

**CYPRESS MILL  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
PUBLIC HEARING & REGUALR MEETING  
JULY 9, 2020**

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

**Zoom Meeting: <https://zoom.us/j/93115252139> Meeting ID: 931 1525 2139**

<b>District Board of Supervisors</b>	Chairman Vice Chairman Supervisor Supervisor Supervisor	Kelly Evans Laura Coffey Ben Gainer Becky Wilson Craig Wiggins
<b>District Manager</b>	Meritus	Brian Lamb Gene Roberts
<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 public hearing meeting will begin at **9:30 a.m.** The regular meeting will follow and begin with the third section called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. The fourth section called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action.

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

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

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

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

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based. <sup>2</sup>

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

Dear Board Members:

The Public Hearing & Regular Meeting of Cypress Mill Community Development District will be held on **July 9, 2020 at 9:30 a.m.** via Zoom at the information below:

**Zoom Meeting: <https://zoom.us/j/93115252139> Meeting ID: 931 1525 2139**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARING**
- 4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2021 BUDGET**
  - A. Open Public Hearing on Proposed Fiscal Year 2021 Budget
  - B. Staff Presentations
  - C. Public Comment
  - D. Close Public Hearing on Proposed Fiscal Year 2021 Budget
  - E. Consideration of Resolution 2020-04; Adopting Fiscal Year 2021 Budget..... Tab 01
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
  - A. Open Public Hearing on Levying O&M Assessments
  - B. Staff Presentations
  - C. Public Comment
  - D. Consideration of Resolution 2020-05; Levying O&M Assessments..... Tab 02
  - E. Close Public Hearing on Levying O&M Assessments
- 6. RETURN AND PROCEED TO REGULAR MEETING**
- 7. BUSSINES ITEMS**
  - A. Consideration of Resolution 2020-06; Setting Fiscal Year 2021 Meeting Schedule ..... Tab 03
  - B. Consideration of Resolution 2020-07; Adopting Final Terms of 2020 Bonds..... Tab 04
  - C. Consideration of Resolution 2020-08; Adopting Default Statutory Alternative Investment Policies..... Tab 05
  - D. Annual Qualified Electors ..... Tab 06
  - E. Consideration of Resolution 2020-09; Setting Landowner's Election & CDD Meeting ..... Tab 07
- 8. CONSENT AGENDA**
  - A. Consideration of Minutes of the Regular Meeting April 9, 2020..... Tab 08
  - B. Consideration of Operation and Maintenance Expenditures March 2020..... Tab 09
  - C. Consideration of Operation and Maintenance Expenditures April 2020..... Tab 10
  - D. Consideration of Operation and Maintenance Expenditures May 2020..... Tab 11
  - E. Review of Financial Statements Month Ending May 31, 2020 ..... Tab 12
- 9. VENDOR/STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager ..... Tab 13
    - i. Community Inspection Report
- 10. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 11. PUBLIC COMMENTS**
- 12. ADJOURNMENT**

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

Sincerely,  
Gene Roberts, District Manager

## RESOLUTION 2020-04

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager submitted, prior to June 15<sup>th</sup>, to the Board of Supervisors (“**Board**”) of the Cypress Mill Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

**WHEREAS**, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

**WHEREAS**, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

#### **Section 1. Budget**

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2019-2020 and/or revised projections for fiscal year 2020-2021.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the



Cypress Mill Community Development District for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021”.

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2020, and ending September 30, 2021, the sum of \$ **1,616,275.00**, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	<u>\$547,825.00</u>
Total Debt Service Funds	<u>\$ 1,068,450.00</u>
<b>Total All Funds*</b>	<u><b>\$1,616,275.00</b></u>

\*Not inclusive of any collection costs or early payment discounts.

**Section 3. Budget Amendments.** Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

**Section 4. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on July 9, 2020.**

Attested By:

**Cypress Mill Community  
Development District**

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Secretary/Assistant Secretary

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Kelly Evans  
Chair of the Board of Supervisors

**Exhibit A: FY 2020-2021 Adopted Budget**

2021



# CYPRESS MILL

COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2021

PROPOSED ANNUAL OPERATING BUDGET

JULY 9, 2020



# CYPRESS MILL

## COMMUNITY DEVELOPMENT DISTRICT

### FISCAL YEAR 2021 PROPOSED ANNUAL OPERATING BUDGET

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JULY 9, 2020

# CYPRESS MILL

## COMMUNITY DEVELOPMENT DISTRICT

### BUDGET INTRODUCTION

#### **Background Information**

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

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

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

#### **Facilities of the District**

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

#### **Maintenance of the Facilities**

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

# CYPRESS MILL

## COMMUNITY DEVELOPMENT DISTRICT

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

\*\*\* EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

\*\*\* EXCLUDES 4% EARLY PAYMENT DISCOUNT

# CYPRESS MILL

## COMMUNITY DEVELOPMENT DISTRICT

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

\*\*\* EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

\*\*\* EXCLUDES 4% EARLY PAYMENT DISCOUNT



# CYPRESS MILL

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Financial & Administrative**

##### **District Manager**

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

##### **District Engineer**

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

##### **Disclosure Reporting**

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

##### **Trustees Fees**

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

##### **Auditing Services**

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

##### **Postage, Phone, Fax, Copies**

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

##### **Public Officials Insurance**

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

##### **Legal Advertising**

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

##### **Bank Fees**

The District operates a checking account for expenditures and receipts.

##### **Dues, Licenses & Fees**

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

##### **Miscellaneous Fees**

To provide for unbudgeted administrative expenses.

##### **Office Supplies**

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

##### **Website Administration**

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



# CYPRESS MILL

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Legal Counsel**

##### **District Counsel**

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

#### **Electric Utility Services**

##### **Electric Utility Services**

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

#### **Other Physical Environment**

##### **Waterway Management System**

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

##### **Property & Casualty Insurance**

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

##### **Entry & Walls Maintenance**

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

##### **Landscape Maintenance**

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

##### **Miscellaneous Landscape**

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

##### **Plant Replacement Program**

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

# CYPRESS MILL

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

### SERIES 2018

#### REVENUES

CDD Debt Service Assessments	\$	552,675
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>552,675</b>

#### EXPENDITURES

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

#### ANALYSIS OF BONDS OUTSTANDING

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

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

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

# CYPRESS MILL

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

### SERIES 2020

#### REVENUES

CDD Debt Service Assessments	\$	515,775
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>515,775</b>

#### EXPENDITURES

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

#### ANALYSIS OF BONDS OUTSTANDING

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

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

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

# CYPRESS MILL

## COMMUNITY DEVELOPMENT DISTRICT

### SCHEDULE OF ANNUAL ASSESSMENTS<sup>(1)</sup>

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>					
<b>Single Family 40'</b>	1.00	231	\$1,145.83	\$584.69	\$1,730.53
<b>Single Family 50'</b>	1.25	229	\$1,432.29	\$730.87	\$2,163.16
<b>Subtotal</b>		<b>460</b>			
<b>ASSESSMENT AREA TWO - SERIES 2020</b>					
<b>Single Family 40'</b>	1.00	197	\$1,145.32	\$584.69	\$1,730.01
<b>Single Family 50'</b>	1.25	226	\$1,431.65	\$730.87	\$2,162.52
<b>Subtotal</b>		<b>423</b>			
<b>TOTAL</b>		<b>883</b>			

**Notations:**

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

## RESOLUTION 2020-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Cypress Mill Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

**WHEREAS**, the District is located in Hillsborough County, Florida (“**County**”);

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2020-2021 attached hereto as **Exhibit A (“FY 2020-2021 Budget”)** and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2020-2021 Budget;

**WHEREAS**, the provision of the activities described in the FY 2020-2021 Budget is a benefit to lands within the District;

**WHEREAS**, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

**WHEREAS**, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

**WHEREAS**, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on

all assessable lands in the amount contained for each parcel's portion of the FY 2020-2021 Budget ("**O&M Assessments**");

**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2020-2021 Budget;

**WHEREAS**, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

**WHEREAS**, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law; and

**WHEREAS**, Lennar Homes, LLC a Florida limited liability company ("**Developer**"), as the developer of certain lands within the District, has agreed to fund (in addition to its portion of the O/M Assessments) up to **\$263,538.59** of the FY 2020-2021 Budget as shown in the revenues line item of the FY 2020-2021 Budget pursuant to a budget funding agreement.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2020-2021 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2020-2021 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2020-2021 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

**b. Direct Bill for Certain Debt Assessments.**

- i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. Debt Assessments directly collected by the District are due in full on December 1, 2020; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
  1. 50% due no later than December 1, 2020
  2. 25% due no later than February 1, 2021
  3. 25% due no later than May 1, 2021
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2020-2021 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

**c. Direct Bill for Certain O&M Assessments.**

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2020; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
  1. 50% due no later than December 1, 2020
  2. 25% due no later than February 1, 2021
  3. 25% due no later than April 1, 2021
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**Section 4. Certification of Assessment Roll.** The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

**Section 5. Assessment Roll Amendment.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**Section 6. Assessment Challenges.** The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

**Section 7. Procedural Irregularities.** Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

**Section 8. Approving the Form of a Budget Funding Agreement with Developer.** The Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. The Secretary or any Assistant Secretary of the Board are hereby authorized to attest such execution. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

**Section 9. Severability.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.



**Section 10. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on July 9, 2020.**

Attested By:

**Cypress Mill Community  
Development District**

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Secretary/Assistant Secretary

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Kelly Evans  
Chair of the Board of Supervisors

**Exhibit A: FY 2020-2021 Budget**

**Exhibit B: Form of Budget Funding Agreement with Developer**

2021



# CYPRESS MILL

COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2021

PROPOSED ANNUAL OPERATING BUDGET

JULY 9, 2020

# CYPRESS MILL

## COMMUNITY DEVELOPMENT DISTRICT

### FISCAL YEAR 2021 PROPOSED ANNUAL OPERATING BUDGET

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JULY 9, 2020

# CYPRESS MILL

## COMMUNITY DEVELOPMENT DISTRICT

### BUDGET INTRODUCTION

#### **Background Information**

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

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

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

#### **Facilities of the District**

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

#### **Maintenance of the Facilities**

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

# CYPRESS MILL

## COMMUNITY DEVELOPMENT DISTRICT

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

\*\*\* EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

\*\*\* EXCLUDES 4% EARLY PAYMENT DISCOUNT

# CYPRESS MILL

## COMMUNITY DEVELOPMENT DISTRICT

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

\*\*\* EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

\*\*\* EXCLUDES 4% EARLY PAYMENT DISCOUNT

# CYPRESS MILL

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Financial & Administrative**

##### **District Manager**

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

##### **District Engineer**

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

##### **Disclosure Reporting**

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

##### **Trustees Fees**

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

##### **Auditing Services**

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

##### **Postage, Phone, Fax, Copies**

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

##### **Public Officials Insurance**

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

##### **Legal Advertising**

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

##### **Bank Fees**

The District operates a checking account for expenditures and receipts.

##### **Dues, Licenses & Fees**

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

##### **Miscellaneous Fees**

To provide for unbudgeted administrative expenses.

##### **Office Supplies**

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

##### **Website Administration**

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



# CYPRESS MILL

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Legal Counsel**

##### **District Counsel**

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

#### **Electric Utility Services**

##### **Electric Utility Services**

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

#### **Other Physical Environment**

##### **Waterway Management System**

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

##### **Property & Casualty Insurance**

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

##### **Entry & Walls Maintenance**

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

##### **Landscape Maintenance**

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

##### **Miscellaneous Landscape**

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

##### **Plant Replacement Program**

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



# CYPRESS MILL

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

### SERIES 2018

#### REVENUES

CDD Debt Service Assessments	\$	552,675
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>552,675</b>

#### EXPENDITURES

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

#### ANALYSIS OF BONDS OUTSTANDING

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

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

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

# CYPRESS MILL

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

### SERIES 2020

#### REVENUES

CDD Debt Service Assessments	\$	515,775
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>515,775</b>

#### EXPENDITURES

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

#### ANALYSIS OF BONDS OUTSTANDING

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

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

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

# CYPRESS MILL

## COMMUNITY DEVELOPMENT DISTRICT

### SCHEDULE OF ANNUAL ASSESSMENTS<sup>(1)</sup>

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>					
<b>Single Family 40'</b>	1.00	231	\$1,145.83	\$584.69	\$1,730.53
<b>Single Family 50'</b>	1.25	229	\$1,432.29	\$730.87	\$2,163.16
<b>Subtotal</b>		<b>460</b>			
<b>ASSESSMENT AREA TWO - SERIES 2020</b>					
<b>Single Family 40'</b>	1.00	197	\$1,145.32	\$584.69	\$1,730.01
<b>Single Family 50'</b>	1.25	226	\$1,431.65	\$730.87	\$2,162.52
<b>Subtotal</b>		<b>423</b>			
<b>TOTAL</b>		<b>883</b>			

**Notations:**

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

**FY 2020-2021 Budget Funding Agreement**  
(Cypress Mill Community Development District)

This FY 2020-2021 Budget Funding Agreement (this “**Agreement**”) is made and entered into as of July 9, 2020, between the **Cypress Mill Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the “**District**”), whose mailing address is c/o Meritus, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and **Lennar Homes, LLC** a Florida limited liability company (the “**Developer**”), whose mailing address is 4600 W. Cypress Street, Suite 200, Tampa, Florida 33607.

**Recitals**

**WHEREAS**, the District was established for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

**WHEREAS**, the District is adopting its budget for fiscal year 2020-2021 as attached hereto as **Exhibit A** (the “**FY 2020-2021 Budget**”), which commences on October 1, 2020, and concludes on September 30, 2021;

**WHEREAS**, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2020-2021 Budget, or utilizing such other revenue sources as may be available to it;

**WHEREAS**, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described the FY 2020-2021 Budget so long as payment is timely provided;

**WHEREAS**, the Developer presently certain property within the District as reflected on the assessment roll on file with the District Manager (the “**Property**”);

**WHEREAS**, the Developer agrees that the activities of the District described in the FY 2020-2021 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2020-2021 Budget; and

**WHEREAS**, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2020-2021 Budget.

**Operative Provisions**

Now, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

- 1. Funding Obligations.** From time to time during the 2020-2021 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to **\$263,538.59** in accordance with the FY 2020-2021 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

- 2. FY 2020-2021 Budget Revisions.** The District and Developer agree that the FY 2020-2021 Budget shall be revised at the end of the 2020-2021 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2020 and ending on September 30, 2021. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2020-2021 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2020-2021 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.
- 3. Right to Lien Property.**
- a. The District shall have the right to file a continuing lien ("**Lien**") upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
  - b. The Lien shall be effective as of the date and time of the recording of a "Notice of Lien for the FY 2020 FY 2020-2021 Budget" in the public records of Hillsborough County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
  - c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.
- 4. Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer's payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.
- 5. Enforcement and Attorney Fees.** In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney's fees and costs, from the non-prevailing party.
- 6. Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in Hillsborough County, Florida.
- 7. Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
- 8. Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2020-2021 fiscal year on September 30, 2021.

The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

- 9. Third Parties.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
- 10. Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
- 11. Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
- 12. Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
- 13. Entire Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

**IN WITNESS WHEREOF**, the parties have executed this Agreement as of the date first written above.

**Cypress Mill Community  
Development District**

\_\_\_\_\_  
Chair/Vice-Chair of the Board of Supervisors

**Lennar Homes, LLC,**  
a Florida limited liability company

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**Exhibit A: FY 2020-2021 FY 2020-2021 Budget**

**RESOLUTION 2020-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

**WHEREAS**, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

**Section 1.** The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2021 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

**Section 2.** The District Manager is hereby directed to submit a copy of the Fiscal Year 2021 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

**Section 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 9<sup>TH</sup> DAY OF JULY, 2020**

**ATTEST:**

**CYPRESS MILL  
COMMUNITY DEVELOPMENT  
DISTRICT**

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**ASSISTANT SECRETARY  
NICOLE HICKS**

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**CHAIRMAN  
KELLY EVANS**

**EXHIBIT A**

**BOARD OF SUPERVISORS MEETING DATES  
CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2021**

<b>October</b>	<b>8, 2020</b>	<b>9:30 a.m.</b>
<b>November</b>	<b>12, 2020</b>	<b>9:30 a.m.</b>
<b>December</b>	<b>10, 2020</b>	<b>9:30 a.m.</b>
<b>January</b>	<b>14, 2021</b>	<b>9:30 a.m.</b>
<b>February</b>	<b>11, 2021</b>	<b>9:30 a.m.</b>
<b>March</b>	<b>11, 2021</b>	<b>9:30 a.m.</b>
<b>April</b>	<b>08, 2021</b>	<b>9:30 a.m.</b>
<b>May</b>	<b>13, 2021</b>	<b>9:30 a.m.</b>
<b>June</b>	<b>10, 2021</b>	<b>9:30 a.m.</b>
<b>July</b>	<b>08, 2021</b>	<b>9:30 a.m.</b>
<b>August</b>	<b>12, 2021</b>	<b>9:30 a.m.</b>
<b>September</b>	<b>09, 2021</b>	<b>9:30 a.m.</b>

All meetings will convene at the offices of Lennar Homes located at 4600 W. Cypress Street Suite  
200 Tampa, FL 33607.



## RESOLUTION 2020-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE DISTRICT'S \$9,110,000 SERIES 2020 SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA TWO PROJECT); SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE SERIES 2020 SPECIAL ASSESSMENT BONDS; ADOPTING A SUPPLEMENTAL ENGINEER'S REPORT; ADOPTING A SECOND SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**WHEREAS**, the Cypress Mill Community Development District (the "**District**") previously indicated its intention to construct and/or acquire public improvements (the "**2020 Project**") as described in the Engineer's Report dated June 20, 2018;

**WHEREAS**, the Board of Supervisors of the District (the "**Board**") issued its \$9,110,000 Special Assessment Bonds, Series 2020 (Assessment Area Two Project) (the "**Series 2020 Bonds**") to finance a portion of the 2020 Project;

**WHEREAS**, the District desires to ratify and confirm the execution of all documents, instruments and certificates in connection with the Series 2020 Bonds, which are on file with the District Manager, (the "**Bond Documents**") and to confirm the issuance of the Series 2020 Bonds;

**WHEREAS**, the Series 2020 Bonds will be repaid by special assessments on the benefited property within the District;

**WHEREAS**, the District previously levied master special assessments in accordance with the terms outlined in the Master Assessment Methodology Report dated June 20, 2018 and adopted pursuant to Resolution No. 2018-27 (the "**Assessment Resolution**"), equalizing, approving, confirming and levying special assessments on certain property within the District, which resolution is still in full force and effect;

**WHEREAS**, now that the final terms of the Series 2020 Bonds have been established, it is necessary to approve the Second Supplemental Assessment Methodology Report dated February 25, 2020 (the "**Supplemental Assessment Report**"), and attached hereto as **Exhibit A**; and the Engineer's Report dated June 20, 2018, revised February 25, 2020 (the "**Supplemental Engineer's Report**") attached hereto as **Exhibit B**.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:**

1. **Authority for this Resolution.** This Resolution is adopted pursuant to Chapters 170, 190, and 197 Florida Statutes.
2. **Findings.** The Board hereby finds and determines as follows:
  - a. The foregoing recitals are hereby incorporated as the findings of fact of the Board.

- b. The Supplemental Engineer's Report is hereby approved and ratified.
  - c. The 2020 Project will serve a proper, essential, and valid public purpose.
  - d. The 2020 Project will specially benefit the developable acreage located within the District as set forth in the Supplemental Engineer's Report. It is reasonable, proper, just and right to assess the portion of the costs of the 2020 Project to be financed with the Series 2020 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.
  - e. The Series 2020 Bonds will finance the construction and acquisition of a portion of the 2020 Project.
  - f. The Supplemental Assessment Report is hereby approved and ratified.
- 3. **Ratification of the Execution of the Bond Documents.** The execution of the Bond Documents by the officials of the District are hereby ratified and confirmed.
  - 4. **Assessment Lien for the Series 2020 Bonds.** The special assessments for the Series 2020 Bonds shall be allocated in accordance with the Supplemental Assessment Report.
  - 5. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
  - 6. **Conflicts.** This Resolution is intended to supplement the Assessment Resolution, which remain in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
  - 7. **Effective date.** This Resolution shall become effective upon its adoption.

