)

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact [accountsreceivable@fieldstonels.com](mailto:accountsreceivable@fieldstonels.com)

Phone #	Fax #	E-mail	Web Site
(727) 822-7866	(727) 269-5490	<a href="mailto:accounting@fieldstonels.com">accounting@fieldstonels.com</a>	<a href="http://www.fieldstonels.com">www.fieldstonels.com</a>



4801 122nd Ave. N  
Clearwater, FL 33762

Invoice 5907

Date	PO#
07/10/20	
SalesRep	Terms
Daniel Escobar	Net 30

**Bill To**

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

**Property Address**

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

Item	Qty / UOM	Rate	Ext. Price	Amount
			\$2,500.00	\$2,500.00

**#4547 - Summer Annuals**

Estimate provided for install of 1000 - 4" pot annuals with potting soil and pines fines at Cypress Mills.

plus 8 1gl Flax Lilys to reduce the Bed on the right side of the monument, soil is running the flowers off the bed do to slope.

*Annuals - 07/07/2020*

\$2,500.00

Sales Tax	\$0.00
<b>Grand Total</b>	<b>\$2,500.00</b>

53900 4607

GL

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4801 122nd Ave. N  
Clearwater, FL 33762

Invoice 5959

Date	PO#
07/22/20	
SalesRep	Terms
Daniel Escobar	Net 30

**Bill To**

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

**Property Address**

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

Item	Qty / UOM	Rate	Ext. Price	Amount
			\$378.89	\$378.89

#4662 - Pine Straw Beds

Fieldstone proposes to:

- install (25) bales of pine straw in (2) beds in the center boulevard

Mulch - 07/21/2020

\$378.89

Sales Tax	\$0.00
<b>Grand Total</b>	<b>\$378.89</b>

53900 4608  
42

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Fieldstone	6076	\$ 2,316.00		Landscape Maintenance - Addendum - August
Fieldstone	6077	7,680.36	<b>\$ 9,996.36</b>	Landscape Maintenance - August
Meritus Districts	9933	3,418.76		Management Services - August
Sitex Aquatics	3893B	1,065.00		Lake Maintenance - August
<b>Monthly Contract Sub-Total</b>		<b>\$ 14,480.12</b>		
<b>Variable Contract</b>				
Straley Robin Vericker	18262	\$ 1,836.00		Professional Services - Recreation Amenity Acquisition Bond - thru 04/15/20
<b>Variable Contract Sub-Total</b>		<b>\$ 1,836.00</b>		
<b>Utilities</b>				
Tampa Electric	211017895700 081020	\$ 2,513.97		Electric Service - thru 08/04/20
Tampa Electric	211018054091 080620	779.73		Electric Service - thru 07/31/20
Tampa Electric	221006350658 080620	64.83		Electric Service - thru 07/31/20
Tampa Electric	221006361218 080620	266.28		Electric Service - thru 08/03/20
Tampa Electric	221007463708 081020	-146.19		Electric Service - thru 08/05/20
Tampa Electric	221007640941 080620	18.52		Electric Service - thru 08/03/20
Tampa Electric	221007706890 080620	18.52		Electric Service - thru 08/03/20
Tampa Electric	221007832001 080620	556.96	<b>\$ 4,072.62</b>	Electric Service - thru 07/31/20
<b>Utilities Sub-Total</b>		<b>\$ 4,072.62</b>		
<b>Regular Services</b>				
Meritus Districts	10037	\$ 1,800.00		Dissemination Services Q3 FY20 Series 2018 & 2020 - 08/14/20
<b>Regular Services Sub-Total</b>		<b>\$ 1,800.00</b>		

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Additional Services</b>				
Field Stone	6219	\$ 65.00		Irrigation Service Calls - 07/30/20
<b>Additional Services Sub-Total</b>		<b>\$ 65.00</b>		
<b>TOTAL:</b>		<b>\$ 22,253.74</b>		

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 6076

Date	PO#
08/01/20	
SalesRep	Terms
Chris Labenz	Net 30

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

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

Item	Qty / UOM	Rate	Ext. Price	Amount
#895 - Maintenance CDD Addendum August 2020			\$2,316.00	\$2,316.00

Sales Tax	\$0.00
<b>Grand Total</b>	<b>\$2,316.00</b>

53900 4604  
612

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

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4801 122nd Ave. N  
Clearwater, FL 33762

Invoice 6077

Date	PO#
08/01/20	
SalesRep	Terms
Brian Stephens	Net 30

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

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

Item	Qty / UOM	Rate	Ext. Price	Amount
#3100 - 2019-2020 Maintenance Contract	August 2020		\$7,680.36	\$7,680.36

Sales Tax	\$0.00
<b>Grand Total</b>	<b>\$7,680.36</b>

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**Meritus Districts**

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

**INVOICE**

Invoice Number: 9933  
Invoice Date: Aug 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		8/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - August		3,166.66
		Postage - June		2.10
		Accounting Services		125.00
		Website Administration		125.00

Subtotal	3,418.76
Sales Tax	
Total Invoice Amount	3,418.76
Payment/Credit Applied	
<b>TOTAL</b>	<b>3,418.76</b>



Invoice

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

Date	Invoice #
8/1/2020	3893B

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- 11 Waterways	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 QR</div>			
<b>Total</b>			\$1,065.00

# 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

April 23, 2020

Client: 001503

Matter: 000004

Invoice #: 18262

Page: 1

RE: Recreation Amenity Acquisition Bond

For Professional Services Rendered Through April 15, 2020

## SERVICES

Date	Person	Description of Services	Hours
3/26/2020	LB	PREPARE FILES FOR RECREATION AMENITY AQUISION.	0.8
3/31/2020	VKB	REVIEW CYPRESS MILL CLUBHOUSE ACQUISITION PROCEDURES AND PREREQUISITES.	0.4
4/1/2020	VKB	REVIEW CYPRESS MILL CLUBHOUSE PLAN; DRAFT NOTES RE: SAME, PRIOR CONVEYANCES, PRIOR VALIDATION, AND ACQUISITION PROCEDURES AND PREREQUISITES.	2.7
4/2/2020	JMV	REVIEW RECREATION AMENITY PLAN; TELEPHONE CALL WITH J. KESSLER; DRAFT EMAIL TO L. COFFEY.	1.6
4/2/2020	VKB	CONFERENCE WITH J. VERICKER RE: CYPRESS MILL CLUBHOUSE PLAN, VALIDATION PREREQUISITES, AND ACQUISITION PROCEDURES.	0.5
4/8/2020	JMV	REVIEW CLUB PLAN; REVIEW EMAIL FROM L. COFFEY; DRAFT EMAIL TO L. COFFEY.	0.6
4/8/2020	VKB	REVIEW EMAILS RE: ANTICIPATED CLUB SALE AND VALIDATION AMOUNT AND RESOLUTIONS; CONFERENCE WITH J. VERICKER RE: SAME.	0.2
Total Professional Services			6.8
			\$1,836.00

