

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
DECEMBER 10, 2020**

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT
AGENDA
THURSDAY, DECEMBER 10, 2020
9:30 A.M.**

The offices of Meritus
Located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607

District Board of Supervisors	Chairman	Kelly Evans
	Vice Chairman	Laura Coffey
	Supervisor	Ben Gainer
	Supervisor	Becky Wilson
	Supervisor	Craig Wiggins
District Manager	Meritus	Brian Howell
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Clearview Land Design	Chris O’Kelley

All cellular phones and pagers must be turned off while in the meeting room

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

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

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

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

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

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

December 10, 2020

Board of Supervisors
Cypress Mill Community Development District

Dear Board Members:

The Regular Meeting of Cypress Mill Community Development District will be held on **December 10, 2020 at 9:30 a.m. at the offices of Meritus located at 2005 Pan Am Circle Suite 300, Tampa, FL 33607**. Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting:

Call In Number: 1-866-906-9330

Access Code: 9074748#

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS**
- 3. OATH OF OFFICE**
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2021-02; Canvassing & Certifying the Results
of the Landowners Election Tab 01
 - B. Consideration of Resolution 2021-03; Designating Officers Tab 02
- 5. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting October 8, 2020 Tab 03
 - B. Consideration of Minutes of the Landowner's Election November 3, 2020 Tab 04
 - C. Consideration of Operation and Maintenance Expenditures September 2020 Tab 05
 - D. Consideration of Operation and Maintenance Expenditures October 2020 Tab 06
- 6. REVIEW OF FINANCIAL STATEMENTS MONTH ENDING OCTOBER 31, 2020..... Tab 07**
- 7. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Tab 08
 - i. Community Inspection Report
- 8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 9. PUBLIC COMMENTS**
- 10. ADJOURNMENT**

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

Sincerely,
Brian Howell
District Manager

RESOLUTION 2021-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, ADDRESSING SEAT NUMBER DESIGNATIONS ON THE BOARD OF SUPERVISORS, AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held within 90 days of the District’s creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, following proper publication and notice thereof, on November 3, 2020, the owners of land within the District held a meeting for the purpose of electing supervisors to the District’s Board of Supervisors (“Board”); and

WHEREAS, at the November 3, 2020 meeting, the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board, by means of this Resolution, desires to canvas the votes, declare and certify the results of the landowner’s election, and announce the Board Members and seat number designations on the Board.

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

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown below:

<u>Ben Gainer</u>	<u>197</u>	Votes	(4 year term)	Seat # <u>3</u>
<u>Becky Wilson</u>	<u>197</u>	Votes	(4 year term)	Seat # <u>4</u>
<u>Craig Wiggins</u>	<u>196</u>	Votes	(2 year term)	Seat # <u>5</u>

SECTION 3. Said terms of office commence on November 17, 2020.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect. To the extent the provisions of this Resolution conflict with the provisions of any other resolution of the District, the provisions of this Resolution shall prevail.

PASSED AND ADOPTED this 10th day of December, 2020.

ATTEST:

**CYPRESS MILL COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair / Vice- Chair of the Board of Supervisors

RESOLUTION 2021-03

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

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

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

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

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

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

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

PASSED AND ADOPTED THIS 10th day of December, 2020.

ATTEST:

**CYPRESS MILL COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/Vice-Chair of the Board of Supervisors

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT**

October 8, 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, October 8, 2020 at 9:30 a.m.** via conference call at 1-866-906-9330 with access code 9074748.

1. CALL TO ORDER/ROLL CALL

Brian Howell called the Regular Meeting of the Board of Supervisors of the Cypress Mill Community Development District to order on **Thursday, October 8, 2020 at 9:30 a.m.**

Board Members Present and Constituting a Quorum:

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

Staff Members Present:

Brian Howell	District Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker

There were two residents in attendance on the conference call.

2. PUBLIC COMMENT ON AGENDA ITEMS

A resident commented on issues with the landscaping and getting lighting on the monument walls. Supervisor Evans said she will check on if lighting is planned. She also commented on some of the landscape items and thanked the resident for calling in. Another resident asked about the differences between the CDD, HOA, and builder responsibilities; she also commented about the landscaping at the community lot at the corner, meeting times, and security.