**Approved and adopted this 9<sup>th</sup> day of July 2020.**

**Attest:**

**Cypress Mill Community  
Development District**

\_\_\_\_\_  
Print Name:  
Secretary / Assistant Secretary

\_\_\_\_\_  
Kelly Evans  
Chair of the Board of Supervisors

Attachments:

Exhibit A – Second Supplemental Assessment Methodology Report dated February 25, 2020  
Exhibit B– Engineer's Report dated June 20, 2018

CYPRESS MILL  
COMMUNITY  
DEVELOPMENT  
DISTRICT

SECOND SUPPLEMENTAL  
ASSESSMENT  
METHODOLOGY REPORT

ASSESSMENT AREA TWO



Report Date:  
February 25, 2020

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## I. INTRODUCTION

This *Second Supplemental Assessment Methodology Report* (the “Second Supplemental Report”) serves to apply the basis of benefit allocation and assessment methodology in accordance with the Master Assessment Methodology Report (the “Master Report”) dated June 20, 2018 specifically to support the issuance of the Bonds (as defined below) which will fund a portion of the 2020 Project/second phase of the District’s Capital Infrastructure Program.

## II. DEFINED TERMS

“**Assessment Area One**” – Identified within the Engineers Report and relates to cost for the first phase of development that are specific (“Unique”) to Assessment Area One and details common cost within the CIP that benefit all developable private properties in the District. Assessment Area One is comprised of approximately 135.27 acres.

“**Assessment Area Two**” – Identified within the Engineers Report and relates to cost for the second phase of development that are specific (“Unique”) to Assessment Area Two and details common cost within the CIP that benefit all developable private properties in the District. Assessment Area Two is comprised of approximately 134.90 acres.

“**Assessable Property**” – all property within Assessment Area Two of the District that receives a special benefit from the 2020 Project.

“**Capital Improvement Program**” (CIP) – The public infrastructure development program as outlined by the Engineer’s Report.

“**Developer**” – Lennar Homes, LLC.

“**Development**” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

“**District**” – Cypress Mill Community Development District, 270.17 gross acres with the Development plan for 883 Units.

“**Engineer’s Report**” – *Engineer’s Report for Cypress Mill Community Development District*, dated June 20, 2018 as revised January 21, 2020.

“**Equivalent Assessment Unit**” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate assignment of benefit and lien values.

“**Platted Units**” – private property subdivided as a portion of gross acreage by virtue of the platting process.

“**Product Type**” – Classification assigned by the Developer to dissimilar Lot products and size for the development of the vertical construction.



“2020 Project” – The portion of the CIP identified with the Engineer’s Report that relates to the public infrastructure necessary for Assessment Area Two of the Development.

“Unplatted Parcels” – gross acreage intended for subdivision and platting pursuant to the Development plan.

“Unit(s)” – A planned or developed residential lot assigned a Product Type classification by the District Engineer.

“Master Report” or “Report” – The *Master Assessment Methodology Report*, dated June 20, 2018 as provided to support benefit and maximum assessments on private developable property within the District.

### III. OBJECTIVE

The objective of this Second Supplemental Assessment Methodology Report is to:

- A. Allocate a portion of the costs of the CIP to the 2020 Project;
- B. Refine the benefits, as initially defined in the Master Report, to the assessable properties within Assessment Area Two that will be assessed as a result of the issuance of the Bonds (as herein defined);
- C. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within Assessment Area Two within the District and ultimately to the individual units therein; and
- D. Provide a basis for the placement of a lien on the assessable lands within Assessment Area Two within the District that benefit from the 2020 Project, as outlined by the Engineer’s Report.

The basis of benefit received by properties within Assessment Area Two of the District relates directly to the 2020 Project allocable to Assessable Property within Assessment Area Two within the District. It is the District’s 2020 Project that will create the public infrastructure which enables the assessable properties within Assessment Area Two within the District to be developed and improved. Without these public improvements, which include off-site improvements, storm water, utilities (water and sewer), roadways, landscape and hardscape - the development of lands within the District could not be undertaken within the current legal development standards. This Second Supplemental Report applies the methodology described in the Master Report to assign assessments to assessable properties within Assessment Area Two within the District as a result of the benefit received from the 2020 Project and assessments required to satisfy the repayment of the Bonds by benefiting assessable properties.

The District will issue its Special Assessment Bonds, Series 2020 (Assessment Area Two Project) (the “Bonds”) to finance the construction and/or acquisition of a portion of the 2020 Project which will provide special benefit to the assessable parcels within Assessment Area Two of the District after platting. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within Assessment Area Two within the District. Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this Second Supplemental Report will determine the benefit, apportionment and financing structure for the Bonds to be issued by the District in accordance with Chapters 170, 190, and 197, Florida Statutes, as amended, to



establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

#### IV. DISTRICT OVERVIEW

The District area encompasses 270.17 +/- acres and is located in Hillsborough County, Florida, within Section 35, Township 31 South, and Range 19 East. The Developer of the property has created an overall phased Development plan as outlined within the Engineer's Report. The CIP for the District will support multiple phases of residential lot development totaling 883 residential lots. Further details of the phased CIP and Development are described within the Engineer's Report.

#### V. CAPITAL IMPROVEMENT PROGRAM (CIP)

The District and Developer are undertaking the responsibility of providing public infrastructure necessary to develop Assessment Area Two of the District. As designed, the 2020 Project representing a portion of the total CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefit to assessable lands within Assessment Area Two of the District. The drainage and surface water management system are an example of a system that provides benefit to all planned residential lots within the District. As a system of improvements, all private benefiting landowners within Assessment Area Two within the District benefit the same from the first few feet of pipe as they do from the last few feet. The storm water management system; as an interrelated facility which, by its design and interconnected control structures, provides a consistent level of protection to the entire development program, and thus all landowners within District will benefit from such improvement.

The District Engineer has identified the infrastructure, and respective costs, to be acquired and/or constructed as the 2020 Project. The 2020 Project includes off-site improvements. storm water, utilities (water and sewer), roadways, landscape and hardscape. The cost of the 2020 Project is estimated to be \$10,287,500 and approximately \$8,682,875 of which will be funded by issuance of the Bonds as generally described within Tables 2 and 3 of this Second Supplemental Report with further detail provided in the Engineer's Report.

#### VI. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The 2020 Project contains a "system of improvements" for Phase 2 of the Development except for common improvements which benefit the entire District; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the



improvements will result in all private developable properties receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable. Eligible improvements are found within the list provided in F.S. 170.01. However, certifying compliance with the second and third requirements necessary to establish valid special assessment requires a more analytical examination. As required by F.S. 170.02, and described in the next section entitled “Allocation Methodology,” this approach involves identifying and assigning value to specific benefits being conferred upon the various benefitting properties, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property. The Development plan contains a mix of single family home sites. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it “equates” the estimated benefit conferred to a specific single-family unit type. This is done to implement a fair and equitable method of apportioning benefit.

The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the 2020 Project of the CIP is demonstrated in the calculation of an equivalent assessment unit (EAU), further described in the next section.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the benefitting property. These benefits are derived from the acquisition and/or construction of the District’s CIP. The allocation of responsibility for the payment of special assessments, being associated with the special assessment liens encumbering Assessment Area Two as a result of the 2020 Project, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of Assessment Area Two within the District will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as: lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by the Developer and other community property. To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to lot product average front footage.





## VII. ALLOCATION METHODOLOGY

Table 1 outlines EAUs assigned for residential product types under the current Development plan for Phase 2. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within Assessment Area Two of the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific assessable property. The CIP benefit with respect to the 2020 Project and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and maximum assessments associated with the 2020 Project are demonstrated on Table 3 through Table 4. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per parcel basis, thereby reducing the annual debt service assessment associated with any series of bonds.

## VIII. ASSIGNMENT OF ASSESSMENTS

This section sets out the manner in which special assessments will be assigned and to establish a lien on land within Assessment Area Two within the District. With regard to the Assessable Property the special assessments are assigned to all property within Assessment Area Two of the District on a gross acreage basis until such time as the developable acreage is platted. The platted parcels will then be reviewed as to use and product types. As of the date of this report, no lots have been platted. Pursuant to Section 193.0235, Florida Statutes, certain privately or publicly owned “common elements” such as clubhouses, amenities, lakes and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state”. At this point the infrastructure may or may not be installed and none of the units in the Development plan have been platted. This condition exists when the infrastructure program is financed prior to any development. In the undeveloped state all of the lands within Assessment Area Two are assumed to receive benefit from the 2020 Project and all of the Assessable Property would be assessed to repay the Bonds. While the land is in an “undeveloped state,” special assessments will be assigned on an equal acre basis across all of the gross acreage within Assessment Area Two of the District. Debt will not be solely assigned to parcels which have development rights, but will and may be assigned to undevelopable parcels to ensure integrity of development plans, rights and entitlements.

The second condition is “on-going development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development plan has started to take shape. As lands subject to special



assessments are platted and fully-developed, they are assigned specific special assessments in relation to the estimated benefit that each platted unit within Assessment Area Two receives from the 2020 Project, with the balance of the debt assigned on a per gross acre basis as described in the preceding paragraph. Therefore, each fully-developed, platted unit would be assigned a special assessment pursuant to its Product Type classification as set forth in Table 4. It is not contemplated that any unassigned debt would remain once all of the 423 lots associated with the 2020 Project are platted and fully-developed; if such a condition was to occur, the true-up provisions described below would be applicable.

The third condition is the “completed development state.” In this condition all of the Assessable Property within the Development plan has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the portion of the District representing 517.25 ERUs.

#### IX. FINANCING INFORMATION

The District will finance a portion of the 2020 Project through the issuance of the Bonds secured ultimately by benefiting properties within Phase 2 of the Development plan (i.e. Assessment Area Two) within the District. A number of items will comprise the bond sizing such as capitalized interest, a debt service reserve, issuance costs and rounding as shown on Table 3.

#### X. TRUE-UP MODIFICATION

During the construction period of the Development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of special assessment principal. In order to ensure the District’s debt does not build up on the unplatted land, the District shall apply the following test as outlined within this “true-up methodology.”

The debt per acre remaining on the unplatted land within the District may not increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for the Bonds divided by the number of developable acres within Assessment Area Two of the District. Thus, every time the test is applied, the debt encumbering the remaining unplatted developable land must remain equal to or lower than the ceiling level of debt per acre. If the debt per gross acre is found to be above the established maximum, the District would require a density reduction payment in an amount sufficient to reduce the remaining debt per acre to the ceiling amount based on the schedule found in Exhibit A, Preliminary Assessment Roll, which amount will include accrued interest to the first interest payment date on the Bonds which occurs at least 45 days following such debt reduction payment.

True-up tests shall be performed upon the recording of each plat submitted to subdivide developed lands within Assessment Area Two of the District. If upon the completion of any true-up analyses it is found the debt per acre exceeds the established maximum ceiling debt per acre, or there is not sufficient development potential in the remaining acreage within Assessment Area Two of the District to produce the EAU densities required to adequately service the Bond debt, the District shall require the remittance of a density reduction payment, plus accrued interest as applicable, in an amount



sufficient to reduce the remaining debt per assessable acre to the ceiling amount per acre and to allow the remaining acreage to adequately service Bond debt upon development. The final test shall be applied at the platting of 100% of the development units within the District.

True-up payment requirements may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District, that there is sufficient development potential in the remaining acreage within Assessment Area Two of the District to produce the densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this section.

All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

## **XI. ADDITIONAL STIPULATIONS**

Meritus Districts was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP relating to the 2020 Project. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Meritus Districts makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Meritus Districts does not represent the District as a Municipal Advisor or Securities Broker nor is Meritus Districts registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Meritus Districts does not provide the District with financial advisory services or offer investment advice in any form.



TABLE 1

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT DEVELOPMENT PROGRAM				
PRODUCT	LOT SIZE	ASSESSMENT AREA TWO	PER UNIT EAU <sup>(2)</sup>	TOTAL
Single Family	40	196	1.00	196
Single Family	50	227	1.25	227
<b>TOTAL</b>		<b>423</b>		<b>423</b>
<sup>(1)</sup> EAU factors assigned based on Product Type as identified by district engineer and do not reflect front footage of planned lots.				
<sup>(2)</sup> Any development plan changes will require recalculations pursuant to the true-up provisions within this report.				

TABLE 2

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT BUILDOUT COMMUNITY DEVELOPMENT PROGRAM COSTS			
DESCRIPTION	ASSESSMENT AREA TWO	ASSESSMENT AREA TWO OFFSITE IMPROVEMENTS	TOTAL PROJECT COSTS
Stormwater, Drainage & Earthwork	\$ 1,810,000	\$ 45,000	\$ 1,855,000
Roadway, Paving & Signalization	2,495,000	475,000	2,970,000
Water, Wastewater & Irrigation	3,105,000	-	3,105,000
Landscape, Hardscape & Open Spaces	300,000	-	300,000
Professional Services	1,156,500	78,000	1,234,500
Contingency	771,000	52,000	823,000
<b>TOTAL</b>	<b>9,637,500</b>	<b>650,000</b>	<b>10,287,500</b>
		Funded by Series 2020 Bonds	8,682,875
		Funded from Private Sources	1,604,625



TABLE 3

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS		
FINANCING INFORMATION - SERIES 2020 LONG TERM BONDS		
Average Coupon Rate		3.91%
Term (Years)		30.25
Principal Amortization Installments		30
ISSUE SIZE		\$9,110,000
Construction Fund		\$8,682,875
Capitalized Interest (Months) <sup>(1)</sup>	3	\$83,595
Debt Service Reserve Fund	50%	\$258,250
Premium		\$278,063
Underwriter's Discount	2.0%	\$182,200
Cost of Issuance		\$181,143
ANNUAL ASSESSMENT		
Annual Debt Service (Principal plus Interest)		\$516,500
Collection Costs and Discounts @	6.0%	\$32,968
TOTAL ANNUAL ASSESSMENT		\$549,468
<sup>(1)</sup> Based on 3 months capitalized interest.		



TABLE 4

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS								
ALLOCATION METHODOLOGY - SERIES 2020 LONG TERM BONDS <sup>(1)</sup>								
PRODUCT	PER UNIT EAU	TOTAL EAUs	% OF EAUs	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSMT. <sup>(2)</sup>	TOTAL PRINCIPAL	ANNUAL ASSMT. <sup>(2)</sup>
Single Family 40'	1.00	196.00	40.85%	196	\$3,721,855	\$224,483	\$18,989	\$1,145.32
Single Family 50'	1.25	283.75	59.15%	227	\$5,388,145	\$324,985	\$23,736	\$1,431.65
<b>TOTAL</b>		<b>479.75</b>	<b>100%</b>	<b>423</b>	<b>9,110,000</b>	<b>549,468</b>		

<sup>(1)</sup> Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis. 3 months Capitalized Interest.

<sup>(2)</sup> Includes principal, interest, discounts and collection costs.

### EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is \$9,110,000.00 payable in 30 annual installments of principal of \$3,828.71 per gross acre. The maximum par debt is \$67,530.50 per gross acre and is outlined below.

Prior to platting, the debt associated with the Capital Improvement Plan with respect to the 2020 Project will initially be allocated on a per acre basis within Assessment Area Two of the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

ASSESSMENT ROLL			
TOTAL ASSESSMENT:	\$9,110,000.00		
ANNUAL ASSESSMENT:	\$516,500.00	(30 Installments)	
TOTAL GROSS ASSESSABLE ACRES +/-:	134.90		
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:	\$67,530.50		
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:	\$3,828.71	(30 Installments)	
	Gross Unplatted	PER PARCEL ASSESSMENTS	
		Total	Total Annual
Landowner Name, Hillsborough County Folio ID & Address	Assessable Acres	PAR Debt	Before Gross Up
Lennar Homes LLC Folio ID 054245-0200 4600 W. Cypress Street, Suite 200 Tampa, FL 33607	61.80	\$4,173,385.12	\$236,613.99
Lennar Homes LLC A Portion of Folio ID 054245-0502 4600 W. Cypress Street, Suite 200 Tampa, FL 33607	73.10	\$4,936,614.88	\$279,886.01
Totals:	134.90	\$9,110,000.00	\$516,500.00



**Cypress Mill**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Engineer's Report**

**June 20, 2018**

*Prepared for:*  
**Cypress Mill Community Development District**  
**Hillsborough County, Florida**

*Prepared by:*  
**Christopher O'Kelley, P.E.**  
**Clearview Land Design, P.L.**  
**Tampa, Florida**

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## **EXHIBITS**

<b>VICINITY MAP</b>	<b>EXHIBIT A</b>
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<b>CYPRESS MILL ASSESSMENT AREA 1 LEGAL DESCRIPTION</b>	<b>EXHIBIT C</b>
<b>ESTIMATED CAPITAL IMPROVEMENT PLAN (CIP) COSTS</b>	<b>EXHIBIT D</b>



## **PURPOSE AND SCOPE**

Cypress Mill is a master planned subdivision development situated on approximately 270 acres east of Interstate 75 and north of 19<sup>th</sup> Avenue NE in Ruskin, Hillsborough County, Florida. The Cypress Mill community consists of several single family home phases, an amenity center and several park spaces.

The Cypress Mill Community Development District (the "District") is comprised of approximately 270 acres in central Hillsborough County, Florida, located within Section 35, Township 31 South, Range 19 East. Please refer to Exhibit A for a vicinity map depicting the site location and boundaries. Exhibit B is an aerial map of the project location. The boundary of Cypress Mill is referred to as the "Development". A legal description of the Development is provided in Exhibit C and the boundaries of the Development are continuing with the boundaries of the district.

The purpose of this Engineer's Report is to provide a description of the public improvements (the "Series 2018 Project") that will be financed by the District's Special Assessment Bonds, Series 2018 ("the Series 2018 Bonds"). Refer to Exhibit D for a costs summary of the Series 2018 Project. Public infrastructure and land improvements needed to service the Development include construction of subdivision infrastructure improvements. Construction of the Series 2018 Project has commenced in January 2018 and is expected to be completed in December 2018.

The Engineer's Report for the Series 2018 project reflects the District's present intentions. The implementation and completion of any improvement outlined in this report requires final approval by the District's Board of Supervisors, including the award of contracts for the construction of the improvements and/or acquisition of finished improvements constructed by others. Cost estimates contained in this report have been prepared based on the District Engineer's Preliminary Opinion of Probable Cost. These estimates may not reflect final engineering design or complete environmental permitting. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, all costs contained herein may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable.

## **CAPITAL IMPROVEMENT PROGRAM**

The District's capital improvement program (heron, the "CIP") presently intends to provide supporting infrastructure for the Development, which is comprised of residential phases. These infrastructure improvements consist of earthwork, stormwater management facilities, potable water, reclaimed and irrigation water transmission systems, wastewater collection and transmission facilities, roadways, landscaping, and hardscape. In addition, the construction of offsite roadway improvements, traffic signals, off-site sanitary sewer force main and water main connections are also required to support the development of Phase 1 of the Development. The professional service costs associated with the design, permitting, construction, and inspection of these improvements have been included.

The District will finance, construct or acquire, operate, and maintain a portion of the infrastructure improvements required to serve the Development. The District may acquire some infrastructure improvements that have been completed and may also accept the assignment of partially completed infrastructure improvements contracts from the developer. The developer will finance and construct the balance of the infrastructure improvements needed for the Development that are not financed by the District.

## PHASING

Assessment Area 1 includes the construction of 460 single family lots with approximately 20,885 lineal feet (3.96 miles) of local roadway, along with the associated sidewalks, utilities and stormwater infrastructure, as well as the construction two traffic signals and roadway improvements on 19<sup>th</sup> Avenue NE and Beth Shields Way, two offsite water connections and one wastewater force main connections to serve the District. The current Planned Development (PD) approval allows for these uses, with more detailed permit and construction approval information being found. This development is planned in phases (Phases 1A, 1B, 1C1 & 1C2) with construction which commenced in January 2018 and an estimated completion date of December 2021.

Assessment Area 2 will include approximately 423 single family lots with approximately 15,840 lineal feet (3.00 miles) of local roadway, along with the associated sidewalks, utilities and stormwater infrastructure. These areas have not been designed or approved for construction at this time. We anticipate this area will be constructed in two phases (Phases 2 & 3) with construction commencing in January 2022 and an estimated completion date of January 2025.

## COST ESTIMATE

The estimate total cost of the CIP is \$26,500,000.00, please refer to Exhibit D for a summary of costs by infrastructure category. A description of the infrastructure categories is provided below.