57460-3107

QR

April 23, 2020

Client: 001503

Matter: 000004

Invoice #: 18262

Page: 2

**PERSON RECAP**

Person	Hours	Amount
JMV John M. Vericker	2.2	\$671.00
VKB Vivek K. Babbar	3.8	\$1,045.00
LB Lynn Butler	0.8	\$120.00

Total Services	\$1,836.00
Total Disbursements	\$0.00
Total Current Charges	\$1,836.00

**PAY THIS AMOUNT**

**\$1,836.00**

*Please Include Invoice Number on all Correspondence*





## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 08/10/2020

Account: 211017895700

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

Current month's charges:	\$2,513.97
Total amount due:	\$2,513.97
Payment Due By:	08/31/2020

### Your Account Summary

Previous Amount Due	\$2,513.97
Payment(s) Received Since Last Statement	-\$2,513.97
<b>Current Month's Charges</b>	<b>\$2,513.97</b>
<b>Total Amount Due</b>	<b>\$2,513.97</b>

## Go paperless!

Goodbye clutter. Hello convenience.

There's never been  
a better time to  
go paperless.

It's touch-free and  
good for the environment.



Learn more and sign up > [tampaelectric.com/paperless](http://tampaelectric.com/paperless)

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

## Yard project? Avoid damage and fines

Learn more at [tampaelectric.com/811](http://tampaelectric.com/811)



CALL



WAIT two  
business days



Start  
DIGGING!

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:	\$2,513.97
Total amount due:	\$2,513.97
Payment Due By:	08/31/2020

**Amount Enclosed** \$ \_\_\_\_\_

622988352658

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



tampaelectric.com

## Contact Information

### Residential Customer Care

813-223-0800 (Hillsborough County)  
863-299-0800 (Polk County)  
888-223-0800 (All other counties)

### Commercial Customer Care

866-832-6249

**Hearing Impaired/TTY**  
711

**Power Outages Toll-Free**  
877-588-1010

**Energy-Saving Programs**  
813-275-3909

### Mail Payments to

TECO  
P.O. Box 31318  
Tampa, FL 33631-3318

### All Other Correspondence

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

## Understanding Your Electric Charges

**Average kWh per day** – The average amount of electricity purchased per day.

**Basic Service Charge** – A fixed monthly amount that covers the cost to provide service to your location.

**Bright Choices™** – The number of leased light fixtures and/or poles and associated fees and charges.

**Budget Billing** – Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

**Energy Charge** – The cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges.

**Estimated** – If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

**Florida Gross Receipts Tax** – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. Utility companies collect the tax from all customers, unless exempt, and remit to the state.

**Florida State Tax** – A tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

**Franchise Fee** – A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

**Fuel Charge** – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

**Kilowatt-Hours (kWh)** – The basic measurement of electric energy use.

**Late Payment Charge** – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

**Municipal Public Service Tax** – Many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

**Past Due** – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

**Rate Schedule** – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

**Share** – A program co-sponsored by Tampa Electric and the Salvation Army for customers to help pay the energy bills of customers in need one time or monthly on your bill. Your contribution is tax deductible and is matched by Tampa Electric.

**Sun Select™** – The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

**Sun to Go™** – The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

**Total Amount Due** – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It's important that you pay your bill before this date to avoid interruption of service.

**Zap Cap Systems™** – Surge protection for your home or business sold separately as a non-energy charge.

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- Pay by credit card using KUBRA EZ-PAY at [tecoaccount.com](http://tecoaccount.com) or by calling 866-689-6469.  
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

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

Por favor, visite [tampaelectric.com](http://tampaelectric.com) para ver esta información en español.

## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211017895700  
**Statement Date:** 08/10/2020  
**Current month's charges due** 08/31/2020

### Details of Charges – Service from 07/03/2020 to 08/04/2020

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	1392 kWh @ \$0.02866/kWh	\$39.89
Fixture & Maintenance Charge	72 Fixtures	\$905.94
Lighting Pole / Wire	72 Poles	\$1550.16
Lighting Fuel Charge	1392 kWh @ \$0.02614/kWh	\$36.39
COVID-19 Lighting Fuel Credit		-\$19.86
Florida Gross Receipt Tax		\$1.45
<b>Lighting Charges</b>		<b>\$2,513.97</b>

**Total Current Month's Charges** **\$2,513.97**

### Important Messages

#### LOWER BILLS – AGAIN!

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# Report a power outage and get updates this storm season.



**Report an outage** with these convenient options:

- Log into [tecoaccount.com](https://tecoaccount.com) and report your outage with one click; or
- Visit [tampaelectric.com/outage](https://tampaelectric.com/outage) and report your outage. You'll need your account or meter number (found on your billing statement); or
- \*Text **OUT** to **35069**; or
- Call our automated system at **877-588-1010**.

**Get the latest updates** about the status of your outage with one of these convenient options:

- Learn more and sign up for Power Updates\* at [tampaelectric.com/powerupdates](https://tampaelectric.com/powerupdates). When you sign up, you can let us know how you'd like us to contact you. You can receive texts, emails and/or phone calls regarding your outage and other important information; or
- Text **UPDATE** to **35069** (after the outage has been reported); or
- Visit our Outage Map at [tecoaccount.com](https://tecoaccount.com) or [tampaelectric.com/outagemap](https://tampaelectric.com/outagemap). You can search for an address to see the location of a power outage and estimated restoration time.