3. BUSINESS ITEMS

A. Discussion on Landscape Program

Mr. Howell provided an update on the landscape program. He asked the landscapers about schedules for mulching, replacement plants in focal areas, a dead sable palm that needs to be replaced, and some old palms on the medians that were cut down. There will be enhanced reporting on the landscaping for the Board as well.

B. Consideration of Resolution 2021-01; Re-Designating Officers

Mr. Howell explained that the resolution adds him as an Assistant Secretary. The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2021-01.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

4. CONSENT AGENDA

- A. Consideration of Minutes of the Public Hearing & Regular Meeting Jul. 9, 2020**
- B. Consideration of Operations and Maintenance Expenditures June 2020**
- C. Consideration of Operations and Maintenance Expenditures July 2020**
- D. Consideration of Operations and Maintenance Expenditures August 2020**
- E. Review of Financial Statements Month Ending August 31, 2020**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve Consent Agenda items A-E.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Motion PASSED
	4/0 - Motion Passed Unanimously

5. VENDOR/STAFF REPORTS

A. District Counsel

Counsel did not have anything additional to report at this time.

B. District Engineer

There was nothing to report from the Engineer.

C. District Manager

i. Community Inspection Report

The Board reviewed the community inspection report. Mr. Howell said that the ponds look better and he will be meeting with the aquatics company. He will also continue to monitor the landscape provider's progress.

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

There were no supervisor requests.

7. PUBLIC COMMENTS

A resident said he wanted to make sure the issues discussed at the beginning of the meeting are addressed.

8. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - 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

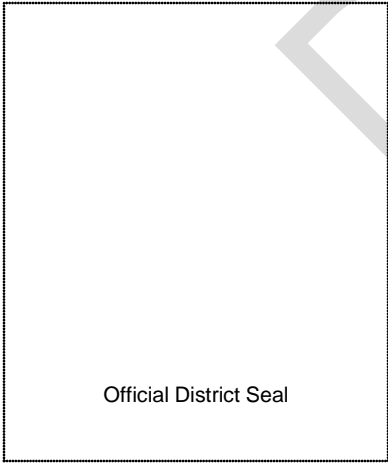
Printed Name

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

Recorded by Records Administrator

Signature

Date



CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

November 3, 2020 Minutes of the Landowner's Election

Minutes of the Landowner's Election

The Landowner's Election of the Board of Supervisors for the Cypress Mill Community Development District were held on Tuesday, November 3, 2020 at 9:30 a.m. at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Landowner's Election of the Board of Supervisors of the Cypress Mill Community Development District to order on November 3, 2020 at 10:00 a.m.

Staff Members Present:

Brian Lamb	Meritus
Gene Roberts	District Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker
Dana Crosby Collier	District Counsel, Straley Robin Vericker
Kelly Evans	Landowner Representative, Lennar Homes

2. APPOINTMENT OF MEETING CHAIRMAN

Brian Lamb from Meritus stated that he will be serving as the meeting chairman.

3. ANNOUNCEMENT OF CANDIDATES/CALL FOR NOMINATIONS

Mr. Lamb announced the candidates: Ben Gainer, Craig Wiggins, and Becky Wilson.

4. ELECTION OF SUPERVISORS

Mr. Lamb announced the results: Ben Gainer received 197 votes, Craig Wiggins received 196 votes, and Becky Wilson received 197 votes. Ben Gainer and Becky Wilson will receive seats with four-year terms, and Craig Wiggins will receive a seat with a two-year term.

5. OWNERS REQUESTS

There were no requests.

6. ADJOURNMENT

The landowner's election was closed.