## ROADWAYS

The design of roadways within the Development will comply with Hillsborough County's Land Development Code. Based on the current plan of development, the District will fund and construct both divided and undivided 2-lane roads providing access to the residential units and recreational/park facilities. This will also include the construction of access points to 19<sup>th</sup> Avenue NE and Beth Shields Way. When completed, Hillsborough County will own and maintain the roads and sidewalks within the District. The District will maintain the irrigation systems within Hillsborough County Right-of-Way.

## UTILITIES

### *Potable Water, Wastewater, and Reclaimed*

The District will fund and construct the potable water distribution, the wastewater collection and transmission systems including two pump stations, and the irrigation system. Hillsborough County will provide potable water to the lands within the Development and treat wastewater that originates from it. When completed, Hillsborough County will own, operate and maintain the potable water distribution system, reclaimed water distribution system and wastewater collection and transmission system.

In addition to the utilities to be constructed within the Development, the District will fund and construct the two off-site water main connections and sanitary sewer force main connection in 19<sup>th</sup> Avenue NE. When completed, Hillsborough County will own, operate and maintain the system.

### *Irrigation Water*

Parks, recreational, and common areas will be irrigated using irrigation systems connected to a series of surface water pumps and well systems located within the Development. The District will own, operate and maintain the irrigation system.

### STORMWATER MANAGEMENT SYSTEM

The design criteria for the stormwater management system within the District is regulated by Hillsborough County and the Southwest Florida Water Management District ("SWFWMD"). The District will fund and construct the stormwater management system that optimizes the drainage, collection, and treatment of stormwater runoff.

The stormwater collection and outfall systems for the Development will be a combination of site grading, earthwork, stabilization, curb inlets, pipe, control structures, open waterways, and wetland conservation areas. Wetland hydroperiods (normal pool and seasonal high-water elevations) will be maintained through proper design and maintenance of outfall control structures.

Curb inlets, pipes and underdrains within the public right-of-way will be owned, operated, and maintained by Hillsborough County. Pipes located within easements or roads that are not accessible to the public, control structures, ponds, open waterways, and wetland conservation area will be owned, operated, and maintained by the District.

### LANDSCAPE AND HARDSCAPE

Parks and some open spaces will be irrigated and landscaped. Walls, berms, or fencing with or without landscaping will provide perimeter buffering in accordance with Hillsborough County's regulatory requirements. The District will fund, construct, own, and maintain the landscaping along collector roads, open spaces or parks, retaining walls, buffer walls, fencing, and landscaping buffers within the Development and adjacent its perimeter.

Entry signage and monumentation will also be funded, constructed, owned, and maintained by the District.

### RECREATIONAL FACILITIES

Certain passive recreational facilities, such as open spaces and parks, will be funded, and maintained by the District. The clubhouse facilities will be privately owned and operated.

### PROFESSIONAL FEES

Professional fees include civil engineering costs for master planning, site design, permitting, preparation of construction plans, inspection and survey costs for construction staking, preparation of record drawings and preparation of preliminary and final plats.

Professional fees also may include geotechnical costs for pre-design soil borings, underdrain analysis, soil stabilization, and construction testing, architectural costs for landscaping, fees associated with transportation planning and design, environmental consultation, irrigation system design and fees for

permitting, as well as costs for legal and engineering services associated with the administration of the District's CIP

### SUMMARY OF COSTS

The estimated District funded total cost of the CIP is \$26,500,000.00. Refer to Exhibit D for a detailed summary of cost by infrastructure category.

### **INFRASTRUCTURE BENEFITS**

The proposed infrastructure improvements identified in this Report are intended to provide specific benefit to the assessable real property within the boundaries of the District. These public infrastructure improvements include: local roads, intersection improvements, wastewater, potable water, irrigation systems, stormwater management improvements, and landscaping. The construction and maintenance of the proposed infrastructure improvements are necessary and will benefit the assessable property intended for development and use as a mixed-use subdivision. As noted, the District may construct, acquire, own, and operate all or any portion of the proposed infrastructure. As also noted earlier, the Developer will construct or cause to be constructed the infrastructure not constructed by the District.

The District will operate and maintain some of the infrastructure improvements as noted in Table 1.

### **OWNERSHIP AND MAINTENANCE**

Ownership and maintenance of the improvements is anticipated as set forth below:

Table 1: Ownership and Maintenance		
<b><u>Proposed Infrastructure Improvement</u></b>	<b><u>Ownership</u></b>	<b><u>Maintenance</u></b>
Residential Roadways	Hillsborough County	Hillsborough County
Stormwater Management Systems (Excluding public right-of-way facilities)	CDD	CDD
Water Distribution Systems	Hillsborough County	Hillsborough County
Wastewater Collection and Transmission	Hillsborough County	Hillsborough County
Irrigation System	CDD	CDD
Landscape/Hardscape	CDD	CDD
Clubhouse Facilities	Privately Owned	Privately Owned
Passive Recreational Amenities and Facilities	CDD	CDD

### PERMIT SUMMARY

As of the date of this Engineer's Report, the following federal, state and local permits have been obtained for Assessment Area 1 of Cypress Mill:

<b><u>Permitting Agency</u></b>	<b><u>Type of Permit</u></b>	<b><u>Permit No. or Identifier</u></b>	<b><u>Issue Date</u></b>
U.S. Army Corps of Engineers	Wetland Impact Authorization	SAJ-2016-01125 (SP-MW)	January 8, 2018
Hillsborough County	Minor Change Zoning Request	MC 17-0140 (PRS 13-0465, PD 73-0186)	November 28, 2016
Hillsborough County	Subdivision Construction Plan Approval, Natural Resources & ROW Permits	Folio #54245.0200, 54245.0500, ROW22915S, Project ID#3564	February 12, 2018
Health Department of Hillsborough County	Domestic Water permit	0125332-1819-DSGP DEP	April 20, 2018
Environmental Protection Commission of Hillsborough County	NOI to Use the General Permit for Construction of Water Main Extensions for PWSs	0362599-01-DWG	May 3, 2018
Southwest Florida Water Management District	Formal Determination of Wetland and Other Surface Waters	Permit No. 42042491.000	April 18, 2016
Southwest Florida Water Management District	Environmental Resources Permit	Permit No. 43042491.001	October 17, 2017

### CONCLUSION AND ENGINEER'S OPINION

The public infrastructure, as outlined above, is necessary for the functional development of the District as required by Hillsborough County. The planning and design of the public infrastructure is in accordance with current governmental regulatory requirements. The infrastructure will provide its intended function so long as the construction is in substantial compliance with the design and permits. The permits and regulatory approvals identified in Report are sufficient for the completion of the CIP Development project as described in the development plans. The platting, design and permitting for the development have been obtained for Phase 1, and are ongoing for future phases, and there is no reason to believe such permitting will not be obtained.

Items of construction in this Report are based on preliminary plan quantities for the infrastructure construction as shown on the master plans, conceptual plans, and developing construction drawings and specifications. It is my professional opinion that the estimated infrastructure costs provided herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the District. All such

infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The total construction cost estimate for the infrastructure that has been developed in this Report is only an estimate and not a guaranteed maximum price. The estimated cost is based on recent cost information concerning construction and professional services for similar developments in this area of the County applied to the current plan of development. The labor market, future costs of equipment and materials, and the actual construction processes frequently vary and cannot be accurately forecasted. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

The Engineer recommends that in addition to the annual non-ad valorem assessments to be levied and collected to pay debt service on any proposed bonds, the District should also levy and collect an annual "Operating and Maintenance" assessment to be determined, assessed and levied by the District's Board of Supervisors upon the assessable real property within the District for the purpose of defraying the cost and expenses of maintaining District owned improvements.

---

Christopher O'Kelley, P.E.  
District Engineer  
Cypress Mill Community Development  
FL Registration No.: 70734

## **EXHIBIT A**

### **VICINITY MAP**

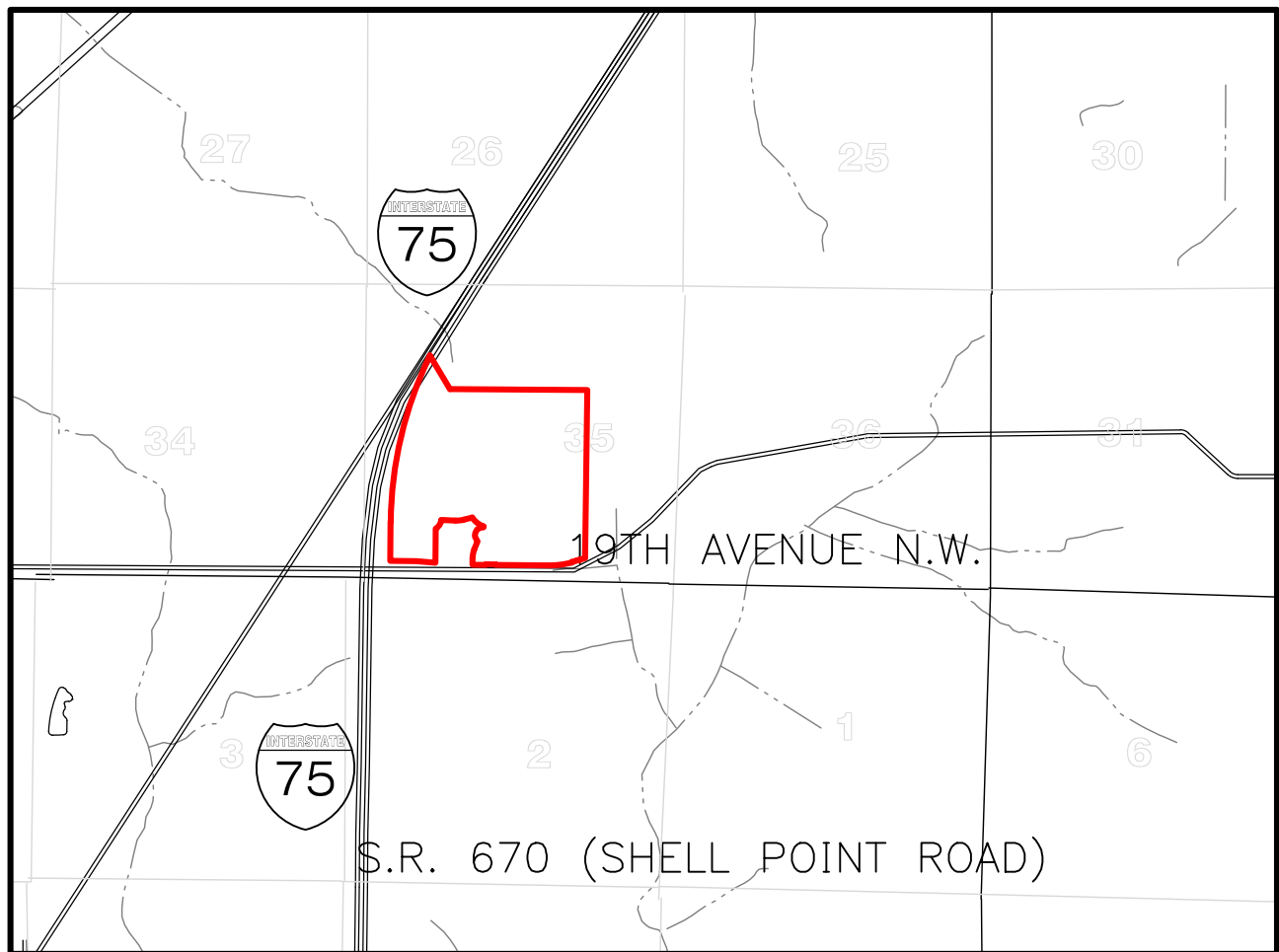
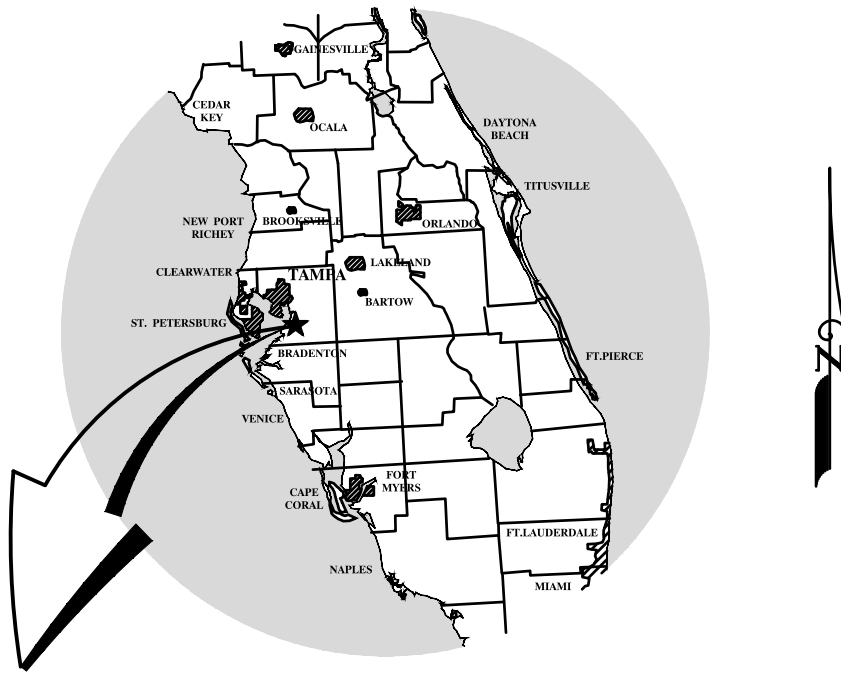


EXHIBIT A  
CYPRESS MILL CDD  
VICINITY MAP  
N.T.S.

PREPARED BY:



**Clearview**  
LAND DESIGN, P.L.

Engineering Business C.A. No.: 28858  
1213 E. 6th Avenue, Tampa, Florida 33605  
Office: 813-223-3919 Fax: 813-223-3975



## **EXHIBIT B**

### **AERIAL MAP**

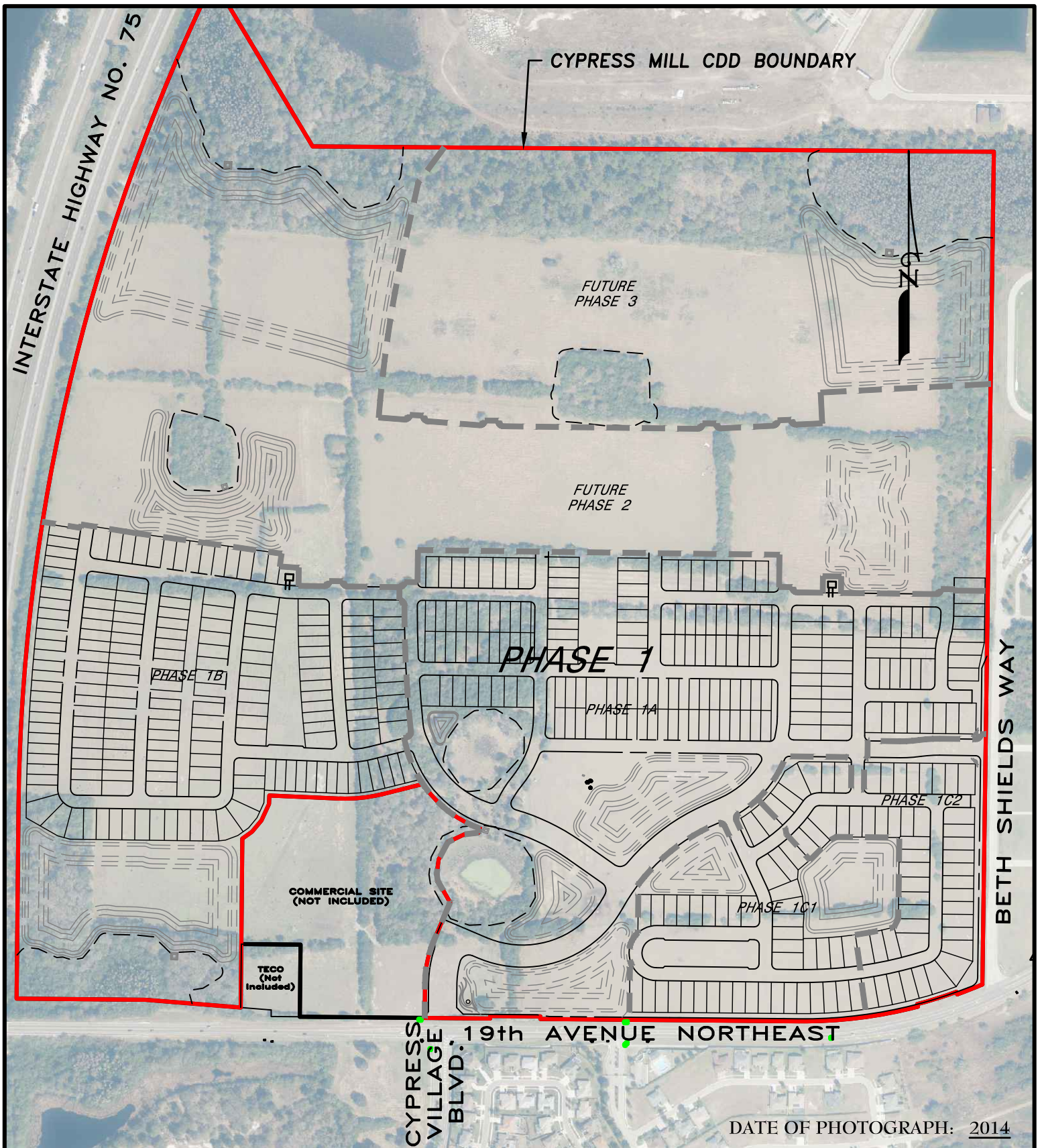


EXHIBIT B  
CYPRESS MILL CDD  
AERIAL MAP  
SCALE: 1" = 500'

PREPARED BY:  
 **Clearview**  
LAND DESIGN, P.L.  
Engineering Business C.A. No.: 28858  
1213 E. 6th Avenue, Tampa, Florida 33605  
Office: 813-223-3919 Fax: 813-223-3975

## **EXHIBIT C**

### **ASSESSMENT AREA 1**

### **LEGAL DESCRIPTION**

**MILLER CREEK - ASSESSMENT AREA 1****PHASES 1A, 1B, 1C1 & 1C2****LEGAL DESCRIPTION****DESCRIPTION SKETCH**

A parcel of land lying in Section 35, Township 31 South, Range 19 East, Hillsborough County, Florida and being more particularly described as follows:

**COMMENCE** at the Southwest corner of Section 35, Township 31 South, Range 19 East, Hillsborough County, Florida and run thence S.89°28'02"E., 723.12 feet along the South of said Section 35; thence N.00°31'58"E., 110.14 feet to the intersection of the Northerly Limited Access right-of-way line of 19th Avenue Northeast with the Easterly Limited Access right-of-way line of Interstate Highway No. 75 for a **POINT OF BEGINNING**; thence along said Easterly Limited Access right-of-way line of Interstate Highway No. 75 the following two (2) courses: 1) N.00°33'37"E., 744.01 feet to a point on a curve; 2) Northerly, 1107.39 feet along the arc of a curve to the right having a radius of 7509.44 feet and a central angle of 08°26'57" (chord bearing N.04°47'31"E., 1106.39 feet); thence S.80°59'00"E., 151.00 feet to a point on a curve; thence Northerly, 18.73 feet along the arc of a curve to the right having a radius of 7358.44 feet and a central angle of 00°08'45" (chord bearing N.09°05'22"E., 18.73 feet); thence S.80°50'15"E., 171.00 feet; thence S.81°03'41"E., 50.01 feet; thence S.82°00'00"E., 564.56 feet; thence S.08°00'00"W., 50.00 feet; thence S.85°50'58"E., 73.84 feet; thence S.00°45'00"W., 70.00 feet; thence S.89°15'00"E., 100.00 feet to a point of curvature; thence Northeasterly, 31.42 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.45°45'00"E., 28.28 feet); thence S.89°15'00"E., 50.00 feet to a point on a curve; thence Southeasterly, 31.42 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.44°15'00"E., 28.28 feet) to a point of tangency; thence S.89°15'00"E., 202.00 feet to a point of curvature; thence Northeasterly, 31.42 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.45°45'00"E., 28.28 feet); thence S.89°15'00"E., 50.00 feet; thence N.00°45'00"E., 125.00 feet; thence S.89°15'00"E., 1404.00 feet; thence S.00°45'00"W., 125.00 feet; thence S.89°15'00"E., 50.00 feet to a point on a curve; thence Southeasterly, 31.42 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.44°15'00"E., 28.28 feet) to a point of tangency; thence S.89°15'00"E., 100.00 feet; thence N.00°45'00"E., 64.00 feet; thence S.89°15'00"E., 71.00 feet; thence S.00°45'00"W., 64.00 feet; thence S.89°15'00"E., 369.00 feet to a point of curvature; thence Northeasterly, 31.42 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.45°45'00"E., 28.28 feet) to a point of tangency; thence N.00°45'00"E., 45.00 feet; thence S.89°15'00"E., 180.97 feet to a point on the West boundary of Warranty Deed recorded in Official Records Book 10605, Page 1972, Public Records of Hillsborough County, Florida; thence along said West boundary, S.00°47'07"W., 302.83 feet; thence along the West boundary of property deeded to Hillsborough County, Florida as recorded in Official Records Book 25791, Page 356, Public Records of Hillsborough County, Florida, the following two (2) courses: 1) S.22°43'02"W., 50.87 feet; 2) S.00°47'07"W., 1201.66 feet to a point of curvature to the Northerly right-of-way line of 19th Avenue Northeast; thence along said Northerly right-of-way line the following thirteen (13) courses: 1) Southwesterly, 41.08 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 67°15'07" (chord bearing S.34°24'41"W., 38.76 feet) to a point of compound curvature; 2) Westerly, 64.96 feet along the arc of a curve to the right having a radius of 1751.21 feet and a central angle of 02°07'32" (chord bearing S.69°06'00"W., 64.96 feet); 3) S.19°50'48"E., 0.62 feet to a point on a curve; 4) Westerly, 79.70 feet along the arc of a curve to the right having a radius of 1752.21 feet and a central angle of 02°36'22" (chord bearing S.71°19'41"W., 79.69 feet) to a point on a curve; 5) Westerly, 79.61 feet along the arc of said curve to the right having a radius of 1752.21 feet and a central angle of 02°36'11" (chord bearing S.73°55'58"W., 79.60 feet); 6) S.14°37'47"E., 10.00 feet to a point on a curve; 7) Westerly, 466.36 feet along the arc of a curve to the right having a radius of 1762.21 feet and a central angle of 15°09'47" (chord bearing S.82°57'15"W., 465.00 feet); 8) N.89°28'02"W., 1004.99 feet; 9) N.00°31'58"E., 10.00 feet; 10) N.89°28'02"W., 194.99 feet; 11) S.00°31'58"W., 10.00 feet; 12) N.89°28'02"W., 254.17 feet; thence leaving said right-of-way line, N.00°31'58"E., 136.56 feet to a point of curvature; thence Northerly, 165.87 feet along the arc of a curve to the right having a radius of 423.00 feet and a central angle of 22°28'02" (chord bearing N.11°45'59"E., 164.81 feet) to a point of tangency; thence N.23°00'00"E., 163.27 feet; thence N.29°39'09"W., 97.04 feet; thence N.08°29'15"W., 25.50 feet; thence N.07°14'46"E., 58.03 feet; thence N.28°10'39"E., 76.64 feet; thence N.65°02'52"E., 71.45 feet; thence N.83°38'19"E., 54.31 feet; thence N.19°14'31"E., 17.33 feet to a point on a curve; thence Northwesterly, 11.73 feet along the arc of a curve to the right having a radius of 463.00 feet and a central angle of 01°27'06" (chord bearing N.70°01'55"W., 11.73 feet) to a point on a curve; thence Northwesterly, 273.91 feet along the arc of a curve to the right having a radius of 460.00 feet and a central angle of 34°07'03" (chord bearing N.51°18'06"W., 269.88 feet); thence S.76°00'00"W., 166.01 feet to a point of curvature; thence Westerly, 163.00 feet along the arc of a curve to the right having a radius of 566.00 feet and a central angle of 16°30'00" (chord bearing S.84°15'00"W., 162.43 feet) to a point of tangency; thence N.87°30'00"W., 274.00 feet; thence S.02°30'00"W., 33.10 feet; thence S.24°47'00"W., 70.36 feet; thence S.39°41'00"W., 56.56 feet; thence S.54°35'00"W., 46.74 feet; thence S.00°31'58"W., 655.85 feet to a point on the aforesaid Northerly Limited Access right-of-way line of 19th Avenue Northeast; thence along said Northerly limited Access right-of-way line the following two (2) courses: 1) N.85°22'21"W., 371.45 feet; 2) N.89°28'02"W., 500.08 feet to the **POINT OF BEGINNING**.

Containing 135.268 acres, more or less.

SHEET 1 - LEGAL DESCRIPTION

SHEET 2 - LINE & CURVE TABLES, NOTES

SHEET 3 & 4 - PROPERTY SKETCH

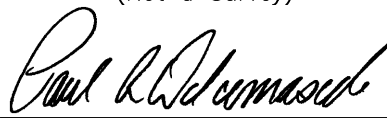
This Sketch Prepared For: **LENNAR HOMES, LLC**

**SHEET NO. 1 OF 4**

REVISIONS				
Description	Date	Dwn.	Ch'd	Order No.

**DESCRIPTION SKETCH**

(Not a Survey)



Paul A. Dolcemascolo

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS3881**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**Clearview Land Design, P.L.**

Certificate of Authorization No. 28858  
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FAX: 813-223-3975  
www.clearviewland.com

Drawn: PAD Checked: JLS Order No.: LNH-MC-014

Date: 6/13/2018 Dwg: ASSESSMENT AREA 1

Section 35, Township 31 South, Range 19 East

**MILLER CREEK – ASSESSMENT AREA 1  
PHASES 1A, 1B, 1C1 & 1C2  
DESCRIPTION SKETCH**

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 00°31'58" E	136.56'
L3	N 23°00'00" E	163.27'
L4	N 29°39'09" W	97.04'
L5	N 08°29'15" W	25.50'
L6	N 07°14'46" E	58.03'
L7	N 28°10'39" E	76.64'
L8	N 65°02'52" E	71.45'
L9	N 83°38'19" E	54.31'
L10	N 19°14'31" E	17.33'
L13	S 76°00'00" W	166.01'
L15	N 87°30'00" W	274.00'
L16	S 02°30'00" W	33.10'
L17	S 24°47'00" W	70.36'
L18	S 39°41'00" W	56.56'
L19	S 54°35'00" W	46.74'
L20	S 00°31'58" W	655.85'
L21	N 85°22'21" W	371.45'
L22	N 89°28'02" W	500.08'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L23	N 00°33'37" E	744.01'
L25	S 80°59'00" E	151.00'
L27	S 80°50'15" E	171.00'
L28	S 81°03'41" E	50.01'
L29	S 82°00'00" E	564.56'
L30	S 08°00'00" W	50.00'
L31	S 85°50'58" E	73.84'
L32	S 00°45'00" W	70.00'
L33	S 89°15'00" E	100.00'
L35	S 89°15'00" E	50.00'
L37	S 89°15'00" E	202.00'
L39	S 89°15'00" E	50.00'
L40	N 00°45'00" E	125.00'
L41	S 89°15'00" E	1404.00'
L42	S 00°45'00" W	125.00'
L43	S 89°15'00" E	50.00'
L45	S 89°15'00" E	100.00'
L46	N 00°45'00" E	64.00'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L47	S 89°15'00" E	71.00'
L48	S 00°45'00" W	64.00'
L49	S 89°15'00" E	369.00'
L51	N 00°45'00" E	45.00'
L52	S 89°15'00" E	180.97'
L53	S 00°47'07" W	302.83'
L54	S 22°43'02" W	50.87'
L55	S 00°47'07" W	1201.66'
L58	S 19°50'48" E	0.62'
L61	S 14°37'47" E	10.00'
L63	N 89°28'02" W	1004.99'
L64	N 00°31'58" E	10.00'
L65	N 89°28'02" W	194.99'
L66	S 00°31'58" W	10.00'
L67	N 89°28'02" W	254.17'
L68	S 00°31'58" W	110.14'
L69	S 89°50'21" E	255.77'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	423.00'	22°28'02"	165.87'	164.81'	N 11°45'59" E
C2	463.00'	1°27'06"	11.73'	11.73'	N 70°01'55" W
C3	460.00'	34°07'03"	273.91'	269.88'	N 51°18'06" W
C4	566.00'	16°30'00"	163.00'	162.43'	S 84°15'00" W
C5	7509.44'	8°26'57"	1107.39'	1106.39'	N 04°47'31" E
C6	7358.44'	0°08'45"	18.73'	18.73'	N 09°05'22" E
C7	20.00'	90°00'00"	31.42'	28.28'	N 45°45'00" E
C8	20.00'	90°00'00"	31.42'	28.28'	S 44°15'00" E
C9	20.00'	90°00'00"	31.42'	28.28'	N 45°45'00" E
C10	20.00'	90°00'00"	31.42'	28.28'	S 44°15'00" E
C11	20.00'	90°00'00"	31.42'	28.28'	N 45°45'00" E
C12	35.00'	67°15'07"	41.08'	38.76'	S 34°24'41" W
C13	1751.21'	2°07'32"	64.96'	64.96'	S 69°06'00" W
C14	1752.21'	2°36'22"	79.70'	79.69'	S 71°19'41" W
C15	1752.21'	2°36'11"	79.61'	79.60'	S 73°55'58" W
C16	1762.21'	15°09'47"	466.36'	465.00'	S 82°57'15" W

**BASIS OF BEARINGS**

The South boundary of Section 35, Township 31 South, Range 19 East, Hillsborough County, Florida, has a Grid bearing of S.89°28'02"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT) for the West Zone of Florida.

**LEGEND**

(S) – Survey  
(D) – Deed  
O.R. – Official Records  
Pg. – Page

SHEET 1 – LEGAL DESCRIPTION  
SHEET 2 – LINE & CURVE TABLES, NOTES  
SHEET 3 & 4 – PROPERTY SKETCH

This Sketch Prepared For: **LENNAR HOMES, LLC**

**SHEET NO. 2 OF 4**

REVISIONS				
Description	Date	Dwn.	Ck'd	Order No.

**DESCRIPTION SKETCH**  
(Not a Survey)

*Paul A. Dolcemascolo*

Paul A. Dolcemascolo  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS3881

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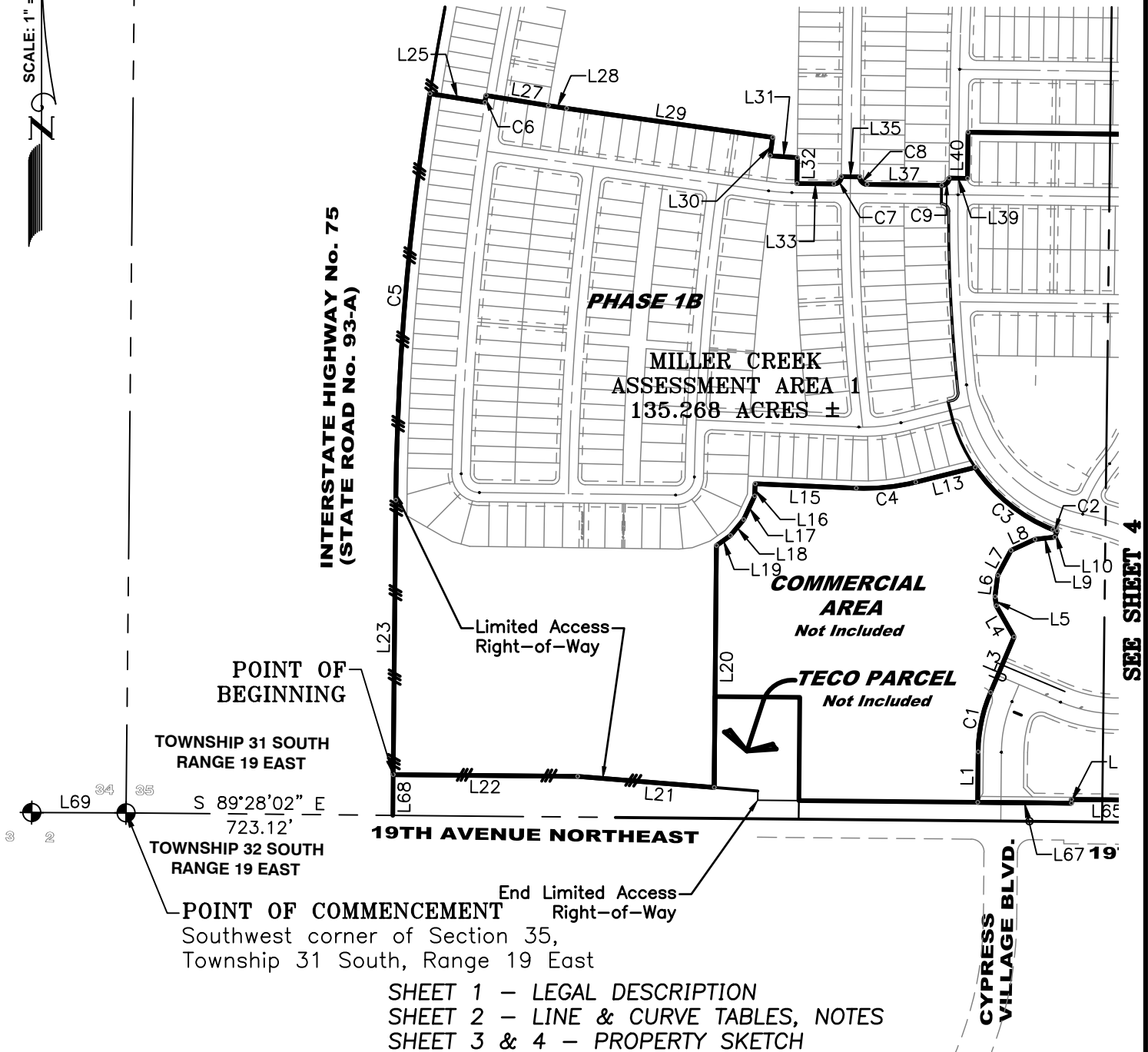
Drawn: PAD Checked: JLS Order No.: LNH-MC-014

Date: 6/13/2018 Dwg: ASSESSMENT AREA 1

Section 35, Township 31 South, Range 19 East

**MILLER CREEK - ASSESSMENT AREA 1  
PHASES 1A, 1B, 1C1 & 1C2  
DESCRIPTION SKETCH**

SCALE: 1" = 400'



SHEET 1 - LEGAL DESCRIPTION  
SHEET 2 - LINE & CURVE TABLES, NOTES  
SHEET 3 & 4 - PROPERTY SKETCH

This Sketch Prepared For: **LENNAR HOMES, LLC**

**SHEET NO. 3 OF 4**

REVISIONS				
Description	Date	Dwn.	Ck'd	Order No.

**DESCRIPTION SKETCH**  
(Not a Survey)

*Paul A. Dolcemascolo*

Paul A. Dolcemascolo  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS3881

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**Clearview Land Design, P.L.**

Certificate of Authorization No. 28858  
Licensed Business No. 8151



CIVIL ENGINEERING  
PLANNING  
SURVEYING & MAPPING  
LANDSCAPE ARCHITECTURE

1213 E. 6th Avenue  
Tampa, Florida 33605  
Phone: 813-223-3919  
FAX: 813-223-3975  
www.clearviewland.com

Drawn: PAD Checked: JLS Order No.: LNH-MC-014

Date: 6/13/2018 Dwg: ASSESSMENT AREA 1

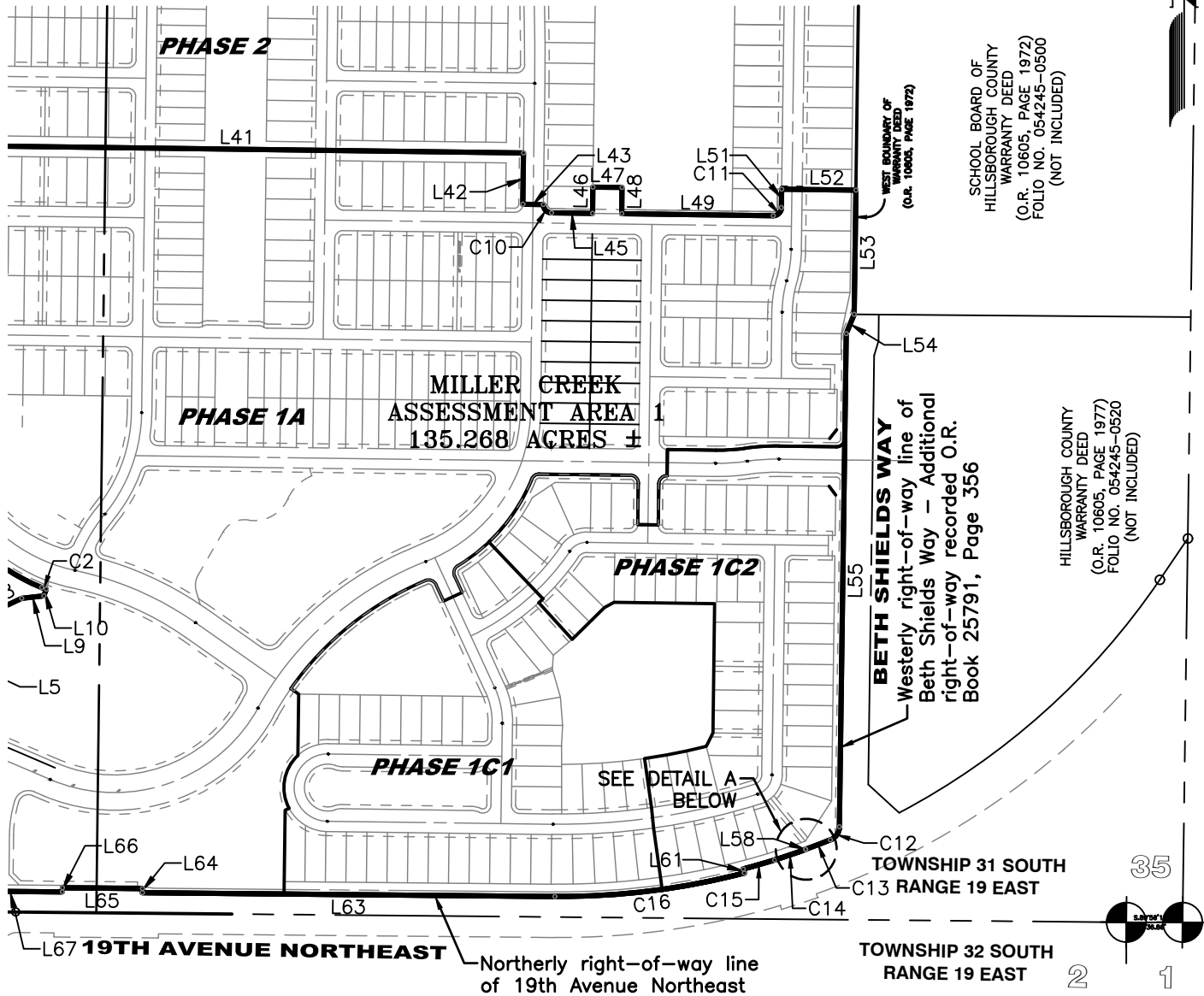
Section 35, Township 31 South, Range 19 East



**MILLER CREEK - ASSESSMENT AREA 1  
PHASES 1A, 1B, 1C1 & 1C2  
DESCRIPTION SKETCH**

SCALE: 1" = 400'

SEE SHEET 3



SHEET 1 - LEGAL DESCRIPTION  
SHEET 2 - LINE & CURVE TABLES, NOTES  
SHEET 3 & 4 - PROPERTY SKETCH

This Sketch Prepared For: **LENNAR HOMES, LLC**

**SHEET NO. 4 OF 4**

REVISIONS				
Description	Date	Dwn.	Ck'd	Order No.