*\*Message and data rates may apply.*



TEC011417\_update2020



# An audit you can look forward to.

We know some businesses continue to face hardships due to the pandemic.

To help, beginning in June, we lowered commercial bills 14 percent to 20 percent due to lower natural gas prices.

Our energy experts can help you save even more when you call for a free Phone-Assisted Audit. We'll identify areas where you can save and recommend other programs—some that offer money-back rebates—that can help maximize long-term savings. And you'll receive a report with additional details about your energy use.

**Start saving now.**

**Call 813-275-3909 on weekdays from 8 a.m. to 5 p.m.** This is an audit that can help your bottom line.



EEE072120



# ACCOUNT INVOICE

tampaelectric.com



Statement Date: 08/06/2020

Account: 211018054091

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



Current month's charges:	\$779.73
Total amount due:	\$779.73
Payment Due By:	08/27/2020

## Your Account Summary

Previous Amount Due	\$779.73
Payment(s) Received Since Last Statement	-\$779.73
<b>Current Month's Charges</b>	<b>\$779.73</b>
<b>Total Amount Due</b>	<b>\$779.73</b>

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Learn more and sign up > [tampaelectric.com/paperless](http://tampaelectric.com/paperless)

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

**Yard project?**  
**Avoid damage and fines**

Learn more at [tampaelectric.com/811](http://tampaelectric.com/811)



**WAIT** two  
business days



**Start**  
**DIGGING!**

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:	\$779.73
Total amount due:	\$779.73
Payment Due By:	08/27/2020

**Amount Enclosed**

\$

604469858214

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:** 08/06/2020  
**Current month's charges due** 08/27/2020



## Details of Charges – Service from 07/01/2020 to 07/31/2020

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	512 kWh @ \$0.02866/kWh	\$14.67
Fixture & Maintenance Charge	8 Fixtures	\$114.56
Lighting Pole / Wire	8 Poles	\$191.36
Lighting Fuel Charge	512 kWh @ \$0.02614/kWh	\$13.38
COVID-19 Lighting Fuel Credit		-\$7.31
Florida Gross Receipt Tax		\$0.53

**Lighting Charges** **\$327.19**

## Details of Charges – Service from 07/01/2020 to 07/31/2020

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	247 kWh @ \$0.02866/kWh	\$7.08
Fixture & Maintenance Charge	13 Fixtures	\$162.37
Lighting Pole / Wire	13 Poles	\$279.89
Lighting Fuel Charge	247 kWh @ \$0.02614/kWh	\$6.46
COVID-19 Lighting Fuel Credit		-\$3.52
Florida Gross Receipt Tax		\$0.26

**Lighting Charges** **\$452.54**

**Total Current Month's Charges** **\$779.73**

## Important Messages

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## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 08/06/2020

Account: 221006350658

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

Current month's charges:	\$64.83
Total amount due:	\$64.83
Payment Due By:	08/27/2020

### Your Account Summary

Previous Amount Due	\$35.93
Payment(s) Received Since Last Statement	-\$35.93
<b>Current Month's Charges</b>	<b>\$64.83</b>
<b>Total Amount Due</b>	<b>\$64.83</b>

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**Yard project?**  
**Avoid damage and fines**

Learn more at [tampaelectric.com/811](http://tampaelectric.com/811)



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



#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006350658

Current month's charges:	\$64.83
Total amount due:	\$64.83
Payment Due By:	08/27/2020

**Amount Enclosed**

\$

690889463825

**Received**

**AUG 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

6908894638252210063506580000000064834

**Account:** 221006350658  
**Statement Date:** 08/06/2020  
**Current month's charges due** 08/27/2020



## Details of Charges – Service from 07/01/2020 to 07/31/2020

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

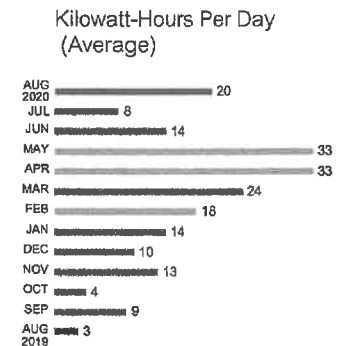
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000506134	07/31/2020	750		122		628 kWh	1	31 Days

Basic Service Charge		\$18.06
Energy Charge	628 kWh @ \$0.05991/kWh	\$37.62
Fuel Charge	628 kWh @ \$0.02638/kWh	\$16.57
COVID-19 Fuel Credit		-\$9.04
Florida Gross Receipt Tax		\$1.62
<b>Electric Service Cost</b>		<b>\$64.83</b>

**Total Current Month's Charges** **\$64.83**

### Tampa Electric Usage History



## Important Messages

### LOWER BILLS – AGAIN!

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Statement Date: 08/06/2020

Account: 221006361218

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



Current month's charges:	\$266.28
Total amount due:	\$266.28
Payment Due By:	08/27/2020

## Your Account Summary

Previous Amount Due	\$72.49
Payment(s) Received Since Last Statement	-\$72.49
<b>Current Month's Charges</b>	<b>\$266.28</b>
<b>Total Amount Due</b>	<b>\$266.28</b>

## Go paperless!

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# Yard project?

## Avoid damage and fines

Learn more at [tampaelectric.com/811](http://tampaelectric.com/811)



**WAIT** two  
business days



**Start**  
**DIGGING!**

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



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006361218

Current month's charges:	\$266.28
Total amount due:	\$266.28
Payment Due By:	08/27/2020

**Amount Enclosed** \$ \_\_\_\_\_  
690889463826

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 INVOICE

tampaelectric.com



**Account:** 221006361218  
**Statement Date:** 08/06/2020  
**Current month's charges due** 08/27/2020



## Details of Charges – Service from 07/02/2020 to 08/03/2020

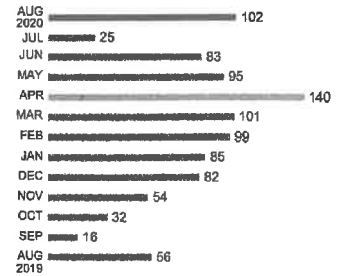
Service for: 15772 MILLER CREEK DR, WELL, RUSKIN, FL 33570