**These minutes were done in summary format.*

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

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

Signature

Printed Name

Title:

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

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

Cypress Mill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Field Stone	6485	\$ 7,680.35		Landscape Maintenance - September
Field Stone	6486	2,316.20	\$ 9,996.55	Landscape Maintenance - Addendum - September
Meritus Districts	9997	3,420.34		Management Services - September
Sitex Aquatics	3989B	1,065.00		Lake Maintenance - September
Monthly Contract Sub-Total		\$ 14,481.89		
Variable Contract				
Clearview Land Design, P.L.	20 01939	\$ 512.50		Professional Services - 09/11/20
Egis	11564	471.00		Add Property - 10/01/19-10/01/20 - 08/07/20
Straley Robin Vericker	18749	152.50		Professional Services - General - thru 08/15/20
Straley Robin Vericker	18913	167.00	\$ 319.50	Professional Services - General - thru 09/15/20
Variable Contract Sub-Total		\$ 1,303.00		
Utilities				
Tampa Electric	211017895700 090920	\$ 2,534.34		Electric Service - thru 09/02/20
Tampa Electric	211018054091 090420	790.84		Electric Service - thru 08/31/20
Tampa Electric	221006350658 090420	39.86		Electric Service - thru 08/31/20
Tampa Electric	221006361218 090420	99.77		Electric Service - thru 09/01/20
Tampa Electric	221007463708 090920	-127.57		Electric Service - thru 09/03/20
Tampa Electric	221007640941 090420	18.52		Electric Service - thru 09/01/20
Tampa Electric	221007706890 090420	18.52		Electric Service - thru 09/01/20
Tampa Electric	221007832001 090420	561.41		Electric Service - thru 08/31/20
Tampa Electric	221007959234 090420	441.30	\$ 4,376.99	Electric Service - thru 08/31/20

Cypress Mill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Utilities Sub-Total		\$ 4,376.99		
Regular Services				
Meritus Districts	10122	\$ 1,800.00		Dissemination Services Q4 FY20 Series 2018 & 2020 - 09/30/20
Regular Services Sub-Total		\$ 1,800.00		
Additional Services				
Field Stone	6370	\$ 464.01		Irrigation Repair - 08/26/20
Field Stone	6684	571.43		Royal Palm Removal - 09/10/20
Field Stone	6751	2,904.42		Irrigation Repair - 09/23/20
Field Stone	6752	319.80		Irrigation Repair - 09/23/20
Field Stone	6770	329.32	\$ 4,588.98	Irrigation - 09/25/20
Spearem Enterprises, LLC	4355	80.00		Disposed of couch - 08/27/20
Additional Services Sub-Total		\$ 4,668.98		
TOTAL:		\$ 26,630.86		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



FIELDSTONE

4801 122nd Ave. N
Clearwater, FL 33762

Bill To

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

Invoice 6485

Date	PO#
09/01/20	
SalesRep	Terms
Brian Stephens	Net 30

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	September 2020		\$7,680.35	\$7,680.35

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

53900 4604
GIL

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

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

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



FIELDSTONE

4801 122nd Ave. N
Clearwater, FL 33762

Bill To

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

Invoice 6486

Date	PO#
09/01/20	
SalesRep	Terms
Scott LeRoy	Net 30

Property Address

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

Item	Qty / UOM	Rate	Ext. Price	Amount
#4973 - Maintenance CDD Addendum	September 2020		\$2,316.20	\$2,316.20

Sales Tax \$0.00
Grand Total \$2,316.20

53960 4604
612

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

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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

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

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

Invoice Number: 9997
Invoice Date: Sep 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		9/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - September		3,166.66
		Postage - July		3.68
		Accounting Services		125.00
		Website Administration		125.00
		(B)		

Subtotal	3,420.34
Sales Tax	
Total Invoice Amount	3,420.34
Payment/Credit Applied	
TOTAL	3,420.34



Invoice

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

Date	Invoice #
9/1/2020	3989B

Bill To

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

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance- 11 Waterways	1,065.00	1,065.00
<div>Please note that our remittance address has changed. Our new remittance address is: 7643 Gate Parkway Suite# 104-167 Jacksonville, FL 32256</div> <div>53900 4307 GZ</div>			
		Total	\$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 20-01939
Date 09/11/2020

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				
	09/01/2020	2.50	205.00	512.50
<i>May Assessment Area review and sign off</i>				
Phase subtotal				512.50
Entry Monuments and Minor Wall subtotal				512.50
Invoice total				512.50