**DESCRIPTION SKETCH**  
(Not a Survey)

*Paul A. Dolcemascio*

Paul A. Dolcemascio

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS3881**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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Date: 6/13/2018 Dwg: ASSESSMENT AREA 1

Section 35, Township 31 South, Range 19 East

**EXHIBIT D**

**ESTIMATED**

**CAPITAL IMPROVEMENT PLAN (CIP)**

**COSTS**



**EXHIBIT D**  
**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT**  
**ESTIMATED CAPITAL IMPROVEMENT PLAN (CIP) COSTS**

	ASSESSMENT AREA 1 ONSITE	ASSESSMENT AREA 1 OFFSITE	ASSESSMENT AREA 1 TOTAL	ASSESSMENT AREA 2 ONSITE	ASSESSMENT AREA 2 OFFSITE	ASSESSMENT AREA 2 TOTAL	CDD TOTAL
<b>STORMWATER, DRAINAGE, &amp; EARTHWORK (EXCLUDING LOTS)</b>	\$3,750,000.00	\$45,000.00	\$3,795,000.00	\$1,810,000.00	\$45,000.00	\$1,855,000.00	\$5,650,000.00
<b>ROADWAY, PAVING &amp; SIGNALIZATION</b>	\$3,200,000.00	\$475,000.00	\$3,675,000.00	\$2,495,000.00	\$475,000.00	\$2,970,000.00	\$6,645,000.00
<b>WATER, WASTEWATER, &amp; IRRIGATION</b>	\$3,700,000.00	\$0.00	\$3,700,000.00	\$3,105,000.00	\$0.00	\$3,105,000.00	\$6,805,000.00
<b>LANDSCAPE, HARDSCAPE, &amp; CDD OPEN SPACES</b>	\$1,500,000.00	\$0.00	\$1,500,000.00	\$600,000.00	\$0.00	\$600,000.00	\$2,100,000.00
<b>SUBTOTAL</b>	\$12,150,000.00	\$520,000.00	\$12,670,000.00	\$8,010,000.00	\$520,000.00	\$8,530,000.00	\$21,200,000.00
<b>PROFESSIONAL SERVICES (15%)</b>	\$1,822,500.00	\$78,000.00	\$1,900,500.00	\$1,201,500.00	\$78,000.00	\$1,279,500.00	\$3,180,000.00
<b>CONTINGENCY (10%)</b>	\$1,215,000.00	\$52,000.00	\$1,267,000.00	\$801,000.00	\$52,000.00	\$853,000.00	\$2,120,000.00
<b>TOTAL</b>	\$15,187,500.00	\$650,000.00	<b>\$15,837,500.00</b>	\$10,012,500.00	\$650,000.00	<b>\$10,662,500.00</b>	<b>\$26,500,000.00</b>

## RESOLUTION 2020-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT RESCINDING RESOLUTION 2018-20 AND ANY OTHER PRIOR INVESTMENT POLICIES AND ELECTING TO USE THE STATUTORY DEFAULT INVESTMENT POLICIES FOR INVESTING PUBLIC FUNDS IN EXCESS OF THE AMOUNTS NEEDED TO MEET CURRENT EXPENSES IN ACCORDANCE WITH SECTION 218.415(17), FLORIDA STATUTES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) previously adopted Resolution 2018-20 to establish a written investment policy in accordance with Section 218.415, Florida Statutes; and

**WHEREAS**, the Board desires to rescind Resolution 2018-20 and any other prior investment policies, to not adopt a written investment policy, and instead use the statutory default investment policies for the investment of public funds in excess of amounts needed to meet current expenses, in accordance with Section 218.415 (17), Florida Statutes.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

1. **Rescindment of Prior Investment Policies.** The Board hereby rescinds Resolution 2018-20 and any other prior investment policies in their entirety.
2. **Use of Statutory Default Investment Policies.** The Board hereby elects to use the statutory default alternative investment policies for the investment of public funds in excess of the amounts needed to meet current expenses, in accordance with Section 218.415(17), Florida Statutes, as amended.
3. **Conflicts.** All District resolutions or parts thereof or other adopted policies in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
4. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
5. **Effective Date.** This Resolution shall become effective upon adoption.

**PASSED AND ADOPTED ON July 9, 2020.**

Attest:

**Cypress Mill Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Kelly Evans  
Chair of the Board of Supervisors



April 24, 2020

To **Whom It May Concern:**

As per F.S. 190.006, **you'll find** the number of qualified registered electors for your Community Development District as of April 15, 2020, listed below.

<b>Community Development District</b>	<b>Number of Registered Electors</b>
Cypress Mill	244

We ask that you respond to our office with a current list of CDD office holders by **June 1<sup>st</sup>** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or [ewhite@hcsoc.org](mailto:ewhite@hcsoc.org).

Respectfully,

Enjoli White  
Candidate Services Liaison



**RESOLUTION 2020-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT  
DESIGNATING A DATE, TIME AND LOCATION FOR A  
LANDOWNERS' MEETING; PROVIDING FOR PUBLICATION;  
PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the District's Board of Supervisors ("Board") is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, Florida Statutes; and

**WHEREAS**, the effective date of Ordinance No. 18-14 creating the District was the June 13, 2018; and

**WHEREAS**, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on a date established by the Board, which shall be noticed pursuant to Section 190.006(2)(a), Florida Statutes.

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

**Section 1.** In accordance with Section 190.006(2), Florida Statutes, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on November 3, 2020, at 9:30 a.m. at the offices of Lennar Homes, 4600 W. Cypress Street, Suite 200, Tampa, Florida 33607.

**Section 2.** The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

**Section 3.** Pursuant to Section 190.006(2)(b), Florida Statutes, the landowners' meeting and election has been announced by the Board at its July 9, 2020 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at the office of the District Manager, Meritus, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

**Section 4.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS July 9, 2020.**

**ATTEST:**

**CYPRESS MILL COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Kelly Evans  
Chair of the Board of Supervisors

## **EXHIBIT A**

### **NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Cypress Mill Community Development District (the “**District**”), the location of which is generally described as comprised of a parcel or parcels of land containing approximately 271 acres more or less, generally located between US Highway 75 and Highway 301 and north of 19<sup>th</sup> Avenue NE, Hillsborough County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners’ meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 3, 2020  
TIME: 9:30 a.m.  
PLACE: The offices of Lennar Homes  
4600 W. Cypress Street, Suite 200  
Tampa, Florida 33607

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person nominated for the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and entitled to one vote. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy. At the landowners’ meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners’ meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Brian Lamb, District Manager

*Run Date(s): October 7 and 14, 2020*

## **EXHIBIT A**

### **INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF THE CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT FOR THE ELECTION OF SUPERVISORS**

**DATE OF LANDOWNERS' MEETING:**     **November 3, 2020**

**TIME:**             **9:30 a.m.**

**LOCATION:**   **The offices of Lennar Homes  
4600 W. Cypress Street, Suite 200  
Tampa, Florida 33607**

Pursuant to Chapter 190, Florida Statutes, and after a community development district ("District") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("Board") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners, two (2) seats for a four-year period and one (1) seat for a two-year period. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**EXHIBIT A**

**LANDOWNER PROXY**

**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
LANDOWNERS' MEETING – NOVEMBER 3, 2020**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Cypress Mill Community Development District to be held at the offices of Lennar Homes, located at 4600 W. Cypress Street, Suite 200, Tampa, Florida 33607, on November 3, 2020, at 9:30 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

**Parcel Description**

**Acreage**

**Authorized Votes**


[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

**Total Number of Authorized Votes:** \_\_\_\_\_

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

**EXHIBIT A**

**OFFICIAL BALLOT**  
**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT**  
**HILLSBOROUGH COUNTY, FLORIDA**  
**LANDOWNERS' MEETING – NOVEMBER 3, 2020**

---

**For Election (Three (3) Supervisors):** The two candidates receiving the highest number of votes will receive a four (4) year term, and the one candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for each of the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Cypress Mill Community Development District and described as follows:

<b><u>Description</u></b>	<b><u>Acreage</u></b>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

**Attach Proxy.**

I, \_\_\_\_\_, as Landowner, or as the proxy holder of \_\_\_\_\_ (Landowner) pursuant to the Landowners' Proxy attached hereto, do cast my votes as follows:

<b>NAME OF CANDIDATE</b>	<b>NUMBER OF VOTES</b>
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

Date: \_\_\_\_\_

Signed: \_\_\_\_\_  
Printed Name: \_\_\_\_\_



**CYPRESS MILL  
COMMUNITY DEVELOPMENT DISTRICT**

---

**April 9, 2020 Minutes of Regular Meeting**

**Minutes of the Regular Meeting**

The Regular Meeting of the Board of Supervisors for the Cypress Mill Community Development District was held on **Thursday, April 9, 2020 at 9:30 a.m.** via conference call at 1-866-906-9330 with access code 4863181.

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

Gene Roberts called the Regular Meeting of the Board of Supervisors of the Cypress Mill Community Development District to order on **Thursday, April 9, 2020 at 9:30 a.m.**

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

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

**Staff Members Present:**

Gene Roberts	District Manager, Meritus
Nicole Hicks	District Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker

There were no members of the general public in attendance.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no public comments on agenda items.

**3. BUSINESS ITEMS**

**A. Consideration of Resolution 2020-03; Approving Fiscal Year 2021 Proposed Budget & Setting Public Hearing**

Mr. Roberts told the Board he and Supervisor Evans had reviewed the proposed budget and some of the line items changed, but that the total budget remains the same as 2020 and assessments will remain the same.

MOTION TO: Approve Resolution 2020-03.  
MADE BY: Supervisor Evans  
SECONDED BY: Supervisor Gainer  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
5/0 - Motion Passed Unanimously

**B. General Matters of the District**

**4. CONSENT AGENDA**

**A. Consideration of Minutes of the Regular Meeting March 12, 2020**

The Board reviewed the minutes.

MOTION TO: Approve the March 12, 2020 minutes.  
MADE BY: Supervisor Evans  
SECONDED BY: Supervisor Coffey  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
5/0 - Motion Passed Unanimously

**B. Consideration Operations and Maintenance Expenditures February 2020**

The Board reviewed the O&Ms.

MOTION TO: Approve the February 2020 O&Ms.  
MADE BY: Supervisor Evans  
SECONDED BY: Supervisor Coffey  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
5/0 - Motion Passed Unanimously

**C. Review of Financial Statements Month Ending February 29, 2020**

The Board reviewed and accepted the financials. Supervisor Evans asked for staff to provide an updated balance for the construction fund.

85       **5. VENDOR/STAFF REPORTS**

86           **A. District Counsel**

87  
88       Counsel did not have anything to report.

89  
90           **B. District Engineer**

91  
92       There was nothing to report from the Engineer.

93  
94           **C. District Manager**

95               **i.       Community Inspection Report**

96  
97       The Board reviewed the community inspection report. Mr. Roberts told the Board that mulch  
98       was recently installed. Supervisor Evans will contact Fieldstone to ask about the pine straw beds.  
99       Supervisor Gainer let the Board know that the broken fence panels will not be warrantied and the  
100       District will pay for the repairs.

101  
102  
103       **6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

104  
105       There were no supervisor requests.

106  
107  
108       **7. PUBLIC COMMENTS**

109  
110       There were no public comments.

111  
112  
113       **8. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Gainer
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - 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**

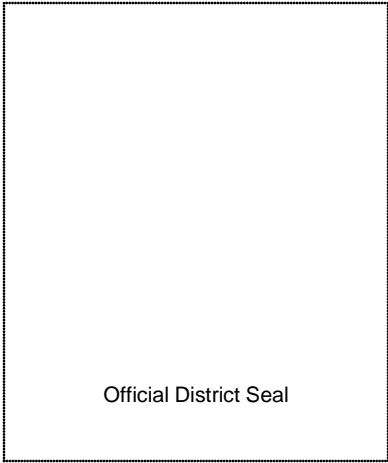
\_\_\_\_\_  
**Printed Name**

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

*Recorded by Records Administrator*

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

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



## 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	3983	\$ 7,680.36		Landscape Maintenance - February
Field Stone	4099	2,316.00		Landscape Maintenance - March
Field Stone	4100	7,680.35	<b>\$ 17,676.71</b>	Landscape Maintenance - March
Meritus Districts	9639	3,422.70		Management Services - March
Sitex Aquatics	3430B	1,065.00		Lake Maintenance - March
<b>Monthly Contract Sub-Total</b>		<b>\$ 22,164.41</b>		
<b>Variable Contract</b>				
Straley Robin Vericker	18040	\$ 255.00		Professional Services - General - thru 02/15/20
<b>Variable Contract Sub-Total</b>		<b>\$ 255.00</b>		
<b>Utilities</b>				
Tampa Electric	211017895700 031020	\$ 2,539.76		Electric Service - thru 03/04/20
Tampa Electric	211018054091 030620	457.10		Electric Service - thru 03/02/20
Tampa Electric	221006350658 030620	30.98		Electric Service - thru 03/04/20
Tampa Electric	221006361218 030620	290.87		Electric Service - thru 03/04/20
Tampa Electric	221007463708 031020	18.52		Electric Service - thru 03/05/20
Tampa Electric	221007640941 030620	18.52		Electric Service - thru 03/04/20
Tampa Electric	221007706890 030620	16.77	<b>\$ 3,372.52</b>	Electric Service - thru 03/04/20
<b>Utilities Sub-Total</b>		<b>\$ 3,372.52</b>		
<b>Regular Services</b>				
<b>Regular Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>Additional Services</b>				
Clearview Land Design, P.L.	20 00582	\$ 1,595.00		CDD Formation - 03/13/20

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Field Stone	4307	1,500.00		Arbor Care - 02/25/20
Field Stone	4231	130.50	<b>\$ 1,630.50</b>	Irrigation Repairs - 02/28/20
<b>Additional Services Sub-Total</b>		<b>\$ 3,225.50</b>		
<b>TOTAL:</b>		<b>\$ 29,017.43</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 3983

Date	PO#
02/01/20	
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 February 2020			\$7,680.36	\$7,680.36

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

53900 - 460\*

612

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



4801 122nd Ave. N  
Clearwater, FL 33762

Invoice 4099

Date	PO#
03/01/20	
SalesRep	Terms
Chris Labenz	Net 30

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

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

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

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

53900 - 4604  
G.R.

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





4801 122nd Ave. N  
Clearwater, FL 33762

Invoice 4100

Date	PO#
03/01/20	
SalesRep	Terms
Brian Stephens	Net 30

**Bill To**

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

**Property Address**

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

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

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

53900-4604  
QR

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

**Meritus Districts**

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

**INVOICE**

Invoice Number: 9639  
Invoice Date: Mar 1, 2020  
Page: 1

**Bill To:**

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

**Ship to:****Customer ID**

Cypress Mill CDD

**Customer PO****Payment Terms**

Net Due

**Shipping Method**

Best Way

**Ship Date****Due Date**

3/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - March		3,166.66
		Postage - January		6.04
		Accounting Services		125.00
		Website Administration		125.00

Subtotal	3,422.70
Sales Tax	
Total Invoice Amount	3,422.70
Payment/Credit Applied	
<b>TOTAL</b>	<b>3,422.70</b>





# Invoice

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

Date	Invoice #
3/1/2020	3430B

**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  <div style="border: 1px solid black; padding: 10px; margin: 10px auto; width: fit-content;">Please note that our remittance address has changed. Our new remittance address is:  7643 Gate Parkway Suite# 104-167 Jacksonville, FL 32256</div>  53960 - 4307 R	1,065.00	1,065.00
		Total	\$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

February 25, 2020

Client: 001503

Matter: 000001

Invoice #: 18040

Page: 1

RE: General

For Professional Services Rendered Through February 15, 2020

## SERVICES

Date	Person	Description of Services	Hours	
2/13/2020	KMS	REVIEW AGENDA FOR BOARD OF SUPERVISORS MEETING; REVIEW NEW DRAFT OF ENGINEER'S REPORT REVISED FEBRUARY 13, 2020; UPDATE BOND INFORMATION SHEET.	0.9	
2/13/2020	LB	EMAILS TO AND FROM B. CRUTCHFIELD RE NOVEMBER LANDOWNERS ELECTIONS; RESEARCH RE SEATS UP IN NOVEMBER FOR THE LANDOWNERS ELECTION.	0.2	
Total Professional Services			1.1	\$255.00

## PERSON RECAP

Person		Hours	Amount
KMS	Kristen M. Schalter	0.9	\$225.00
LB	Lynn Butler	0.2	\$30.00

51400-3107

GR

February 25, 2020  
Client: 001503  
Matter: 000001  
Invoice #: 18040

Page: 2

---

Total Services	\$255.00	
Total Disbursements	\$0.00	
Total Current Charges		\$255.00

<b>PAY THIS AMOUNT</b>	<b>\$255.00</b>
------------------------	-----------------

*Please Include Invoice Number on all Correspondence*

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

Statement Date: 03/10/2020  
Account: 211017895700

Current month's charges:	\$2,539.76
Total amount due:	\$2,539.76
Payment Due By:	03/31/2020

**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>\$2,539.76</b>
<b>Total Amount Due</b>	<b>\$2,539.76</b>

**Free installation through  
March 31, 2020.**

Protect your valuable electronics with Zap Cap Systems® Premium Service and your wallet with free installation. Visit [tampaelectric.com/zapcap](http://tampaelectric.com/zapcap) or call 877-Surge22 to learn more and sign up.



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

**Share**

*I helped a  
neighbor in  
need!*

**HELP YOUR NEIGHBORS. GET A MATCH.**

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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: 211017895700

Current month's charges:	\$2,539.76
Total amount due:	\$2,539.76
Payment Due By:	03/31/2020

**Amount Enclosed** \$ \_\_\_\_\_  
603235207896

00000423 02 AV 0.38 33607 FTECO103112000091110 00000 01 01000000 002 01 423 004



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

**Receiver**

**MAR 18 2020**

6032352078962110178957000000002539762

**Account:** 211017895700  
**Statement Date:** 03/10/2020  
**Current month's charges due** 03/31/2020

## Details of Charges – Service from 02/05/2020 to 03/04/2020

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

### Rate Schedule: Lighting Service

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

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

#### Lighting Charges

**\$2,539.76**

### Total Current Month's Charges

**\$2,539.76**

00000423-0000873-Page 3 of 8





## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 03/06/2020

Account: 211018054091

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



Current month's charges:	\$457.10
Total amount due:	\$457.10
Payment Due By:	03/27/2020

### Your Account Summary

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

### Free installation through March 31, 2020.

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Zap Cap Systems® Premium Service  
and your wallet with free installation.  
Visit [tampaelectric.com/zapcap](http://tampaelectric.com/zapcap) or  
call 877-Surge22 to learn more  
and sign up.



A TAMPA ELECTRIC PROGRAM

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

Share

I helped a  
neighbor in  
need!

### HELP YOUR NEIGHBORS. GET A MATCH.

Donate to our Share program and help your neighbors in need pay their electric  
or natural gas bills. We'll match your donation dollar for dollar, up to \$500,000.  
Visit [tampaelectric.com/share](http://tampaelectric.com/share) or [peoplesgas.com/share](http://peoplesgas.com/share) to learn more.

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:	\$457.10
Total amount due:	\$457.10
Payment Due By:	03/27/2020

Amount Enclosed \$

636568498497

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

6365684984972110180540910000000457107



**Account:** 211018054091  
**Statement Date:** 03/06/2020  
**Current month's charges due** 03/27/2020



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

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	247 kWh @ \$0.02871/kWh	\$7.09
Fixture & Maintenance Charge	13 Fixtures	\$162.37
Lighting Pole / Wire	13 Poles	\$279.89
Lighting Fuel Charge	247 kWh @ \$0.02989/kWh	\$7.38
Florida Gross Receipt Tax		\$0.37
<b>Lighting Charges</b>		<b>\$457.10</b>

### Total Current Month's Charges

**\$457.10**

00000056-0000582-Page 13 of 22

Statement Date: 03/06/2020

Account: 221006350658

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



Current month's charges:	\$82.12
Total amount due:	\$30.98
Payment Due By:	03/27/2020

## Your Account Summary

Previous Amount Due	-\$51.14
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$51.14
<b>Current Month's Charges</b>	<b>\$82.12</b>
<b>Total Amount Due</b>	<b>\$30.98</b>

## Free installation through March 31, 2020.

Protect your valuable electronics with Zap Cap Systems® Premium Service and your wallet with free installation. Visit [tampaelectric.com/zapcap](http://tampaelectric.com/zapcap) or call 877-Surge22 to learn more and sign up.



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



## HELP YOUR NEIGHBORS. GET A MATCH.

Donate to our Share program and help your neighbors in need pay their electric or natural gas bills. We'll match your donation dollar for dollar, up to \$500,000. Visit [tampaelectric.com/share](http://tampaelectric.com/share) or [peoplesgas.com/share](http://peoplesgas.com/share) to learn more.