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
J85861	08/03/2020	36,385		33,025		3,360 kWh	1	33 Days

Basic Service Charge		\$18.06
Energy Charge	3,360 kWh @ \$0.05991/kWh	\$201.30
Fuel Charge	3,360 kWh @ \$0.02638/kWh	\$88.64
COVID-19 Fuel Credit		-\$48.38
Florida Gross Receipt Tax		\$6.66
<b>Electric Service Cost</b>		<b>\$266.28</b>
<b>Total Current Month's Charges</b>		<b>\$266.28</b>

### Tampa Electric Usage History

 Kilowatt-Hours Per Day  
(Average)


## Important Messages

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

Statement Date: 08/10/2020  
Account: 221007463708

Current month's charges: \$18.52  
Total amount due: -\$146.19  
CREDIT - DO NOT PAY

**Your Account Summary**

Previous Amount Due	\$18.52
Payment(s) Received Since Last Statement	-\$18.52
Miscellaneous Credits	-\$164.71
Credit balance after payments and credits	-\$164.71
<b>Current Month's Charges</b>	<b>\$18.52</b>
<b>Total Amount Due</b>	<b>-\$146.19</b>

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**WAIT** two  
business days



**Start**  
**DIGGING!**

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**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 221007463708

Current month's charges: \$18.52  
Total amount due: -\$146.19  
CREDIT - DO NOT PAY

**Amount Enclosed**

\$

651383370170

00004048 02 AV 0.38 33607 FTECO108102022490110 00000 01 01000000 010 01 4048 006



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**

**AUG 13 2020**



## Contact Information

### Residential Customer Care

813-223-0800 (Hillsborough County)  
863-299-0800 (Polk County)  
888-223-0800 (All other counties)

### Commercial Customer Care

866-832-6249

**Hearing Impaired/TTY**  
711

**Power Outages Toll-Free**  
877-588-1010

**Energy-Saving Programs**  
813-275-3909

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P.O. Box 31318  
Tampa, FL 33631-3318

### All Other Correspondence

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

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**Total Amount Due** – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It's important that you pay your bill before this date to avoid interruption of service.

**Zap Cap Systems™** – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit [tampaelectric.com](http://tampaelectric.com).

### Your payment options are:

- Schedule free one-time or recurring payments at [tecoaccount.com](http://tecoaccount.com) using a checking or savings account.
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- Pay by credit card using KUBRA EZ-PAY at [tecoaccount.com](http://tecoaccount.com) or by calling 866-689-6469.  
(A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

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

Por favor, visite [tampaelectric.com](http://tampaelectric.com) para ver esta información en español.

**Account:** 221007463708  
**Statement Date:** 08/10/2020  
**Current month's charges due** DO NOT PAY

## Details of Charges – Service from 07/07/2020 to 08/05/2020

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	08/05/2020	0		0		0 kWh	1	30 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)

AUG 2020 0  
 JUL 0  
 JUN 0  
 MAY 0  
 APR 0  
 MAR 0  
 FEB 0  
 JAN 0  
 DEC 0  
 NOV 0  
 OCT 0  
 SEP 0  
 AUG 2019 0

## Miscellaneous Credits

Deposit Refund  
 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

-\$162.00

-\$2.71

**Total Current Month's Credits**

**-\$164.71**

## 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.



# Report a power outage and get updates this storm season.



**Report an outage** with these convenient options:

- Log into **tecoaccount.com** and report your outage with one click; or
- Visit **tampaelectric.com/outage** and report your outage. You'll need your account or meter number (found on your billing statement); or
- \*Text **OUT** to **35069**; or
- Call our automated system at **877-588-1010**.

**Get the latest updates** about the status of your outage with one of these convenient options:

- Learn more and sign up for Power Updates\* at **tampaelectric.com/powerupdates**. When you sign up, you can let us know how you'd like us to contact you. You can receive texts, emails and/or phone calls regarding your outage and other important information; or
- Text **UPDATE** to **35069** (after the outage has been reported); or
- Visit our Outage Map at **tecoaccount.com** or **tampaelectric.com/outagemap**. You can search for an address to see the location of a power outage and estimated restoration time.