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
20-01939	09/11/2020	512.50	512.50				
	Total	512.50	512.50	0.00	0.00	0.00	0.00

Manual Invoice - Email

151

51300
3/03



INVOICE

Customer	Cypress Mill Community Development District
Acct #	891
Date	08/31/2020
Customer Service	Charisse Bitner
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 471.00
Payment Amount	
Payment for:	Invoice#11564
100119391	

Thank You

Please detach and return with payment



Customer: Cypress Mill Community Development District

Invoice	Effective	Transaction	Description	Amount
11564	08/07/2020	Policy change	Policy #100119391 10/01/2019-10/01/2020 Florida Insurance Alliance Package - Add Property Due Date: 8/31/2020	471.00

53900 4502
air

				Total
				\$ 471.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC	(321)233-9939	Date
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	scimer@egisadvisors.com	08/31/2020



FloridaTM
Insurance
Alliance

Coverage Agreement Endorsement

Endorsement No.: 1

Effective Date: 08/07/2020

Member: Cypress Mill Community Development District

Agreement No.: 100119391

Coverage Period: October 1, 2019 to October 1, 2020

In consideration of an additional premium of \$471.00, the coverage agreement is amended as follows:

Property

Added:

Adding Property, per attached schedule

Subject otherwise to the terms, conditions and exclusions of the coverage agreement.

Issued: August 31, 2020

Authorized by:



**Florida
Insurance
Alliance™**

Property Schedule

Cypress Mill Community Development District

Schedule Items Effective As of: 10/01/2019

Policy No.: 100119391

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
1	Entryway Sign w/Seat Wall		2020	08/07/2020	\$10,000		
	Beth Shields Way & N 19th Ave Ruskin FL 33573		Non combustible	10/01/2020			\$10,000
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
2	Large Entryway Monument & Sign w/Seat Wall		2020	08/07/2020	\$50,000		
	Miller Creek Dr & 19th Ave NE Ruskin FL 33573		Non combustible	10/01/2020			\$50,000
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
3	Small Entryway Monuments (2) w/Seat Walls		2020	08/07/2020	\$5,000		
	Camp Island Ave & Beth Shields Way Ruskin FL 33573		Non combustible	10/01/2020			\$5,000
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
4	6" PVC Perimeter Fencing		2020	08/07/2020	\$250,000		
	Various Ruskin FL 33573		Non combustible	10/01/2020			\$250,000
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
5	Irrigation Equipment (Well pumps, Controllers)		2020	08/07/2020	\$8,000		
	Various Ruskin FL 33573		Pump/Lift Station	10/01/2020			\$8,000
Total:			Building Value \$323,000		Contents Value \$0	Insured Value \$323,000	

Sign: _____

Print Name: _____

Date: _____

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

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

August 25, 2020

Client: 001503

Matter: 000001

Invoice #: 18749

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2020

SERVICES

Date	Person	Description of Services	Hours	
7/16/2020	JMV	REVIEW COMMUNICATION FROM G. ROBERTS; REVIEW SUPPLEMENTAL RESOLUTION; DRAFT EMAIL TO G. ROBERTS.	0.3	
8/3/2020	JMV	REVIEW COMMUNICATION FROM N. HICKS; DRAFT EMAIL TO N. HICKS; REVIEW LEGAL NOTICE.	0.2	
Total Professional Services			0.5	\$152.50

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	0.5	\$152.50

51400.3107
QR

August 25, 2020
Client: 001503
Matter: 000001
Invoice #: 18749

Page: 2

Total Services	\$152.50	
Total Disbursements	\$0.00	
Total Current Charges		\$152.50

PAY THIS AMOUNT

\$152.50

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

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

September 23, 2020

Client: 001503

Matter: 000001

Invoice #: 18913

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2020

SERVICES

Date	Person	Description of Services	Hours	
8/27/2020	JMV	REVIEW COMMUNICATION FROM G. ROBERTS; DRAFT EMAIL TO G. ROBERTS.	0.1	
9/3/2020	LB	PREPARE DRAFT PUBLICATION AD FOR LANDOWNERS ELECTION.	0.3	
9/11/2020	JMV	PREPARE LEGAL NOTICE FOR CDD LANDOWNER MEETING.	0.3	
Total Professional Services			0.7	\$167.00