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:	\$82.12
Total amount due:	\$30.98
Payment Due By:	03/27/2020

**Amount Enclosed** \$

657556123769

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

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

**Account:** 221006350658  
**Statement Date:** 03/06/2020  
**Current month's charges due** 03/27/2020



## Details of Charges – Service from 02/05/2020 to 03/04/2020

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

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
J85887	03/04/2020	8,938		8,251		687 kWh	1	29 Days

Basic Service Charge

\$18.06

Energy Charge

687 kWh @ \$0.06010/kWh

\$41.29

Fuel Charge

687 kWh @ \$0.03016/kWh

\$20.72

Florida Gross Receipt Tax

\$2.05

**Electric Service Cost**

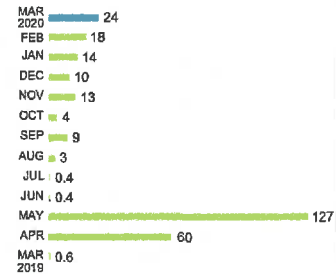
**\$82.12**

**Total Current Month's Charges**

**\$82.12**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)





## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 03/06/2020

Account: 221006361218

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



Current month's charges:	\$290.87
Total amount due:	\$290.87
Payment Due By:	03/27/2020

### Your Account Summary

Previous Amount Due	\$311.53
Payment(s) Received Since Last Statement	-\$311.53
<b>Current Month's Charges</b>	<b>\$290.87</b>
<b>Total Amount Due</b>	<b>\$290.87</b>

### Free installation through March 31, 2020.

Protect your valuable electronics with Zap Cap Systems® Premium Service and your wallet with free installation. Visit [tampaelectric.com/zapcap](http://tampaelectric.com/zapcap) or call 877-Surge22 to learn more and sign up.



A TAMPA ELECTRIC PROGRAM

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### HELP YOUR NEIGHBORS. GET A MATCH.

Donate to our Share program and help your neighbors in need pay their electric or natural gas bills. We'll match your donation dollar for dollar, up to \$500,000. Visit [tampaelectric.com/share](http://tampaelectric.com/share) or [peoplesgas.com/share](http://peoplesgas.com/share) to learn more.

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:	\$290.87
Total amount due:	\$290.87
Payment Due By:	03/27/2020

Amount Enclosed \$

657556123770

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

6575561237702210063612180000000290872

**Account:** 221006361218  
**Statement Date:** 03/06/2020  
**Current month's charges due** 03/27/2020



## Details of Charges – Service from 02/05/2020 to 03/04/2020

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

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
J85861	03/04/2020	22,877		19,935		2,942 kWh	1	29 Days

Basic Service Charge

\$18.06

Energy Charge

2,942 kWh @ \$0.06010/kWh

\$176.81

Fuel Charge

2,942 kWh @ \$0.03016/kWh

\$88.73

Florida Gross Receipt Tax

\$7.27

**Electric Service Cost**

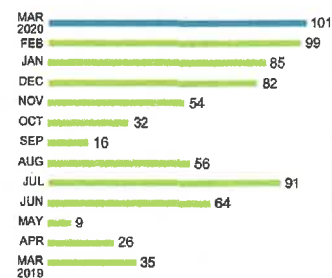
**\$290.87**

**Total Current Month's Charges**

**\$290.87**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)





## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 03/10/2020  
Account: 221007463708

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

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	03/31/2020

### 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>

### Free installation through March 31, 2020.

Protect your valuable electronics with Zap Cap Systems® Premium Service and your wallet with free installation. Visit [tampaelectric.com/zapcap](http://tampaelectric.com/zapcap) or call 877-Surge22 to learn more and sign up.



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



### HELP YOUR NEIGHBORS. GET A MATCH.

Donate to our Share program and help your neighbors in need pay their electric or natural gas bills. We'll match your donation dollar for dollar, up to \$500,000. Visit [tampaelectric.com/share](http://tampaelectric.com/share) or [peoplesgas.com/share](http://peoplesgas.com/share) to learn more.

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



#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007463708

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	03/31/2020

**Amount Enclosed** \$

605704335623



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

6057043356232210074637080000000018520



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 221007463708  
**Statement Date:** 03/10/2020  
**Current month's charges due** 03/31/2020

### Details of Charges – Service from 02/06/2020 to 03/05/2020

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	03/05/2020	0		0		0 kWh	1	29 Days

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

\$18.06

\$0.46

**\$18.52**

**Total Current Month's Charges**

**\$18.52**

#### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)

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

00000423-0000875-Page 7 of 8







## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 03/06/2020  
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:	03/27/2020

### 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>

### Free installation through March 31, 2020.

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



See reverse side for more information

Account: 221007640941

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	03/27/2020

Amount Enclosed \$  
646445025146

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

6464450251462210076409410000000018521



**Account:** 221007640941  
**Statement Date:** 03/06/2020  
**Current month's charges due** 03/27/2020



## Details of Charges – Service from 02/05/2020 to 03/04/2020

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G80129	03/04/2020	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)

MAR 0  
 2020  
 FEB 0  
 JAN 0  
 DEC 0

Statement Date: 03/06/2020

Account: 221007706890

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



Current month's charges:	\$18.52
Total amount due:	\$16.77
Payment Due By:	03/27/2020

**Your Account Summary**

Previous Amount Due	\$215.27
Payment(s) Received Since Last Statement	-\$215.27
Miscellaneous Credits	-\$1.75
Credit balance after payments and credits	-\$1.75
<b>Current Month's Charges</b>	<b>\$18.52</b>
<b>Total Amount Due</b>	<b>\$16.77</b>

**Free installation through  
March 31, 2020.**

Protect your valuable electronics with  
Zap Cap Systems® Premium Service  
and your wallet with free installation.  
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and sign up.



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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: 221007706890

Current month's charges:	\$18.52
Total amount due:	\$16.77
Payment Due By:	03/27/2020

Amount Enclosed \$

671136322504

Received

MAR 11 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:** 221007706890  
**Statement Date:** 03/06/2020  
**Current month's charges due** 03/27/2020



## Details of Charges – Service from 02/05/2020 to 03/04/2020

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	03/04/2020	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)

MAR 0  
 2020  
 FEB 0

## Miscellaneous Credits

State Use Tax Credit

-\$1.75

**Total Current Month's Credits**

**-\$1.75**

## Important Messages

We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to Tampa Electric Company P.O. Box 31318, Tampa, Florida 33631-3318.



# 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 20-00582  
Date 03/13/2020

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
Project Time				
Jason R. Droor				
	03/04/2020	4.75	120.00	570.00
<i>Create maintenance areas exhibit</i>				
Layouts/Renderings				
Chris N. O'Kelley				
	03/02/2020	3.00	205.00	615.00
<i>prepare CDD maintenance map for Meritus</i>				
	03/03/2020	2.00	205.00	410.00
<i>CDD maintenance area map for Meritus</i>				
Phase subtotal				1,595.00
Entry Monuments and Minor Wall subtotal				1,595.00

Invoice total **1,595.00**

### Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
20-00415	02/14/2020	3,592.50		3,592.50			
20-00582	03/13/2020	1,595.00	1,595.00				
Total		5,187.50	1,595.00	3,592.50	0.00	0.00	0.00

Manual Invoice - Email

51300 3103  
412



4801 122nd Ave. N  
Clearwater, FL 33762

Invoice 4307

Date	PO#
02/25/20	
SalesRep	Terms
Aaron Frazier	Net 30

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

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

Item	Qty / UOM	Rate	Ext. Price	Amount
#3240 - Dead Sabal Removals			\$1,500.00	\$1,500.00
Estimate approved for removal of dead sabals in the common areas of Cypress Mills. All remaining stakes will be removed as well during this service.				
Arbor Care - 02/25/2020			\$1,500.00	

Sales Tax	\$0.00
<b>Grand Total</b>	<b>\$1,500.00</b>

53900/4608  
CL

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(727) 822-7866	(727) 269-5490	accounting@fieldstonels.com	www.fieldstonels.com



4801 122nd Ave. N  
Clearwater, FL 33762

Invoice 4231

Date	PO#
02/28/20	
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
#3165 - February Repairs			\$130.50	\$130.50
Repaired broken heads near the front entrance and the new area to the east. Capped broken bubblers at the front 2 lakes				
<i>Irrigation Repairs - 02/28/2020</i>			\$130.50	

Sales Tax	\$0.00
<b>Grand Total</b>	<b>\$130.50</b>

53900-4611  
R

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

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Field Stone	4446	\$ 2,316.00		Landscape Maintenance - April
Field Stone	4447	7,680.36	<b>\$ 9,996.36</b>	Landscape Maintenance - April
Meritus Districts	9680	3,419.81		Management Services - April
Sitex Aquatics	3512B	1,065.00		Lake Maintenance - April
<b>Monthly Contract Sub-Total</b>		<b>\$ 14,481.17</b>		

<b>Variable Contract</b>				
Clearview Land Design, P.L.	20 00415	\$ 3,592.50		Professional Services - 02/14/20
Clearview Land Design, P.L.	20 00800	1,691.25	<b>\$ 5,283.75</b>	Professional Services - 04/10/20
Straley Robin Vericker	18154	427.50		Professional Services - General - thru 03/15/20
<b>Variable Contract Sub-Total</b>		<b>\$ 5,711.25</b>		

<b>Utilities</b>				
Tampa Electric	211017895700 040820	\$ 2,539.76		Electric Service - thru 04/02/20
Tampa Electric	211018054091 040620	636.67		Electric Service - thru 03/31/20
Tampa Electric	221006350658 040620	105.26		Electric Service - thru 04/01/20
Tampa Electric	221006361218 040620	381.05		Electric Service - thru 04/01/20
Tampa Electric	221007463708 040820	18.52		Electric Service - thru 04/03/20
Tampa Electric	221007640941 040620	18.52		Electric Service - thru 04/01/20
Tampa Electric	221007706890 040620	18.52		Electric Service - thru 04/01/20
Tampa Electric	221007774716 040720	586.94	<b>\$ 4,305.24</b>	Electric Service - thru 03/31/20
<b>Utilities Sub-Total</b>		<b>\$ 4,305.24</b>		

<b>Regular Services</b>				
Tampa Bay Times	75564 040220	\$ 495.00		Meeting - 04/02/20

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Regular Services Sub-Total</b>		<b>\$ 495.00</b>		
<b>Additional Services</b>				
Field Stone	4586	\$ 299.00		Added Drip Line - 03/16/20
Field Stone	4730	11,500.00	<b>\$ 11,799.00</b>	Mulch Installation - 04/13/20
<b>Additional Services Sub-Total</b>		<b>\$ 11,799.00</b>		
<b>TOTAL:</b>		<b>\$ 36,791.66</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 4446

Date	PO#
04/01/20	
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 April 2020			\$2,316.00	\$2,316.00

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

539100 - 4604  
G.L

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)

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4801 122nd Ave. N  
Clearwater, FL 33762

Invoice 4447

Date	PO#
04/01/20	
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 April 2020			\$7,680.36	\$7,680.36

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

53900-4604  
GR

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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: 9680  
Invoice Date: Apr 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		4/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - April		3,166.66
		Postage - February		3.15
		Accounting Services		125.00
		Website Administration		125.00

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 #
4/1/2020	3512B

Bill To

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

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance	1,065.00	1,065.00
<div>Please note that our remittance address has changed. Our new remittance address is:  7643 Gate Parkway Suite# 104-167 Jacksonville, FL 32256</div>			
		<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 20-00415  
Date 02/14/2020

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				
	01/20/2020	2.00	205.00	410.00
<i>Update Engineers Report</i>				
	01/23/2020	1.00	205.00	205.00
<i>Conference call and Engineers Report revisions</i>				
	01/27/2020	5.00	205.00	1,025.00
<i>Engineer's Report update. Circulate to team and also distribution of AA2 permits.</i>				
	02/12/2020	4.00	205.00	820.00
<i>update Engineer's Report per comments- Series 2020</i>				
	02/13/2020	1.50	205.00	307.50
<i>finalize Engineer's Report</i>				
Project Time				
Paul A. Dolcemascolo				
	01/21/2020	1.50	165.00	247.50
<i>LEGAL &amp; SKETCH ASSESSMENT AREA 2 CYPRESS MILLS PHASES 2 &amp; 3</i>				
	01/22/2020	3.50	165.00	577.50
<i>LEGAL &amp; SKETCH ASSESSMENT AREA 2 CYPRESS MILLS PHASES 2 &amp; 3</i>				
Phase subtotal				3,592.50
Entry Monuments and Minor Wall subtotal				3,592.50

51360-3103  
GR

Invoice total **3,592.50**

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
20-00415	02/14/2020	3,592.50	3,592.50				
	Total	3,592.50	3,592.50	0.00	0.00	0.00	0.00

*Manual Invoice - Email*



# 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 20-00800  
Date 04/10/2020

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				
	03/25/2020	4.00	205.00	820.00
<i>Review of January - December 2019 &amp; 2020 Reimbursement documents from Lennar</i>				
	03/26/2020	4.00	205.00	820.00
<i>Review of January - December 2019 &amp; 2020 Reimbursement documents from Lennar</i>				
	04/01/2020	0.25	205.00	51.25
<i>review, sign and scan 2020 requisition documents</i>				
Phase subtotal				1,691.25
Entry Monuments and Minor Wall subtotal				1,691.25

Invoice total **1,691.25**

## Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
20-00415	02/14/2020	3,592.50			3,592.50		
20-00800	04/10/2020	1,691.25	1,691.25				
	Total	5,283.75	1,691.25	0.00	3,592.50	0.00	0.00

Manual Invoice - Email

51300 3103  
416

# 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

March 23, 2020

Client: 001503

Matter: 000001

Invoice #: 18154

Page: 1

RE: General

For Professional Services Rendered Through March 15, 2020

## SERVICES

Date	Person	Description of Services	Hours	
3/11/2020	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	
3/12/2020	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.8	
Total Professional Services			1.2	\$366.00

## PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	1.2	\$366.00

## DISBURSEMENTS

Date	Description of Disbursements	Amount
3/15/2020	Photocopies (410 @ \$0.15)	\$61.50
Total Disbursements		\$61.50

517.00 3107  
42



March 23, 2020

Client: 001503

Matter: 000001

Invoice #: 18154

Page: 2

---

Total Services	\$366.00	
Total Disbursements	\$61.50	
Total Current Charges		\$427.50

**PAY THIS AMOUNT**

**\$427.50**

*Please Include Invoice Number on all Correspondence*



## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/08/2020  
Account: 211017895700

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

Current month's charges:	\$2,539.76
Total amount due:	\$2,539.76
Payment Due By:	04/29/2020

### Your Account Summary

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

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#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211017895700

Current month's charges:	\$2,539.76
Total amount due:	\$2,539.76
Payment Due By:	04/29/2020

**Amount Enclosed** \$

602000668279

00003676 02 AV 0.38 33607 FTECO104082023083110 00000 01 01000000 009 01 3676 004



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

# Received

APR 13 2020

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

6020006682792110178957000000002539762

**Account:** 211017895700  
**Statement Date:** 04/08/2020  
**Current month's charges due** 04/29/2020

## Details of Charges – Service from 03/05/2020 to 04/02/2020

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

### Lighting Charges

**\$2,539.76**

### Total Current Month's Charges

**\$2,539.76**

00003676-0010947-Page 3 of 8



# ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/06/2020  
Account: 211018054091

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



Current month's charges:	\$636.
Total amount due:	\$636.
Payment Due By:	04/27/2020

## Your Account Summary

Previous Amount Due	\$457.10
Payment(s) Received Since Last Statement	-\$457.10
Current Month's Charges	\$636.67
<b>Total Amount Due</b>	<b>\$636.67</b>

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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211018054091

Current month's charges:	\$636.67
Total amount due:	\$636.67
Payment Due By:	04/27/2020

Amount Enclosed \$ 627926554857

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

6279265548572110180540910000000636673

**Account:** 211018054091  
**Statement Date:** 04/06/2020  
**Current month's charges due** 04/27/2020



## Details of Charges – Service from 03/16/2020 to 03/31/2020

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

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 16 days

Lighting Energy Charge	273 kWh @ \$0.02871/kWh	\$7.84
Fixture & Maintenance Charge	8 Fixtures	\$61.10
Lighting Pole / Wire	8 Poles	\$102.06
Lighting Fuel Charge	273 kWh @ \$0.02989/kWh	\$8.16
Florida Gross Receipt Tax		\$0.41
<b>Lighting Charges</b>		

**\$179.57**

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

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

**Rate Schedule: Lighting Service**

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

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

**\$457.10**

## Total Current Month's Charges

**\$636.67**

## Important Messages

### Prorated Bill

Some charges have been prorated where required to reflect a longer or shorter than normal billing period.



## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/06/2020  
Account: 221006350658

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



Current month's charges:	\$105.2
Total amount due:	\$105.2
Payment Due By:	04/27/202

### Your Account Summary

Previous Amount Due	\$30.98
Payment(s) Received Since Last Statement	-\$30.98
Current Month's Charges	\$105.26
<b>Total Amount Due</b>	<b>\$105.26</b>

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phone



online



pay agent

See reverse side for more information

Account: 221006350658

Current month's charges:	\$105.26
Total amount due:	\$105.26
Payment Due By:	04/27/2020

Amount Enclosed \$

651383303076

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

6513833030762210063506580000000105269



# ACCOUNT INVOICE

tampaelectric.com



**Account:** 221006350658  
**Statement Date:** 04/06/2020  
**Current month's charges due** 04/27/2020



## Details of Charges – Service from 03/05/2020 to 04/01/2020

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

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

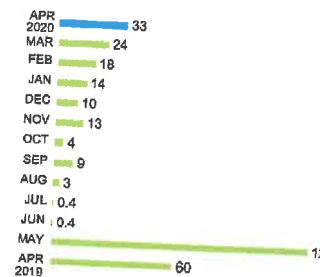
Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
J85887	04/01/2020	9,875	8,938	937 kWh	1	28 Days

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

937 kWh @ \$0.06010/kWh \$18.06  
937 kWh @ \$0.03016/kWh \$28.26  
\$2.63

## Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



**Total Current Month's Charges**

**\$105.26**

**\$105.26**



## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/06/2020

Account: 221006361218

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



Current month's charges:	\$381.05
Total amount due:	\$381.05
Payment Due By:	04/27/2020

### Your Account Summary

Previous Amount Due	\$290.87
Payment(s) Received Since Last Statement	-\$290.87
<b>Current Month's Charges</b>	<b>\$381.05</b>
<b>Total Amount Due</b>	<b>\$381.05</b>

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### WAYS TO PAY YOUR BILL



mail



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online



pay agent

See reverse side for more information

Account: 221006361218

Current month's charges:	\$381.05
Total amount due:	\$381.05
Payment Due By:	04/27/2020

**Amount Enclosed**

\$

651383303077

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

6513833030772210063612180000000381058





## ACCOUNT INVOICE

tampaelectric.com



Account: 221006361218  
Statement Date: 04/06/2020  
Current month's charges due 04/27/2020



### Details of Charges – Service from 03/05/2020 to 04/01/2020

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	04/01/2020	26,793		22,877		3,916 kWh	1	28 Days

Basic Service Charge		\$18.06
Energy Charge	3,916 kWh @ \$0.06010/kWh	\$235.35
Fuel Charge	3,916 kWh @ \$0.03016/kWh	\$118.11
Florida Gross Receipt Tax		\$9.53

**Electric Service Cost**

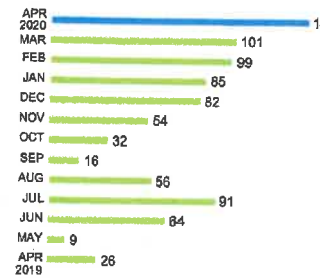
**\$381.05**

**Total Current Month's Charges**

**\$381.05**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



00000005-0000910-Page 17 of 22

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

Statement Date: 04/08/2020  
Account: 221007463708

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	04/29/2020

**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: 221007463708

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	04/29/2020

**Amount Enclosed** \$

618050016228

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

6180500162282210074637080000000018527

## ACCOUNT INVOICE

tampaelectric.com



**Account:** 221007463708  
**Statement Date:** 04/08/2020  
**Current month's charges due** 04/29/2020

### Details of Charges – Service from 03/06/2020 to 04/03/2020

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	04/03/2020	0		0		0 kWh	1	29 Days

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

\$18.06  
\$0.46

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)

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

**Total Current Month's Charges**

**\$18.52**

**\$18.52**

00003676-0010848-Page 7 of 8





## ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 04/06/2020  
Account: 221007640941

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	04/27/2020

### 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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### WAYS TO PAY YOUR BILL



mail



phone



online



pay agent

See reverse side for more information

Account: 221007640941

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	04/27/2020

Amount Enclosed \$

672370907187

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

6723709071872210076409410000000018525

# ACCOUNT INVOICE

tampaelectric.com



**Account:** 221007640941  
**Statement Date:** 04/06/2020  
**Current month's charges due** 04/27/2020



## Details of Charges – Service from 03/05/2020 to 04/01/2020

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	04/01/2020	0		0		0 kWh	1	28 Days