*\*Message and data rates may apply.*



TEC011417\_update2020



# An audit you can look forward to.

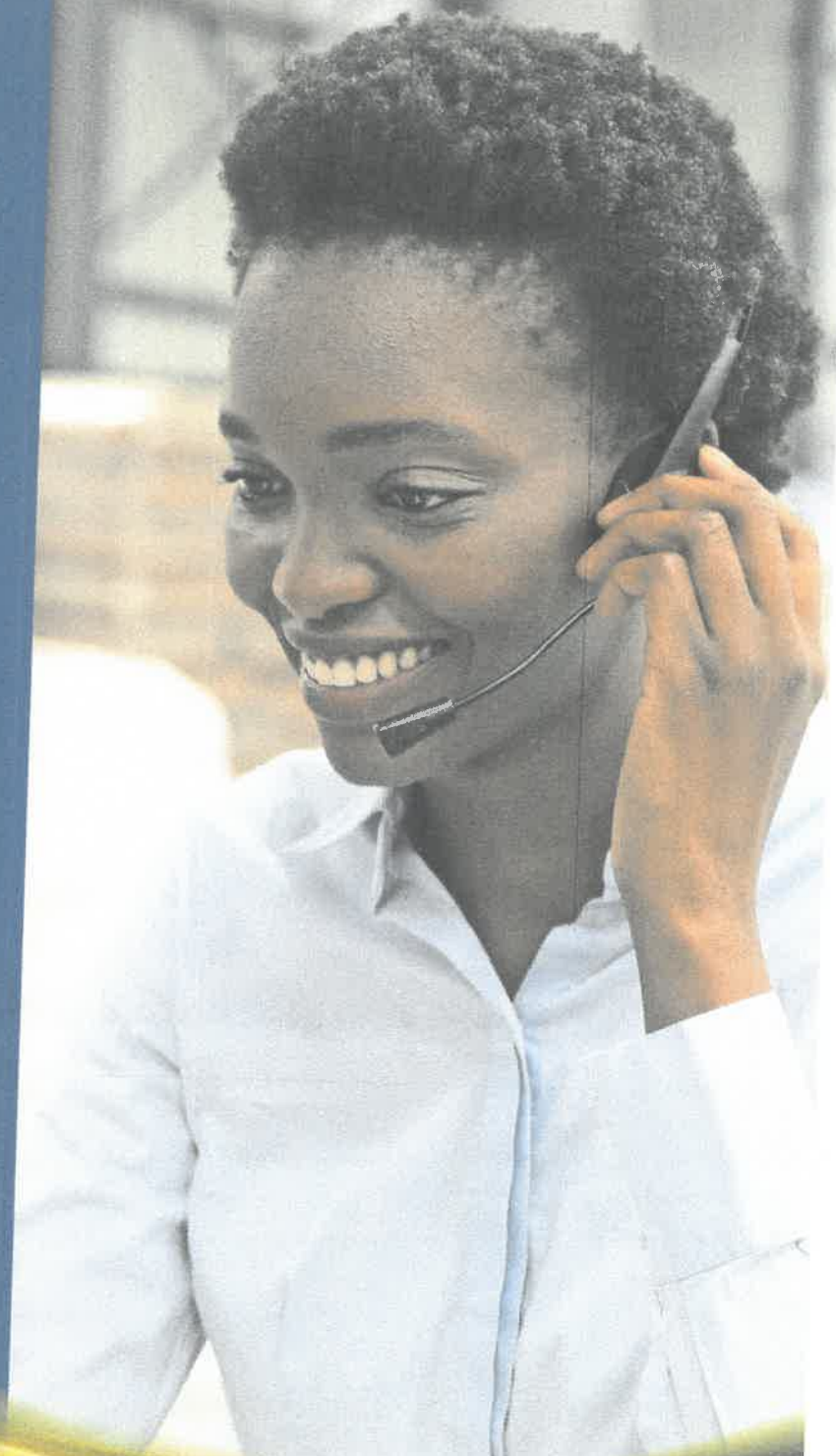
We know some businesses continue to face hardships due to the pandemic.

To help, beginning in June, we lowered commercial bills 14 percent to 20 percent due to lower natural gas prices.

Our energy experts can help you save even more when you call for a free Phone-Assisted Audit. We'll identify areas where you can save and recommend other programs—some that offer money-back rebates—that can help maximize long-term savings. And you'll receive a report with additional details about your energy use.

**Start saving now.**

**Call 813-275-3909 on weekdays from 8 a.m. to 5 p.m.** This is an audit that can help your bottom line.



EE072120

## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 08/06/2020

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:	08/27/2020

### Your Account Summary

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

**Go paperless!**  
Goodbye clutter. Hello convenience.

There's never been  
a better time to  
go paperless.  
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Yard project?**  
**Avoid damage and fines**

Learn more at [tampaelectric.com/811](http://tampaelectric.com/811)



**WAIT** two  
business days



**Start**  
**DIGGING!**

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:	08/27/2020

**Amount Enclosed**

\$ \_\_\_\_\_

621753788819

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:** 08/06/2020  
**Current month's charges due** 08/27/2020



## Details of Charges – Service from 07/02/2020 to 08/03/2020

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	08/03/2020	0		0		0 kWh	1	33 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)

AUG 0  
2020  
JUL 0  
JUN 0  
MAY 0  
APR 0  
MAR 0  
FEB 0  
JAN 0  
DEC 0

Statement Date: 08/06/2020

Account: 221007706890

CYPRESS MILL COMMUNITY DEVELOPMENT  
3640 19TH AV NE, CRNR ICON  
RUSKIN, FL 33570

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	08/27/2020

## Your Account Summary

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

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## Yard project?

### Avoid damage and fines

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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007706890

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	08/27/2020

**Amount Enclosed** \$ \_\_\_\_\_

621753788820

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 INVOICE

tampaelectric.com



**Account:** 221007706890  
**Statement Date:** 08/06/2020  
**Current month's charges due** 08/27/2020



## Details of Charges – Service from 07/02/2020 to 08/03/2020

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

**Rate Schedule: General Service - Non Demand**

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H33104	08/03/2020	0		0		0 kWh	1	33 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)

AUG 0  
2020 0  
JUL 0  
JUN 0  
MAY 0  
APR 0  
MAR 0  
FEB 0

00000052-0001297-Page 28 of 38

Statement Date: 08/06/2020

Account: 221007832001

CYPRESS MILL COMMUNITY DEVELOPMENT  
CYPRESS MILLER CREEK PH1C2, LIGHTS  
RUSKIN, FL 33573



Current month's charges:	\$556.96
Total amount due:	\$556.96
Payment Due By:	08/27/2020

## Your Account Summary

Previous Amount Due	\$556.96
Payment(s) Received Since Last Statement	-\$556.96
<b>Current Month's Charges</b>	<b>\$556.96</b>
<b>Total Amount Due</b>	<b>\$556.96</b>

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

# Yard project?

## Avoid damage and fines

Learn more at [tampaelectric.com/811](http://tampaelectric.com/811)



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: 221007832001

Current month's charges:	\$556.96
Total amount due:	\$556.96
Payment Due By:	08/27/2020

**Amount Enclosed** \$ \_\_\_\_\_  
679778359460

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:** 221007832001  
**Statement Date:** 08/06/2020  
**Current month's charges due** 08/27/2020



## Details of Charges – Service from 07/01/2020 to 07/31/2020

Service for: CYPRESS MILLER CREEK PH1C2, LIGHTS, RUSKIN, FL 33573

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	304 kWh @ \$0.02866/kWh	\$8.71
Fixture & Maintenance Charge	16 Fixtures	\$199.84
Lighting Pole / Wire	16 Poles	\$344.48
Lighting Fuel Charge	304 kWh @ \$0.02614/kWh	\$7.95
COVID-19 Lighting Fuel Credit		-\$4.34
Florida Gross Receipt Tax		\$0.32

**Lighting Charges** **\$556.96**

**Total Current Month's Charges** **\$556.96**

## Important Messages

### LOWER BILLS – AGAIN!

The unprecedented circumstances of the coronavirus pandemic and lower fuel costs led Tampa Electric to seek approval from the Florida Public Service Commission to lower Tampa Electric bills. All customers will see a COVID-19 fuel credit on their bills in June through August. Residential customers will see a 20 percent reduction on summer bills, including an estimated \$90 savings through December. Commercial and industrial customers can expect a total bill reduction of up to 14 to 20 percent, depending on usage and rate class through December. Tampa Electric's bills continue to be among the lowest in Florida and are more than 20 percent below the national average.