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.4	\$122.00
LB	Lynn Butler	0.3	\$45.00

September 23, 2020
Client: 001503
Matter: 000001
Invoice #: 18913

Page: 2

Total Services	\$167.00	
Total Disbursements	\$0.00	
Total Current Charges		\$167.00

PAY THIS AMOUNT

\$167.00

Please Include Invoice Number on all Correspondence

ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 09/09/2020
Account: 211017895700

Current month's charges:	\$2,534.34
Total amount due:	\$2,534.34
Payment Due By:	09/30/2020

Your Account Summary

Previous Amount Due	\$2,513.97
Payment(s) Received Since Last Statement	-\$2,513.97
Current Month's Charges	\$2,534.34
Total Amount Due	\$2,534.34

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See reverse side for more information

Account: 211017895700

Current month's charges:	\$2,534.34
Total amount due:	\$2,534.34
Payment Due By:	09/30/2020
Amount Enclosed	\$

673605543570

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



6736055435702110178957000000002534345

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

Details of Charges – Service from 08/05/2020 to 09/02/2020

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1392 kWh @ \$0.02866/kWh	\$39.89
Fixture & Maintenance Charge	72 Fixtures	\$905.94
Lighting Pole / Wire	72 Poles	\$1550.16
Lighting Fuel Charge	1392 kWh @ \$0.02614/kWh	\$36.39
Florida Gross Receipt Tax		\$1.96
Lighting Charges		\$2,534.34

Total Current Month's Charges

\$2,534.34

Important Messages

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Statement Date: 09/04/2020

Account: 211018054091

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

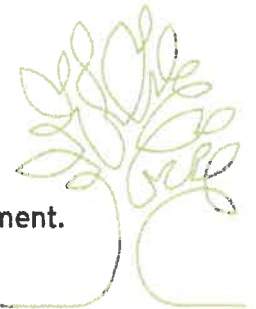
Current month's charges:	\$790.84
Total amount due:	\$790.84
Payment Due By:	09/25/2020

Your Account Summary

Previous Amount Due	\$779.73
Payment(s) Received Since Last Statement	-\$779.73
Current Month's Charges	\$790.84
Total Amount Due	\$790.84

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See reverse side for more information

Account: 211018054091

Current month's charges:	\$790.84
Total amount due:	\$790.84
Payment Due By:	09/25/2020

Amount Enclosed

\$

646445121489

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

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

Account: 211018054091
Statement Date: 09/04/2020
Current month's charges due 09/25/2020



Details of Charges – Service from 08/01/2020 to 08/31/2020

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	512 kWh @ \$0.02866/kWh	\$14.67
Fixture & Maintenance Charge	8 Fixtures	\$114.56
Lighting Pole / Wire	8 Poles	\$191.36
Lighting Fuel Charge	512 kWh @ \$0.02614/kWh	\$13.38
Florida Gross Receipt Tax		\$0.72

Lighting Charges **\$334.69**

Details of Charges – Service from 08/01/2020 to 08/31/2020

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	247 kWh @ \$0.02866/kWh	\$7.08
Fixture & Maintenance Charge	13 Fixtures	\$162.37
Lighting Pole / Wire	13 Poles	\$279.89
Lighting Fuel Charge	247 kWh @ \$0.02614/kWh	\$6.46
Florida Gross Receipt Tax		\$0.35

Lighting Charges **\$456.15**

Total Current Month's Charges **\$790.84**

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Statement Date: 09/04/2020

Account: 221006350658

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



Current month's charges:	\$39.86
Total amount due:	\$39.86
Payment Due By:	09/25/2020

Your Account Summary

Previous Amount Due	\$64.83
Payment(s) Received Since Last Statement	-\$64.83
Current Month's Charges	\$39.86
Total Amount Due	\$39.86

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See reverse side for more information

Account: 221006350658

Current month's charges:	\$39.86
Total amount due:	\$39.86
Payment Due By:	09/25/2020

Amount Enclosed

\$

662494465650

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: 09/04/2020
Current month's charges due 09/25/2020