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

\$18.06  
\$0.46

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)

**\$18.52**

APR 0  
2020  
MAR 0  
FEB 0  
JAN 0  
DEC 0

**\$18.52**

**Total Current Month's Charges**

00000005-00000004-Page 5 of 22





## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/06/2020

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:	04/27/2020

### Your Account Summary

Previous Amount Due	\$16.77
Payment(s) Received Since Last Statement	-\$16.77
<b>Current Month's Charges</b>	<b>\$18.52</b>
<b>Total Amount Due</b>	<b>\$18.52</b>

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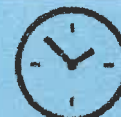
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### WAYS TO PAY YOUR BILL



mail



phone



online



pay agent

See reverse side for more information

Account: 221007706890

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	04/27/2020

Amount Enclosed \$

676074605840

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

6760746058402210077068900000000018528

**Account:** 221007706890  
**Statement Date:** 04/06/2020  
**Current month's charges due** 04/27/2020



## Details of Charges – Service from 03/05/2020 to 04/01/2020

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	04/01/2020	0		0		0 kWh	1	28 Days

Basic Service Charge  
 Florida Gross Receipt Tax

\$18.06  
 \$0.46

**Electric Service Cost**

**\$18.52**

**Total Current Month's Charges**

**\$18.52**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
 (Average)

APR 0  
 2020  
 MAR 0  
 FEB 0



Cypress Miller CDD

## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/07/2020

Account: 221007774716

LENNAR HOMES LLC  
CYPRESS MILLER-CREEK PH1C2, LIGHTS  
RUSKIN, FL 33573

Current month's charges:	\$586.94
Total amount due:	\$586.94
Payment Due By:	04/28/2020

### Your Account Summary

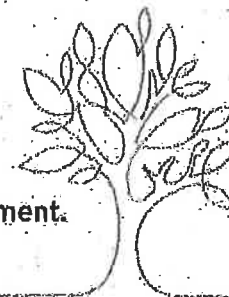
Previous Amount Due:	\$0.00
Payment(s) Received Since Last Statement:	\$0.00
Current Month's Charges	\$586.94
<b>Total Amount Due</b>	<b>\$586.94</b>

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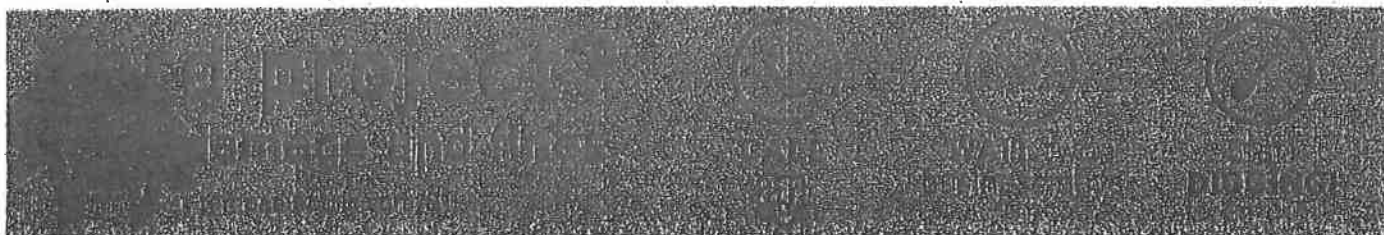
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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007774716

Current month's charges:	\$586.94
Total amount due:	\$586.94
Payment Due By:	04/28/2020

Amount Enclosed:

\$

600000252476

00000559 01 AV 0.30 33607 FTECD104072023362210 00000 DE 01000000 013 01 5462 002

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

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

6000002524762210077747160000000586945





## ACCOUNT INVOICE

tampaelectric.com



Account: 221007774716  
Statement Date: 04/07/2020  
Current month's charges due 04/28/2020

*Cypress  
mill Creek  
Lights  
ph1c2*

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

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	274 kWh @ \$0.02871/kWh	\$7.87
Fixture & Maintenance Charge	16' Fixtures	\$179.86
Lighting Pole / Wire	16 Poles	\$344.48
Lighting Fuel Charge	274 kWh @ \$0.02989/kWh	\$8.19
Florida Gross Receipt Tax		\$0.41
State Tax		\$46.13
Lighting Charges		\$586.94

#### Total Current Month's Charges

\$586.94

### Important Messages

#### Welcome to Tampa Electric!

Please visit [tampaelectric.com/rates](http://tampaelectric.com/rates) for information about your electric rates and charges.

#### Adjust for Summer Pricing

Energy Planner summer pricing rates will become effective May 1 and continue through Oct. 31. During summer months, the "High Level" will become active from 1 p.m. to 6 p.m. on weekdays. To maximize savings during the summer months, we recommend that you program your Web portal to control your appliances based on the summer rates. Visit [TampaElectric.com/EP](http://TampaElectric.com/EP) to view the current rates and the summer schedule.



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tampabay.com

Times Publishing Company  
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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	
04/ 2/20	CYPRESS MILL CDD	
Billing Date	Sales Rep	Customer Account
04/02/2020	Deirdre Almeida	184333
Total Amount Due		Ad Number
\$495.00		0000075564

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
04/02/20	04/02/20	0000075564	Times	Legals CLS	Meeting	1	2x59 L	\$493.00
04/02/20	04/02/20	0000075564	Tampabay.com	Legals CLS	Meeting AffidavitMaterial	1	2x59 L	\$0.00 \$2.00

51300-4801  
LIL

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# Tampa Bay Times

tampabay.com

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DALLAS, TX 75312-3396  
Toll Free Phone: 1 (877) 321-7355

## ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
04/ 2/20	CYPRESS MILL CDD	
Billing Date	Sales Rep	Customer Account
04/02/2020	Deirdre Almeida	184333
Total Amount Due		Ad Number
\$495.00		0000075564

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PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

CYPRESS MILL CDD  
C/O MERITUS  
2005 PAN AM CIRCLE #300  
TAMPA, FL 33607

Received  
APR 08 2020

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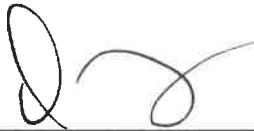
**Tampa Bay Times**  
Published Daily

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: Meeting** was published in **Tampa Bay Times: 4/ 2/20** 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 not 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 **04/02/2020**



Signature of Notary Public

Personally known     X     or produced identification

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

**CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC MEETING HELD DURING PUBLIC HEALTH  
EMERGENCY DUE TO COVID-19**

Notice is hereby given that the Board of Supervisors ("Board") of the Cypress Mill Community Development District ("District") will hold a regular meeting of the Board of Supervisors on April 9, 2020 at 9:30 a.m. at the offices of Lennar Homes, 4600 W. Cypress Street, Suite 200, Tampa, Florida 33607 to be conducted by via telephone conference pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020, and March 20, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes. The meeting is being held for the necessary public purpose of considering Fiscal Year 2021 Proposed Budget. At such time the Board is so authorized and may consider any business that may properly come before it.

While it is necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Towards the end, anyone wishing to listen and participate in the meeting can do so telephonically at 1-866-906-9330 access code 4863181. Additionally, participants are encouraged to submit questions and comments to the District Manager in advance at [gene.roberts@merituscorp.com](mailto:gene.roberts@merituscorp.com) to facilitate the Board's consideration of such questions and comments during the meeting.

A copy of the agenda may be obtained at the offices of the District Manager, c/o 2005 Pan Am Circle, Suite 300 Tampa, FL 33607 ("District Manager's Office") during normal business hours.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

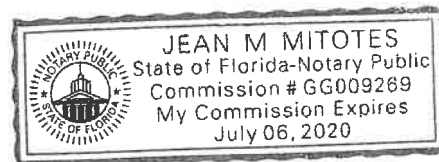
Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 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 Meetings 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.

District Manager,  
Gene Roberts

Run Date: April 2, 2020

0000075564





4801 122nd Ave. N  
Clearwater, FL 33762

Invoice 4586

Date	PO#
03/16/20	
SalesRep	Terms
David Lora	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
			\$299.00	\$299.00

#3383 - Added Drip Line to entrance

added more drip line to the front entrance island for better coverage.

*Irrigation Repairs - 03/16/2020*

\$299.00

Sales Tax	\$0.00
<b>Grand Total</b>	<b>\$299.00</b>

53900-4611  
62

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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)

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4801 122nd Ave. N  
Clearwater, FL 33762

Invoice 4730

Date	PO#
04/13/20	
SalesRep	Terms
Aaron Frazier	Net 30

**Bill To**

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

**Property Address**

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

Item	Qty / UOM	Rate	Ext. Price	Amount
#2821 - Mulch Installation			\$11,500.00	\$11,500.00
Estimate provided for install of 200 yards mini pine bark mulch "blown in" along the main entrance, center medians, and frontage landscape viburnums / tree rings.				
Mulch - 04/13/2020			\$11,500.00	

Sales Tax \$0.00  
Grand Total \$11,500.00

53900 4604  
62

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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	4911	\$ 2,316.00		Landscape Maintenance - Addendum - May
Field Stone	4912	7,680.35	<b>\$ 9,996.35</b>	Landscape Maintenance - May
Sitex Aquatics	3613B	1,065.00		Lake Maintenance - May
<b>Monthly Contract Sub-Total</b>		<b>\$ 11,061.35</b>		
<b>Variable Contract</b>				
Clearview Land Design, P.L.	20 01008	\$ 615.00		Professional Services - 05/15/20
Meritus Districts	9788	1,800.00		Series 2018 Dissemination Services - FY20
Straley Robin Vericker	18261	640.30		Professional Services - General - thru 04/15/20
<b>Variable Contract Sub-Total</b>		<b>\$ 3,055.30</b>		
<b>Utilities</b>				
Tampa Electric	211017895700 050820	\$ 2,539.76		Electric Service - thru 05/04/20
Tampa Electric	211018054091 050620	793.79		Electric Service - thru 04/30/20
Tampa Electric	221006350658 050620	109.25		Electric Service - thru 05/01/20
Tampa Electric	221006361218 050620	281.24		Electric Service - thru 05/01/20
Tampa Electric	221007463708 050820	18.52		Electric Service - thru 05/05/20
Tampa Electric	221007640941 050620	18.52		Electric Service - thru 05/01/20
Tampa Electric	221007706890 050620	18.52		Electric Service - thru 05/01/20
Tampa Electric	221007832001 050620	171.28	<b>\$ 3,950.88</b>	Electric Service - thru 04/30/20
<b>Utilities Sub-Total</b>		<b>\$ 3,950.88</b>		
<b>Regular Services</b>				
<b>Regular Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>Additional Services</b>				

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Danielle Fence Mfg. Co., Inc.	66017	\$ 805.00		Install Fence - 04/28/20
Field Stone	5143	2,009.06		Dead Sabal Removals - 05/18/20
Field Stone	5144	192.02		Irrigation Repairs - 05/18/20
Field Stone	5145	432.00		Irrigation Repairs - 05/01/20
Field Stone	5146	455.00		Sable Palm Tree Removal - 05/18/20
Field Stone	5147	42.50	<b>\$ 3,130.58</b>	Irrigation Repairs - 05/12/20
<b>Additional Services Sub-Total</b>		<b>\$ 3,935.58</b>		
<b>TOTAL:</b>		<b>\$ 22,003.11</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 4911

Date	PO#
05/01/20	
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 May 2020			\$2,316.00	\$2,316.00

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

53900.4604  
QL

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4801 122nd Ave. N  
Clearwater, FL 33762

Invoice 4912

Date	PO#
05/01/20	
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	May 2020		\$7,680.35	\$7,680.35

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

539.00 - 4604  
G2

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>



Invoice

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

Date	Invoice #
5/1/2020	3613B

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 43017 GR</div>			
<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 20-01008  
Date 05/15/2020

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				
	04/24/2020	1.00	205.00	205.00
<i>Lennar 2020 Reimbursement review</i>				
	04/29/2020	2.00	205.00	410.00
<i>Feb 2020 requisistion review &amp; execution</i>				
Phase subtotal				615.00
Entry Monuments and Minor Wall subtotal				615.00
Invoice total				<b>615.00</b>

### Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
20-00800	04/10/2020	1,691.25		1,691.25			
20-01008	05/15/2020	615.00	615.00				
Total		2,306.25	615.00	1,691.25	0.00	0.00	0.00

Manual Invoice - Email

51300-3103  
AL

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

Invoice Number: 9788  
Invoice Date: May 6, 2020  
Page: 1

<b>Bill To:</b>	
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		5/6/20

Quantity	Item	Description	Unit Price	Amount
		Dissemination Services Fiscal Year 2020 Bond Series 2018: Annual, Quarters 1 & 2		1,800.00

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

## 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: 000001  
Invoice #: 18261

Page: 1

RE: General

For Professional Services Rendered Through April 15, 2020

### SERVICES

Date	Person	Description of Services	Hours	
3/19/2020	LB	FINALIZE RESOLUTION RE FINAL TERMS OF 2020 BONDS; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING RESOLUTION FOR ADOPTION AT THE MAY MEETING.	0.2	
3/23/2020	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT.	0.2	
4/6/2020	JMV	PREPARE QUARTERLY DISTRICT COUNSEL REPORT FOR CDD BONDHOLDERS.	0.3	
4/7/2020	LB	PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING ON PROPOSED BUDGET FOR FISCAL YEAR 2020/2021.	0.6	
4/8/2020	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	
4/8/2020	LB	FINALIZE QUARTERLY REPORT FOR MARCH 31, 2020; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME.	0.2	
4/9/2020	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	
4/10/2020	LB	PREPARE DRAFT RESOLUTION ELECTING TO USE DEFAULT STATUTORY ALTERNATIVE INVESTMENT POLICY.	0.4	
Total Professional Services			2.7	\$575.50

51400 3107  
412

April 23, 2020

Client: 001503

Matter: 000001

Invoice #: 18261

Page: 2

#### PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	1.1	\$335.50
LB Lynn Butler	1.6	\$240.00

#### DISBURSEMENTS

Date	Description of Disbursements	Amount
3/16/2020	XPRESS DELIVERIES, LLC- Courier Service-	\$21.75
3/17/2020	XPRESS DELIVERIES, LLC- Courier Service-	\$42.75
4/15/2020	Photocopies (2 @ \$0.15)	\$0.30
Total Disbursements		\$64.80

Total Services	\$575.50
Total Disbursements	\$64.80
Total Current Charges	\$640.30

**PAY THIS AMOUNT**

**\$640.30**

*Please Include Invoice Number on all Correspondence*



## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 05/08/2020

Account: 211017895700

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

Current month's charges:	\$2,539.76
Total amount due:	\$2,539.76
Payment Due By:	05/29/2020

### 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>\$2,539.76</b>
<b>Total Amount Due</b>	<b>\$2,539.76</b>



Always assume that a downed power line is energized. Visit [tampaelectric.com/safety](http://tampaelectric.com/safety) for more safety tips.

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



### BYE-BYE, BILL SPIKES

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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: 211017895700

Current month's charges:	\$2,539.76
Total amount due:	\$2,539.76
Payment Due By:	05/29/2020

**Amount Enclosed**

\$

682247448338



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

6822474483382110178957000000002539763

**Account:** 211017895700  
**Statement Date:** 05/08/2020  
**Current month's charges due** 05/29/2020

## Details of Charges – Service from 04/03/2020 to 05/04/2020

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

**Rate Schedule: Lighting Service**

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

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

### Lighting Charges

**\$2,539.76**

### Total Current Month's Charges

**\$2,539.76**

00003922-0011526-Page 3 of 12





Statement Date: 05/06/2020

Account: 211018054091

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

Current month's charges:	\$793.79
Total amount due:	\$793.79
Payment Due By:	05/27/2020

## Your Account Summary

Previous Amount Due	\$636.67
Payment(s) Received Since Last Statement	-\$636.67
<b>Current Month's Charges</b>	<b>\$793.79</b>
<b>Total Amount Due</b>	<b>\$793.79</b>



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See reverse side for more information

Account: 211018054091

Current month's charges:	\$793.79
Total amount due:	\$793.79
Payment Due By:	05/27/2020

**Amount Enclosed** \$

688420277091

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

6884202770912110180540910000000793799

**Account:** 211018054091  
**Statement Date:** 05/06/2020  
**Current month's charges due** 05/27/2020

## Details of Charges – Service from 04/01/2020 to 04/30/2020

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	512 kWh @ \$0.02871/kWh	\$14.70
Fixture & Maintenance Charge	8 Fixtures	\$114.56
Lighting Pole / Wire	8 Poles	\$191.36
Lighting Fuel Charge	512 kWh @ \$0.02989/kWh	\$15.30
Florida Gross Receipt Tax		\$0.77

### Lighting Charges

**\$336.69**

## Details of Charges – Service from 04/01/2020 to 04/30/2020

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

**Rate Schedule: Lighting Service**

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

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

### Lighting Charges

**\$457.10**

## Total Current Month's Charges

**\$793.79**

## Important Messages

### Important safety message for Tampa Electric customers

If you experience an electrical outage or you are disconnected for any reason, please turn off all electric appliances. Remove any flammable materials from stove-top heating elements and other appliances that may activate or produce heat once electric service is reconnected. For added safety, turn off your main breaker. If you have questions, please visit [tecoaccount.com](http://tecoaccount.com) or contact Customer Care toll-free at **888-223-0800** weekdays from 7:30 a.m. to 6:00 p.m.

### More clean energy to you

Tampa Electric has reduced its use of coal by 92 percent over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Tampa Electric is the state's top producer of solar energy per customer and will power more than 200,000 homes with the sun by 2023. Our diverse fuel mix for the 12-month period ending March 2020 includes Natural Gas 84%, Purchased Power 7%, Coal 5% and Solar 4%.

Statement Date: 05/06/2020

Account: 221006350658

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

Current month's charges:	\$109.25
Total amount due:	\$109.25
Payment Due By:	05/27/2020

## Your Account Summary

Previous Amount Due	\$105.26
Payment(s) Received Since Last Statement	-\$105.26
<b>Current Month's Charges</b>	<b>\$109.25</b>
<b>Total Amount Due</b>	<b>\$109.25</b>



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See reverse side for more information

Account: 221006350658

Current month's charges:	\$109.25
Total amount due:	\$109.25
Payment Due By:	05/27/2020

**Amount Enclosed** \$ \_\_\_\_\_  
667432654503

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

6674326545032210063506580000000109258

**Account:** 221006350658  
**Statement Date:** 05/06/2020  
**Current month's charges due** 05/27/2020



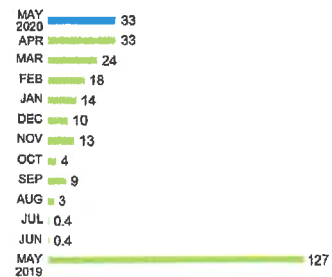
## Details of Charges – Service from 04/02/2020 to 05/01/2020

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	05/01/2020	10,855		9,875		980 kWh	1	30 Days

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)


Basic Service Charge		\$18.06
Energy Charge	980 kWh @ \$0.06010/kWh	\$58.90
Fuel Charge	980 kWh @ \$0.03016/kWh	\$29.56
Florida Gross Receipt Tax		\$2.73
<b>Electric Service Cost</b>		<b>\$109.25</b>

**Total Current Month's Charges**
**\$109.25**

## Important Messages

### Important safety message for Tampa Electric customers

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Statement Date: 05/06/2020

Account: 221006361218

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

Current month's charges:	\$281.24
Total amount due:	\$281.24
Payment Due By:	05/27/2020

## Your Account Summary

Previous Amount Due	\$381.05
Payment(s) Received Since Last Statement	-\$381.05
<b>Current Month's Charges</b>	<b>\$281.24</b>
<b>Total Amount Due</b>	<b>\$281.24</b>



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## WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006361218

Current month's charges:	\$281.24
Total amount due:	\$281.24
Payment Due By:	05/27/2020

**Amount Enclosed** \$

667432654504

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

6674326545042210063612180000000281246

**Account:** 221006361218  
**Statement Date:** 05/06/2020  
**Current month's charges due** 05/27/2020

## Details of Charges – Service from 04/02/2020 to 05/01/2020

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	05/01/2020	29,631		26,793		2,838 kWh	1	30 Days

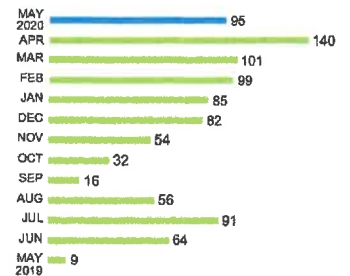
Basic Service Charge		\$18.06
Energy Charge	2,838 kWh @ \$0.06010/kWh	\$170.56
Fuel Charge	2,838 kWh @ \$0.03016/kWh	\$85.59
Florida Gross Receipt Tax		\$7.03
<b>Electric Service Cost</b>		<b>\$281.24</b>

**Total Current Month's Charges**

**\$281.24**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



## Important Messages

### Important safety message for Tampa Electric customers

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## ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 05/08/2020  
Account: 221007463708

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	05/29/2020

### 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:	05/29/2020

Amount Enclosed

\$

605087090197

00003622 02 AV 0.36 33607 FTECO105082023063110 00000 01 01000000 009 01 3622 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

6050870901972210074637080000000018520

**Account:** 221007463708  
**Statement Date:** 05/08/2020  
**Current month's charges due** 05/29/2020

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

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	05/05/2020	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)

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

00003822-0011523-Page 3 of 12







## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 05/06/2020

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:	05/27/2020

### Your Account Summary

Previous Amount Due	\$18.52
Payment(s) Received Since Last Statement	-\$18.52
Current Month's Charges	<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:	05/27/2020
<b>Amount Enclosed</b>	<b>\$</b>

664963526439

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

6649635264392210076409410000000018523

**Account:** 221007640941  
**Statement Date:** 05/06/2020  
**Current month's charges due** 05/27/2020


**Details of Charges – Service from 04/02/2020 to 05/01/2020**

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	05/01/2020	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)

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

00000048-0001144-Page 17 of 32

**Important Messages**
**Important safety message for Tampa Electric customers**

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## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 05/06/2020

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:	05/27/2020

### 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>



Always assume that a downed power line is energized. Visit [tampaelectric.com/safety](http://tampaelectric.com/safety) for more safety tips.