**Meritus Districts**

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

**INVOICE**

Invoice Number: 10037  
Invoice Date: Aug 14, 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		8/14/20

Quantity	Item	Description	Unit Price	Amount
		Dissemination Services Q3 Fiscal Year 2020 Bond Series 2018		900.00
		Dissemination Services Q3 Fiscal Year 2020 Bond Series 20120		900.00

Subtotal	1,800.00
Sales Tax	
Total Invoice Amount	1,800.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>1,800.00</b>





4801 122nd Ave. N  
Clearwater, FL 33762

Invoice 6219

Date	PO#
07/31/20	
SalesRep	Terms
Daniel Escobar	Net 30

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

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

Item	Qty / UOM	Rate	Ext. Price	Amount
#4766 - Irrigation Repair Service Call			\$65.00	\$65.00
Irrigation brake between Miller Creek and Ozello Trail				
Irrigation Service Calls - 07/30/2020			\$65.00	

Sales Tax	\$0.00
<b>Grand Total</b>	<b>\$65.00</b>

53900 - 4611  
CR

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

To register, please use the following link: [Fieldstone.PropertyServicePortal.com](http://Fieldstone.PropertyServicePortal.com)

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact [accountsreceivable@fieldstonels.com](mailto:accountsreceivable@fieldstonels.com)

Phone #	Fax #	E-mail	Web Site
(727) 822-7866	(727) 269-5490	<a href="mailto:accounting@fieldstonels.com">accounting@fieldstonels.com</a>	<a href="http://www.fieldstonels.com">www.fieldstonels.com</a>

# Cypress Mill Community Development District

Financial Statements  
(Unaudited)

Period Ending  
August 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 8/31/2020  
(In Whole Numbers)

	General Fund	Debt Service - Series 2018	Debt Service - Series 2020	Capital Projects - Series 2018	Capital Projects - Series 2020	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets								
Cash - Operating Account	275	0	0	0	0	0	0	275
Investment - Revenue 2018 (9000)	0	56,709	0	0	0	0	0	56,709
Investment - Interest 2018 (9001)	0	0	0	0	0	0	0	0
Investment - Sinking 2018 (9002)	0	0	0	0	0	0	0	0
Investment - Reserve 2018 (9003)	0	138,969	0	0	0	0	0	138,969
Investment - Construction 2018 (9005)	0	0	0	95	0	0	0	95
Investment - Cost of Issuance 2018 (9006)	0	0	0	0	0	0	0	0
Investment - Revenue 2020 (7000)	0	0	1	0	0	0	0	1
Investment - Interest 2020 (7001)	0	0	0	0	0	0	0	0
Investment - Reserve 2020 (7003)	0	0	258,250	0	0	0	0	258,250
Investment - Construction 2020 (7005)	0	0	0	0	1,454,558	0	0	1,454,558
Investment - Cost of Issuance 2020 (7006)	0	0	0	0	3,718	0	0	3,718
Accounts Receivable - Other	146	0	0	0	0	0	0	146
Due From Developer	0	0	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	332	0	0	0	0	0	0	332
Deposits	5,124	0	0	0	0	0	0	5,124
Construction Work In Progress	0	0	0	0	0	15,187,104	0	15,187,104
Amount Available-Debt Service	0	0	0	0	0	0	139,102	139,102
Amount To Be Provided-Debt Service	0	0	0	0	0	0	17,415,898	17,415,898
Total Assets	5,877	195,677	258,251	95	1,458,276	15,187,104	17,555,000	34,660,280
Liabilities								
Accounts Payable	36,395	0	0	0	0	0	0	36,395
Accounts Payable - Other	0	0	0	0	0	0	0	0
Due to Developer	0	0	0	0	0	0	0	0
Due to Debt Service	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Revenue Bonds Payable - Series 2018	0	0	0	0	0	0	8,445,000	8,445,000
Revenue Bonds Payable - Series 2020	0	0	0	0	0	0	9,110,000	9,110,000
Total Liabilities	36,395	0	0	0	0	0	17,555,000	17,591,395
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	139,102	0	95	0	0	0	139,197
Fund Balance-Unreserved	3	0	0	0	0	0	0	3
Investment In General Fixed Assets	0	0	0	0	0	15,187,104	0	15,187,104
Other	(30,521)	56,575	258,251	0	1,458,276	0	0	1,742,582
Total Fund Equity & Other Credits	(30,518)	195,677	258,251	95	1,458,276	15,187,104	0	17,068,885

Cypress Mill  
Balance Sheet

As of 8/31/2020  
(In Whole Numbers)

	General Fund	Debt Service - Series 2018	Debt Service - Series 2020	Capital Projects - Series 2018	Capital Projects - Series 2020	General Fixed Assets Account Group	General Long-Term Debt	Total
Total Liabilities & Fund Equity	<u><u>5,877</u></u>	<u><u>195,677</u></u>	<u><u>258,251</u></u>	<u><u>95</u></u>	<u><u>1,458,276</u></u>	<u><u>15,187,104</u></u>	<u><u>17,555,000</u></u>	<u><u>34,660,280</u></u>