Details of Charges – Service from 08/01/2020 to 08/31/2020

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000506134	08/31/2020	991		750		241 kWh	1	31 Days

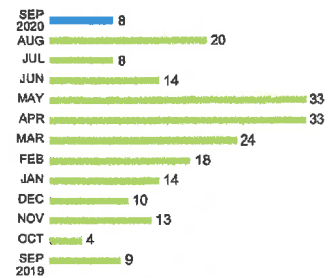
Basic Service Charge		\$18.06
Energy Charge	241 kWh @ \$0.05991/kWh	\$14.44
Fuel Charge	241 kWh @ \$0.02638/kWh	\$6.36
Florida Gross Receipt Tax		\$1.00
Electric Service Cost		\$39.86

Total Current Month's Charges

\$39.86

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

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Statement Date: 09/04/2020

Account: 221006361218

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

Current month's charges:	\$99.77
Total amount due:	\$99.77
Payment Due By:	09/25/2020

Your Account Summary

Previous Amount Due	\$266.28
Payment(s) Received Since Last Statement	-\$266.28
Current Month's Charges	\$99.77
Total Amount Due	\$99.77

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See reverse side for more information

Account: 221006361218

Current month's charges:	\$99.77
Total amount due:	\$99.77
Payment Due By:	09/25/2020
Amount Enclosed	\$

662494465651

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

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

Account: 221006361218
Statement Date: 09/04/2020
Current month's charges due 09/25/2020



Details of Charges – Service from 08/04/2020 to 09/01/2020

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	09/01/2020	37,303		36,385		918 kWh	1	29 Days

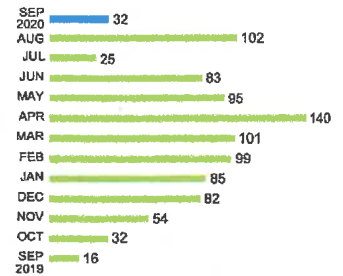
Basic Service Charge		\$18.06
Energy Charge	918 kWh @ \$0.05991/kWh	\$55.00
Fuel Charge	918 kWh @ \$0.02638/kWh	\$24.22
Florida Gross Receipt Tax		\$2.49
Electric Service Cost		\$99.77

Total Current Month's Charges

\$99.77

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

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

Statement Date: 09/09/2020
Account: 221007463708

Current month's charges: \$18.62
Total amount due: -\$127.57
CREDIT - DO NOT PAY

Your Account Summary

Previous Amount Due	-\$146.19
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$146.19
Current Month's Charges	\$18.62
Total Amount Due	-\$127.57

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See reverse side for more information

Account: 221007463708

Current month's charges: \$18.62
Total amount due: -\$127.57
CREDIT - DO NOT PAY

Amount Enclosed \$
692124042602

00000075 02 AV 0.38 33607 FTECO1090982023013310 00000 01 01000000 001 01 75 004



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

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

Received

SEP 14 2020

6921240426022210074637080000000127571

Account: 221007463708
Statement Date: 09/09/2020
Current month's charges due **DO NOT PAY**

Details of Charges – Service from 08/06/2020 to 09/03/2020

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	09/03/2020	1		0		1 kWh	1	29 Days

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

1 kWh @ \$0.05991/kWh
1 kWh @ \$0.02638/kWh

\$18.06
\$0.06
\$0.03
\$0.47

\$18.62

Total Current Month's Charges

\$18.62

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

SEP 2020 0.0
AUG 0
JUL 0
JUN 0
MAY 0
APR 0
MAR 0
FEB 0
JAN 0
DEC 0
NOV 0
OCT 0
SEP 0
2019

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Statement Date: 09/04/2020

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:	09/25/2020

Your Account Summary

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

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Account: 221007640941

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	09/25/2020
Amount Enclosed	\$

683482068333

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

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

Account: 221007640941
Statement Date: 09/04/2020
Current month's charges due 09/25/2020



Details of Charges – Service from 08/04/2020 to 09/01/2020

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	09/01/2020	0		0		0 kWh	1	29 Days