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



### BYE-BYE, BILL SPIKES

Our free Budget Billing program evens out your bill based on your average monthly usage, so you pay about the same amount every month. Helping you plan more, and stress less. Visit [tampaelectric.com/budgetforhome](http://tampaelectric.com/budgetforhome) to learn more and sign up.

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



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007706890

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	05/27/2020

**Amount Enclosed** \$ \_\_\_\_\_  
651383318980

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

6513833189802210077068900000000018524



## ACCOUNT INVOICE

tampaelectric.com



Account: 221007706890  
Statement Date: 05/06/2020  
Current month's charges due 05/27/2020



### Details of Charges – Service from 04/02/2020 to 05/01/2020

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	05/01/2020	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)

MAY 0  
2020 0  
APR 0  
MAR 0  
FEB 0

00000048-0001150-Page 29 of 32

### Important Messages

#### Important safety message for Tampa Electric customers

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Statement Date: 05/06/2020

Account: 221007832001

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

Current month's charges:	\$171.28
Total amount due:	\$171.28
Payment Due By:	05/27/2020

**Your Account Summary**

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
<b>Current Month's Charges</b>	<b>\$171.28</b>
<b>Total Amount Due</b>	<b>\$171.28</b>



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



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

**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 221007832001

Current month's charges:	\$171.28
Total amount due:	\$171.28
Payment Due By:	05/27/2020

**Amount Enclosed** \$

681012876246

00001573 01 AV 0.38 33607 FTECO105062023343110 00000 03 01000000 012 02 11411 003



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

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

6810128762462210078320010000000171281

**Account:** 221007832001  
**Statement Date:** 05/06/2020  
**Current month's charges due** 05/27/2020

### Details of Charges – Service from 04/24/2020 to 04/30/2020

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

**Rate Schedule: Lighting Service**
**Lighting Service Items LS-1 (Bright Choices) for 7 days**

Lighting Energy Charge	71 kWh @ \$0.02871/kWh	\$2.04
Fixture & Maintenance Charge	16 Fixtures	\$46.63
Lighting Pole / Wire	16 Poles	\$80.38
Lighting Fuel Charge	71 kWh @ \$0.02989/kWh	\$2.12
Florida Gross Receipt Tax		\$0.11
<b>Lighting Charges</b>		<b>\$131.28</b>
<b>Other Fees and Charges</b>		
Electric Security Deposit		\$40.00
<b>Total Other Fees and Charges</b>		<b>\$40.00</b>

**Total Current Month's Charges**
**\$171.28**

00001573-0004650-Page 3 of 6

### Important Messages

**Welcome to Tampa Electric!**

 Please visit [tampaelectric.com/rates](http://tampaelectric.com/rates) for information about your electric rates and charges.

**Prorated Bill**

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

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# Danielle Fence Mfg. Co., Inc.

4855 State Road 60 W  
Mulberry, FL 33860

Phone: 863-3182  
Fax: 863-425-5676

## Invoice

Invoice: **00066017**  
Sales Order No: 078984  
Purchase Order No:  
Date: 04/28/20

### Sold To:

MERITUS  
2005 PAN AM CIRCLE SUITE 120  
TAMPA FL 33607  
(813) 873-7300

### Ship To

MERITUS  
CYPRESS MILL  
CAMP ISLAND AVE & MILLER CREEK DR  
RUSKIN FL 33573

Due Date	Ship Via	FOB	REP	Invoice Terms
04/28/20	COMPLETED 04/27/2020		PAUL MILLER	PRE-PAID

Qty	Description	Unit price	Gross amount
1	25-PVCINSTALL PVC FENCE INSTALLED REINSTALL 41 PICKETS INTO 12 SECTIONS OF FENCE INSTALL 10 NEW ALMOND 7/8" X 7" X 60" PICKETS	805.00	805.00

53960 4656  
GR

### NOTES

Subtotal:	805.00
Total discount:	0.00
Total freight:	0.00
Sales Tax:	0.00
<b>TOTAL:</b>	<b>805.00</b>

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_



4801 122nd Ave. N  
Clearwater, FL 33762

Invoice 5143

Date	PO#
05/18/20	
SalesRep	Terms
Aaron Frazier	Net 30

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

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

Item	Qty / UOM	Rate	Ext. Price	Amount
			\$2,009.06	\$2,009.06

#2947 - Dead Sabal Removals

Per the request and approval of Kevin Perkins we removed two dead Sabal palm trees at Cypress Mills. Upon removal back fill with soil and add bahia turf to these two areas. In addition, Eric Roberts approved the removal of another dead tree at the clubhouse with this estimate.

HOA?

53900  
4608  
(62)

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





*Arbor Care - 05/01/2020*

**\$2,009.06**

Sales Tax	\$0.00
<b>Grand Total</b>	<b>\$2,009.06</b>

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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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)

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4801 122nd Ave. N  
Clearwater, FL 33762

Invoice 5144

Date	PO#
05/18/20	
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
#3580 - Stuck Valve			\$192.02	\$192.02
Repaired stuck valve on Miller Creek. Replaced broken head N. of pool area.				
Irrigation Repairs - 05/01/2020				\$192.02

Sales Tax	\$0.00
<b>Grand Total</b>	<b>\$192.02</b>

Hua?  
53900  
4611  
GR

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4801 122nd Ave. N  
Clearwater, FL 33762

Invoice 5145

Date	PO#
05/18/20	
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
			\$432.00	\$432.00

#3667 - VALVE REPLACED

REPLACED VALVE THAT WASN'T COMING ON WITH THE CLOCK AT  
THE FRONT OF ENTRANCE WALL.

*Irrigation Repairs - 05/01/2020*

\$432.00

Sales Tax	\$0.00
<b>Grand Total</b>	<b>\$432.00</b>

53900 - 441  
62

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4801 122nd Ave. N  
Clearwater, FL 33762

Invoice 5146

Date	PO#
05/18/20	
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
			\$455.00	\$455.00

#3876 - Sable Palm tree Removal

Fieldstone proposes to:

- Flush cut (1) sabal Palm tree at second monument sing beside Library

This includes labor and dump fees

TR - Tree Removal - 05/14/2020

\$455.00

Sales Tax	\$0.00
<b>Grand Total</b>	<b>\$455.00</b>

53900-4608  
42

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4801 122nd Ave. N  
Clearwater, FL 33762

## Invoice 5147

Date	PO#
05/18/20	
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
#3903 - REPLACE BAD 6" SPRAY			\$42.50	\$42.50
REPLACED BAD 6" SPRAY AT FRONT ENTRANCE FLOWER BED.				
<i>Irrigation Repairs - 05/12/2020</i>			\$42.50	

Sales Tax	\$0.00
<b>Grand Total</b>	<b>\$42.50</b>

53900-4611  
Q

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# Cypress Mill Community Development District

Financial Statements  
(Unaudited)

Period Ending  
May 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 5/31/2020  
(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
<b>Assets</b>								
Cash - Operating Account	3,893	0	0	0	0	0	0	3,893
Investment - Revenue 2018 (9000)	0	257,183	0	0	0	0	0	257,183
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
Accounts Receivable - Other	0	0	0	0	0	0	0	0
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	1,351	0	0	0	0	0	0	1,351
Deposits	5,286	0	0	0	0	0	0	5,286
Construction Work In Progress	0	0	0	0	0	14,058,309	0	14,058,309
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	<u>10,529</u>	<u>396,151</u>	<u>0</u>	<u>95</u>	<u>0</u>	<u>14,058,309</u>	<u>17,555,000</u>	<u>32,020,084</u>
<b>Liabilities</b>								
Accounts Payable	41,216	0	0	0	0	0	0	41,216
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
Total Liabilities	<u>41,216</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>8,445,000</u>	<u>8,486,216</u>
<b>Fund Equity &amp; Other Credits</b>								
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	14,058,309	0	14,058,309
Other	(30,689)	257,049	341,846	0	2,587,037	0	0	3,155,243
Total Fund Equity & Other Credits	<u>(30,687)</u>	<u>396,151</u>	<u>341,846</u>	<u>95</u>	<u>2,587,037</u>	<u>14,058,309</u>	<u>0</u>	<u>17,352,751</u>
Total Liabilities & Fund Equity	<u>10,529</u>	<u>396,151</u>	<u>341,846</u>	<u>95</u>	<u>2,587,037</u>	<u>14,058,309</u>	<u>8,445,000</u>	<u>25,838,967</u>

# Cypress Mill

## Statement of Revenues & Expenditures

001 - General Fund  
From 10/1/2019 Through 5/31/2020  
(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	131,151	(1,580)	(1)%
Interest Earnings				
Interest Earnings	0	71	71	0 %
Contributions & Donations From Private Sources				
Developer Contributions	415,094	34,314	(380,780)	(92)%
Total Revenues	547,825	165,536	(382,289)	(70)%
Expenditures				
Legislative				
Supervisor Fees	12,000	0	12,000	100 %
Financial & Administrative				
District Manager	38,000	25,783	12,217	32 %
District Engineer	5,000	7,494	(2,494)	(50)%
Disclosure Report	8,400	1,800	6,600	79 %
Trustees Fees	9,000	2,690	6,310	70 %
Accounting Services	1,500	1,000	500	33 %
Auditing Services	7,500	4,826	2,674	36 %
Postage, Phone, Faxes, Copies	1,500	24	1,476	98 %
Public Officials Insurance	2,500	2,306	194	8 %
Legal Advertising	3,000	495	2,505	84 %
Bank Fees	300	157	143	48 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	200	69	131	66 %
Website Administration	1,500	2,500	(1,000)	(67)%
Legal Counsel				
District Counsel	7,500	3,334	4,166	56 %
Utility Services				
Electric Utility Services	150,000	24,526	125,474	84 %
Water Utility Services	15,000	0	15,000	100 %
Other Physical Environment				
Waterway Management System	55,000	8,520	46,480	85 %
General Liability & Property Casualty Insurance	12,000	2,819	9,181	77 %
Landscape Maintenance - Contract	140,000	84,603	55,397	40 %
Miscellaneous Repairs & Maintenance	7,500	0	7,500	100 %
Hardscape Maintenance	2,500	805	1,695	68 %
Plant Replacement Program	25,000	4,544	20,456	82 %
Landscape Maintenance - Other	15,300	15,464	(164)	(1)%
Irrigation Maintenance	10,000	2,292	7,708	77 %
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	196,226	351,599	64 %
Excess of Revenues Over (Under)	0	(30,689)	(30,689)	0 %
Expenditures				
Fund Balance, Beginning of Period	0	3	3	0 % 172



Cypress Mill  
**Statement of Revenues & Expenditures**

001 - General Fund  
 From 10/1/2019 Through 5/31/2020  
 (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>(30,687)</u>	<u>(30,687)</u>	<u>0 %</u>

# Cypress Mill

## Statement of Revenues & Expenditures

200 - Debt Service - Series 2018  
From 10/1/2019 Through 5/31/2020  
(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	257,019	(296,456)	(54)%
DS Assessments - Developer	0	346,866	346,866	0 %
Interest Earnings				
Interest Earnings	0	202	202	0 %
Total Revenues	553,475	604,087	50,612	9 %
Expenditures				
Debt Service Payments				
Interest Payments	408,476	207,038	201,439	49 %
Principal Payments	145,000	140,000	5,000	3 %
Total Expenditures	553,476	347,038	206,439	37 %
Excess of Revenues Over (Under) Expenditures	(1)	257,049	257,050	(25,705,047)%
Fund Balance, Beginning of Period	0	139,102	139,102	0 %
Fund Balance, End of Period	(1)	396,151	396,152	(39,615,245)%

# Cypress Mill

## Statement of Revenues & Expenditures

201 - Debt Service - Series 2020  
From 10/1/2019 Through 5/31/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	3	3	0 %
Total Revenues	0	3	3	0 %
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	341,845	341,845	0 %
Interfund Transfer				
Interfund Transfer	0	(2)	(2)	0 %
Total Other Financing Sources	0	341,843	341,843	0 %
Excess of Revenues Over (Under)	0	341,846	341,846	0 %
Expenditures				
Fund Balance, End of Period	0	341,846	341,846	0 %

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

300 - Capital Projects - Series 2018  
From 10/1/2019 Through 5/31/2020  
(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 5/31/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	51	51	0 %
Total Revenues	0	51	51	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	6,099,609	(6,099,609)	0 %
Total Expenditures	0	6,181,172	(6,181,172)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	2	2	0 %
Debt Proceeds				
Bond Proceeds	0	8,768,155	8,768,155	0 %
Total Other Financing Sources	0	8,768,157	8,768,157	0 %
Excess of Revenues Over (Under)	0	2,587,037	2,587,037	0 %
Expenditures				
Fund Balance, End of Period	0	2,587,037	2,587,037	0 %

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

900 - General Fixed Assets Account Group  
From 10/1/2019 Through 5/31/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	14,058,309	14,058,309	0 %
Fund Balance, End of Period	<u>0</u>	<u>14,058,309</u>	<u>7,958,699</u>	<u>0 %</u>

Cypress Mill  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 05/31/20  
Reconciliation Date: 5/31/2020  
Status: Locked

Bank Balance	3,892.55
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	3,892.55
Balance Per Books	<u>3,892.55</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: 05/31/20

Reconciliation Date: 5/31/2020

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1150	5/5/2020	System Generated Check/Voucher	2,316.00	Field Stone Landscape Services
1151	5/5/2020	System Generated Check/Voucher	586.94	Tampa Electric
1152	5/11/2020	Series 2018 FY20 Tax Dist ID 470	1,122.91	Cypress Mill CDD
1153	5/15/2020	System Generated Check/Voucher	1,392.60	Tampa Electric
1154	5/21/2020	System Generated Check/Voucher	1,691.25	Clearview Land Design, P.L.
1155	5/21/2020	System Generated Check/Voucher	432.00	Field Stone Landscape Services
1156	5/21/2020	System Generated Check/Voucher	2,558.28	Tampa Electric
CD026	5/22/2020	Bank Fee	24.33	
Cleared Checks/Vouchers			10,124.31	



Cypress Mill  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 05/31/20

Reconciliation Date: 5/31/2020

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR046	5/4/2020	Tax Distribution - 05.04.20	<u>1,695.91</u>
Cleared Deposits				<u>1,695.91</u>



# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: 6/8/20

	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 are clear
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: 6/8/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	30	0	Good
SUBDIVISION MONUMENTS	30	30	0	
<b>HARDSCAPE ELEMENTS</b>				
WALLS/FENCING	15	15	0	Fence Panels have been repaired
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	697	-3	100%

Manager's Signature: Gene Roberts

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



District Management Services, LLC

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: Monday, June 8, 2020

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

TURF	5	5	0	<u>Good</u>
TURF FERTILITY	10	10	0	<u>Color is better</u>
TURF EDGING	5	4	-1	<u>Some beds and tree wells need edging</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Broad leaf weeds</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>None observed</u>
PLANT FERTILITY	5	4	-1	
WEED CONTROL - BED AREAS	5	4	-1	<u>Some need detailing</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>Aphids on the Podocarpus</u>
PRUNING	10	10	0	<u>OK</u>
CLEANLINESS	5	5	0	<u>OK</u>
MULCHING	5	4	-1	<u>Pine straw is needed</u>
WATER/IRRIGATION MGMT	8	6	-2	<u>Irrigation was running during rain.</u>
CARRYOVERS	5	4	-1	<u>Bed detailing</u>

### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	4	-3	<u>Penta's and Blue Daze struggling</u>
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

SCORE

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

Manager's Signature: GR

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



## Cypress Mill June



The landscape at the entrance sign needs some attention; the Blue Daze and Penta's are struggling and the beds need weed detailing.





The Penta's in the entrance median look weak and need more Pine fines for mulch.



Turf color looks good, some Dog Fennel needs to be treated.





The pocket parks look better, we may want to add some landscape border to keep the mulch from washing.



The broken fence panels along Camp Island have been repaired.





Some of the shrubs along Camp Island are dead and need to be replaced, it may be staying too wet along the fence.



Dead fronds need to be removed from the Palms in the pocket park on Wash Island.





The Podocarpus plants need to be treated for Aphids.



Fresh Pine straw needs to be added to the landscape beds.





All the ponds look good with only a small amount of debris.

















# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: 7/2/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	22	-3	Small amount of trash
INVASIVE MATERIAL (FLOATING)	20	18	-2	One pond had algae and it had been treated
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: 7/2/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	30	-10	Entrance landscape needs attention
RECREATIONAL AREAS	30	30	0	Good
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	685	-15	98%

Manager's Signature: Gene Roberts

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



District Management Services, LLC

**MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET**

Site: Cypress Mill

Date: Thursday, July 2, 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>Off color due to drought</u>
TURF EDGING	5	4	-1	<u>Some areas were missed</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	4	-1	<u>Some need detailing</u>
PLANT INSECT/DISEASE CONTROL	5	3	-2	<u>Aphids/fungus</u>
PRUNING	10	10	0	<u>OK</u>
CLEANLINESS	5	5	0	<u>OK</u>
MULCHING	5	4	-1	<u>Pine straw is needed</u>
WATER/IRRIGATION MGMT	8	4	-4	<u>Turf/beds are dry</u>
CARRYOVERS	5	4	-1	<u>Water mgmt./annuals/detailing</u>

**SEASONAL COLOR/PERENNIAL MAINTENANCE**

VIGOR/APPEARANCE	7	3	-4	<u>Penta's and Blue Daze struggling</u>
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

**SCORE**

100	83	-17	83%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: GR

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



## CYPRESS MILL JULY



Landscape at the entrance needs attention.



Penta's are overgrown with weeds.





Blue Daze needs to be weeded and fertilized.



The Penta's in the entrance median look rough.





Bulbine appears to have some fungus or root rot.



Turf has some hot spots.





Edging was missed just before the amenity center.



The landscape beds need some weed detailing at the pocket park.





There are several dead plants along Camp Island.



Storm debris needs to be cleaned up at Wash Island.





Podocarpus still have Aphid activity.



The Liriope is struggling and probably needs a fungicide application.





Several plants are dying in the medians, appears they are dry.



I'm still waiting on a proposal from Fieldstone to mulch the Pine straw beds.





A dead Maple tree needs to be removed from the main boulevard.



The pond bank next to Ozello Trail is not being mowed.





Mow crew should be getting closer to the silt fence on the pond along Bagley Cove.



Only one pond had some algae and that was treated on Monday.