# Cypress Mill

## Statement of Revenues & Expenditures

001 - General Fund  
From 10/1/2019 Through 8/31/2020  
(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	133,069	338	0 %
Interest Earnings				
Interest Earnings	0	74	74	0 %
Contributions & Donations From Private Sources				
Developer Contributions	415,094	99,488	(315,606)	(76)%
Total Revenues	547,825	232,632	(315,193)	(58)%
Expenditures				
Legislative				
Supervisor Fees	12,000	0	12,000	100 %
Financial & Administrative				
District Manager	38,000	35,283	2,717	7 %
District Engineer	5,000	8,006	(3,006)	(60)%
Disclosure Report	8,400	3,600	4,800	57 %
Trustees Fees	9,000	3,709	5,291	59 %
Accounting Services	1,500	1,375	125	8 %
Auditing Services	7,500	4,826	2,674	36 %
Postage, Phone, Faxes, Copies	1,500	34	1,466	98 %
Public Officials Insurance	2,500	2,306	194	8 %
Legal Advertising	3,000	2,252	749	25 %
Bank Fees	300	236	64	21 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	200	69	131	66 %
Website Administration	1,500	2,875	(1,375)	(92)%
Legal Counsel				
District Counsel	7,500	6,133	1,367	18 %
Utility Services				
Electric Utility Services	150,000	36,951	113,049	75 %
Water Utility Services	15,000	0	15,000	100 %
Other Physical Environment				
Waterway Management System	55,000	10,650	44,350	81 %
General Liability & Property Casualty Insurance	12,000	2,819	9,181	77 %
Landscape Maintenance - Contract	140,000	114,592	25,408	18 %
Miscellaneous Repairs & Maintenance	7,500	0	7,500	100 %
Hardscape Maintenance	2,500	805	1,695	68 %
Plant Replacement Program	25,000	8,109	16,891	68 %
Landscape Maintenance - Other	15,300	15,843	(543)	(4)%
Irrigation Maintenance	10,000	2,504	7,496	75 %
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	263,152	284,673	52 %
Excess of Revenues Over (Under)	0	(30,521)	(30,521)	0 %
Expenditures				
Fund Balance, Beginning of Period	0	3	3	0 % 112

Cypress Mill  
**Statement of Revenues & Expenditures**

001 - General Fund  
 From 10/1/2019 Through 8/31/2020  
 (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>(30,518)</u>	<u>(30,518)</u>	<u>0 %</u>

**Cypress Mill**  
**Statement of Revenues & Expenditures**

200 - Debt Service - Series 2018  
From 10/1/2019 Through 8/31/2020  
(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	260,778	(292,697)	(53)%
DS Assessments - Developer	0	346,866	346,866	0 %
Interest Earnings				
Interest Earnings	0	206	206	0 %
Total Revenues	553,475	607,850	54,375	10 %
Expenditures				
Debt Service Payments				
Interest Payments	408,476	411,275	(2,799)	(1)%
Principal Payments	145,000	140,000	5,000	3 %
Total Expenditures	553,476	551,275	2,201	0 %
Excess of Revenues Over (Under) Expenditures	(1)	56,575	56,576	(5,657,638)%
Fund Balance, Beginning of Period	0	139,102	139,102	0 %
Fund Balance, End of Period	(1)	195,677	195,678	(19,567,836)%

**Cypress Mill**  
**Statement of Revenues & Expenditures**

201 - Debt Service - Series 2020  
From 10/1/2019 Through 8/31/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	8	8	0 %
Total Revenues	0	8	8	0 %
Expenditures				
Debt Service Payments				
Interest Payments	0	83,595	(83,595)	0 %
Total Expenditures	0	83,595	(83,595)	0 %
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	341,845	341,845	0 %
Interfund Transfer				
Interfund Transfer	0	(6)	(6)	0 %
Total Other Financing Sources	0	341,839	341,839	0 %
Excess of Revenues Over (Under)	0	258,251	258,251	0 %
Expenditures				
Fund Balance, End of Period	0	258,251	258,251	0 %



**Cypress Mill**  
**Statement of Revenues & Expenditures**

300 - Capital Projects - Series 2018  
From 10/1/2019 Through 8/31/2020  
(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**

301 - Capital Projects - Series 2020  
From 10/1/2019 Through 8/31/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	81	81	0 %
Total Revenues	0	81	81	0 %
Expenditures				
Financial & Administrative				
District Manager	0	37,500	(37,500)	0 %
Trustees Fees	0	10,675	(10,675)	0 %
Underwriter	0	42,500	(42,500)	0 %
Original Issue Discount(Premium)	0	(278,063)	278,063	0 %
Underwriters Discount	0	182,200	(182,200)	0 %
Miscellaneous Fees	0	1,250	(1,250)	0 %
Legal Counsel				
District Counsel	0	35,500	(35,500)	0 %
Bond Counsel	0	50,000	(50,000)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	7,228,404	(7,228,404)	0 %
Total Expenditures	0	7,309,967	(7,309,967)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	6	6	0 %
Debt Proceeds				
Bond Proceeds	0	8,768,155	8,768,155	0 %
Total Other Financing Sources	0	8,768,161	8,768,161	0 %
Excess of Revenues Over (Under)	0	1,458,276	1,458,276	0 %
Expenditures				
Fund Balance, End of Period	0	1,458,276	1,458,276	0 %

**Cypress Mill**  
**Statement of Revenues & Expenditures**

900 - General Fixed Assets Account Group  
From 10/1/2019 Through 8/31/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	15,187,104	15,187,104	0 %
Fund Balance, End of Period	<u>0</u>	<u>15,187,104</u>	<u>7,958,699</u>	<u>0 %</u>

Cypress Mill  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 08/31/20

Reconciliation Date: 8/31/2020

Status: Locked

Bank Balance	274.95
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	274.95
Balance Per Books	<u>274.95</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: 08/31/20

Reconciliation Date: 8/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1170	8/6/2020	System Generated Check/Voucher	512.50	Clearview Land Design, P.L.
1171	8/6/2020	System Generated Check/Voucher	1,065.00	Sitex Aquatics LLC
1172	8/6/2020	System Generated Check/Voucher	257.00	Straley Robin Vericker
1173	8/13/2020	System Generated Check/Voucher	1,704.84	Tampa Electric
1174	8/20/2020	System Generated Check/Voucher	2,513.97	Tampa Electric
CD031	8/20/2020	Bank Fee	<u>27.76</u>	
Cleared Checks/Vouchers			<u><u>6,081.07</u></u>	

Cypress Mill  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 08/31/20

Reconciliation Date: 8/31/2020

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
1469143	8/1/2020	Developer Funding - 07.30.20	5,905.20	
Cleared Deposits			5,905.20	



# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: 7/27/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	22	-3	Small amount of trash
INVASIVE MATERIAL (FLOATING)	20	20	0	Ponds look good
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: 7/27/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	30	-10	Landscape at the entrance still looks rough
RECREATIONAL AREAS	30	30	0	Pocket parks need weed detailing/storm debris
SUBDIVISION MONUMENTS	30	30	0	
<b>HARDSCAPE ELEMENTS</b>				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	25	0	County
PARKING LOTS	15	15	0	N/A
<b>LIGHTING ELEMENTS</b>				
STREET LIGHTING	33	33	0	Some lights not working have been called in to TECO
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	30	0	
AMENITY CENTER LIGHTING	15	15	0	
<b>GATES</b>				
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
<b>SCORE</b>	700	687	-13	98%

Manager's Signature: Gene Roberts

Supervisor's Signature: \_\_\_\_\_





District Management Services, LLC

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: Monday, July 27, 2020

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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### LANDSCAPE MAINTENANCE

TURF	5	4	-1	<u>Fair</u>
TURF FERTILITY	10	10	0	<u>Some areas are chlorotic</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Broad leaf weeds</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>None observed</u>
PLANT FERTILITY	5	4	-1	
WEED CONTROL - BED AREAS	5	3	-2	<u>Several beds need detailing</u>
PLANT INSECT/DISEASE CONTROL	5	3	-2	<u>Aphids/fungus</u>
PRUNING	10	10	0	<u>OK</u>
CLEANLINESS	5	4	-1	<u>Wind debris</u>
MULCHING	5	5	0	<u>Fresh pine straw has been added</u>
WATER/IRRIGATION MGMT	8	6	-2	<u>Irrigation needs to be dialed back</u>
CARRYOVERS	5	4	-1	<u>Plant disease/weed detailing</u>

### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	<u>Coleus have been planred</u>
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	2	-1	<u>Beds need weeding</u>

SCORE

100	88	-12	88%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: GR

Supervisor's Signature: \_\_\_\_\_

Cypress Mill August



The Blue Daze bed at the entrance needs to be weeded.





Coleus have been planted at the entrance.







The Bulbine needs a fungicide application.



Fakahatchee grasses need to be treated for mites.





Turf at the entrance needs to be treated for broadleaf weeds.



There's a dead Sabal palm at the entrance.





The rock beds need weed detailing.



Several tree stakes need to be tightened.





The irrigation needs to be dialed back at the pocket park on Camp Island.



A resident on Ozello is complaining about the phase under construction next to his house not being mowed.





The Blue Daze at the entrance on Camp Island is doing well.



The Ixora has not recovered yet from the stress when the irrigation was off.





Wind debris needs to be cleaned up at the pocket park at Wash Island.



The Podocarpus still have aphids and the plants are declining.





Several plants have died along Camp Island.



There's a dead palm at the corner of Camp Island and Miller Creek.





Fresh pine straw has been added in the medians on Miller Creek.



The ponds are in good condition.













The



The pond bank next to Ozello is not being mowed.





District Management Services, LLC

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: Wednesday, August 26, 2020

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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### LANDSCAPE MAINTENANCE

TURF	5	4	-1	<u>Fair</u>
TURF FERTILITY	10	10	0	<u></u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Broad leaf weeds</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>None observed</u>
PLANT FERTILITY	5	4	-1	<u></u>
WEED CONTROL - BED AREAS	5	2	-3	<u>Poor</u>
PLANT INSECT/DISEASE CONTROL	5	3	-2	<u>Society Garlic needs treatment</u>
PRUNING	10	10	0	<u>Some palm trees</u>
CLEANLINESS	5	4	-1	<u>Storm debris</u>
MULCHING	5	5	0	<u></u>
WATER/IRRIGATION MGMT	8	8	0	<u></u>
CARRYOVERS	5	4	-1	<u>Plant disease/weed detailing</u>

### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	<u>Good</u>
INSECT/DISEASE CONTROL	7	7	0	<u></u>
DEADHEADING/PRUNING	3	2	-1	<u></u>

SCORE

100	89	-11	89%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: GR

Supervisor's Signature: \_\_\_\_\_





# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: 8/26/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	35	-5	Blue Daze is struggling
RECREATIONAL AREAS	30	30	0	Pocket parks need weed detailing/storm debris
SUBDIVISION MONUMENTS	30	30	0	
<b>HARDSCAPE ELEMENTS</b>				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	25	0	County
PARKING LOTS	15	15	0	N/A
<b>LIGHTING ELEMENTS</b>				
STREET LIGHTING	33	33	0	
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	30	0	
AMENITY CENTER LIGHTING	15	15	0	
<b>GATES</b>				
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
<b>SCORE</b>	700	692	-8	99%

Manager's Signature: Gene Roberts

Supervisor's Signature: \_\_\_\_\_



# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: 8/26/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	22	-3	<u>Some debris</u>
INVASIVE MATERIAL (FLOATING)	20	20	0	<u>Good Condition</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	25	0	<u>Good</u>
GENERAL CONDITION	25	25	0	<u>Good</u>

## CYPRESS MILL SEPTEMBER



The coleus at the entrance look good.



The Blue Daze at the entrance look rough and are full of sedge and torpedo grass. Fieldstone to provide a proposal to change to a different plant.





The Society Garlic needs to be treated for fungus. It's been a tough summer everywhere for the Garlic.



Weed detailing in the beds along Miller Creek needed.





The stone median tips need to be weeded.



The turf along Miller Creek looks decent.





There is a dead palm tree in the median in front of the amenity center.



The turf along Greenleaf Bay needs to be treated for broadleaf weeds.





The landscape beds in the pocket park next to Salt River are in need of weed detail.







There are about five dead Sabal palms throughout the community that need to be replaced.



These are the Royal palms that Fieldstone wants to hire a crane to straighten.





Weed detailing is needed in the beds along Camp Island.



The swale along 19<sup>th</sup> street is the counties responsibility but should we have Fieldstone mow it?





Some of the palms at the entrance need trimming.



The ponds look good except Fieldstone has not been mowing three of the pond banks. They have been notified.









Pond bank on Kings Court not being mowed.





Pond next to Ozello Trail.