Basic Service Charge
Florida Gross Receipt Tax
Electric Service Cost

\$18.06
\$0.46

\$18.52

Total Current Month's Charges

\$18.52

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

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

00000059-0000627-Page 17 of 25

Important Messages

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/04/2020

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:	09/25/2020

Your Account Summary

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

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Account: 221007706890

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	09/25/2020
Amount Enclosed	\$

683482068334

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

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

Received

SEP 10 2020

Account: 221007706890
Statement Date: 09/04/2020
Current month's charges due 09/25/2020



Details of Charges – Service from 08/04/2020 to 09/01/2020

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	09/01/2020	0		0		0 kWh	1	29 Days

Basic Service Charge
Florida Gross Receipt Tax
Electric Service Cost

\$18.06

\$0.46

\$18.52

Total Current Month's Charges

\$18.52

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

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

00000058-0000621-Page 5 of 26

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Statement Date: 09/04/2020

Account: 221007832001

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

Current month's charges:	\$561.41
Total amount due:	\$561.41
Payment Due By:	09/25/2020

Your Account Summary

Previous Amount Due	\$556.96
Payment(s) Received Since Last Statement	-\$556.96
Current Month's Charges	\$561.41
Total Amount Due	\$561.41

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See reverse side for more information

Account: 221007832001

Current month's charges:	\$561.41
Total amount due:	\$561.41
Payment Due By:	09/25/2020

Amount Enclosed \$

614346411754

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

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

Account: 221007832001
Statement Date: 09/04/2020
Current month's charges due 09/25/2020



Details of Charges – Service from 08/01/2020 to 08/31/2020

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	304 kWh @ \$0.02866/kWh	\$8.71
Fixture & Maintenance Charge	16 Fixtures	\$199.84
Lighting Pole / Wire	16 Poles	\$344.48
Lighting Fuel Charge	304 kWh @ \$0.02614/kWh	\$7.95
Florida Gross Receipt Tax		\$0.43
Lighting Charges		\$561.41

Total Current Month's Charges

\$561.41

Important Messages

Scam Warning

Tampa Electric will never call and ask for credit card or debit card numbers. Be wary of anyone demanding payment over the phone and never give credit or debit card information over the phone. **As Tampa Electric resumes normal billing practices, customers with a past-due bill may receive a call from us as a reminder to make payment on your bill.** If you're facing a hardship due to COVID-19, we urge you to visit tampaelectric.com/updates for help to avoid disconnection for non-payment. If you have questions, please call Tampa Electric at 888-223-0800 (residential) or 866-832-6249 (business) weekdays from 7:30 a.m. to 6:00 p.m.



Cypress
Miller
CDD

ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/04/2020
Account: 221007959234

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

Current month's charges:	\$441.30
Total amount due:	\$441.30
Payment Due By:	09/25/2020

Your Account Summary

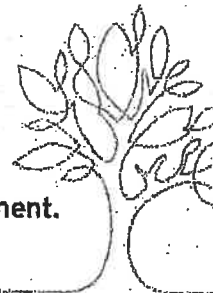
Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$441.30
Total Amount Due	\$441.30

Go paperless!

Goodbye clutter. Hello convenience.

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

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



Learn more and sign up > tampaelectric.com/paperless

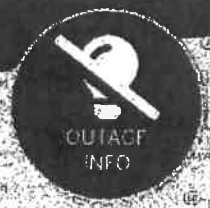
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

NEW AND IMPROVED OUTAGE MAP.

Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

tampaelectric.com/outagemap



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: 221007959234

Current month's charges:	\$441.30
Total amount due:	\$441.30
Payment Due By:	09/25/2020

Amount Enclosed \$
637803169291

00003154 01 AV 0.38 33607 FTeco108032200445810 00100 02 01000000 010 02 10520 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

6378031692912210079592340000000441307



ACCOUNT INVOICE

tampaelectric.com | f t p g+ in

Account: 221007959234
Statement Date: 09/04/2020
Current month's charges due 09/25/2020

Details of Charges – Service from 08/20/2020 to 08/31/2020

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 12 days

Lighting Energy Charge	160 kWh @ \$0.02866/kWh	\$4.59
Fixture & Maintenance Charge	31 Fixtures	\$104.92
Lighting Pole / Wire	31 Poles	\$266.97
Lighting Fuel Charge	160 kWh @ \$0.02614/kWh	\$4.18
Florida Gross Receipt Tax		\$0.22
Franchise Fee		\$24.95
Municipal Public Service Tax		\$0.64
State Tax		\$34.83
Lighting Charges		\$441.30

Total Current Month's Charges

\$441.30

Important Messages

Welcome to Tampa Electric!

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

Prorated Bill

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

Scam Warning

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4801 122nd Ave. N
Clearwater, FL 33762

Invoice 6370

Date	PO#
08/26/20	
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
#5067 - T&M Irrigation Repair			\$464.01	\$464.01

Repairs found during inspection.

Repaired bubbler line near the north east lake . Repaired drip line at the farthest north park area . Repaired zone line near the new east entrance .

Sales Tax	\$0.00
Grand Total	\$464.01

53900 4611
GR

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To register, please use the following link: 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

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



FIELDSTONE

4801 122nd Ave. N
Clearwater, FL 33762

Invoice 6684

Date	PO#
09/10/20	
SalesRep	Terms
Daniel Escobar	Net 30

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

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

Item	Qty / UOM	Rate	Ext. Price	Amount
			\$571.43	\$571.43

#5188 - Royal Palm Removal

Fieldstone proposes to:

- removed (1) broken in half royal palm and (1) decaying Royal Palm with no Fronds

this includes labor and disposal fees

MT - Subcontractor - 09/01/2020

\$571.43

Sales Tax	\$0.00
Grand Total	\$571.43

53900-4608
QR

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FIELDSTONE

4801 122nd Ave. N
Clearwater, FL 33762

Bill To

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

Invoice 6751

Date	PO#
09/23/20	
SalesRep	Terms
Daniel Escobar	Net 30

Property Address

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

Item	Qty / UOM	Rate	Ext. Price	Amount
#5089 - Irrigation Repair Controller replacement - Possible Lightning damage. <i>Repairs - 09/23/2020</i>			\$2,904.42 \$2,904.42	\$2,904.42

Sales Tax \$0.00
Grand Total \$2,904.42



53900
4611

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4801 122nd Ave. N
Clearwater, FL 33762

Invoice 6752

Date	PO#
09/23/20	
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
#5215 - T&M Irrigation Repair			\$319.80	\$319.80
Wire tracking - shorting out controller				
Repairs - 09/11/2020			\$319.80	
Labor - 09/02/20	4.92Hrs	\$65.00		

Sales Tax	\$0.00
Grand Total	\$319.80



53900
4611

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FIELDSTONE

4801 122nd Ave. N
Clearwater, FL 33762

Bill To

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

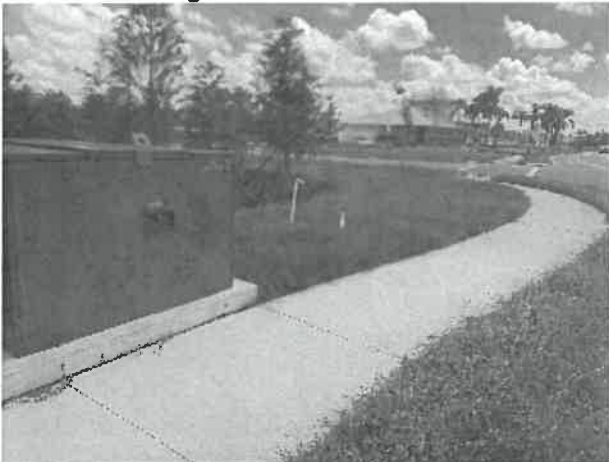
Invoice 6770

Date	PO#
09/25/20	
SalesRep	Terms
Daniel Escobar	Net 30

Property Address

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

Item	Qty / UOM	Rate	Ext. Price	Amount
#5164 - I - irrigation			\$329.32	\$329.32



VS

53990
4611

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Phone #	Fax #	E-mail	Web Site
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Mainline leak across from clubhouse on island

Repairs - 09/02/2020

Labor - 09/02/20	4.08Hrs	\$65.00
Elbow- 3" 90 (Material)	1.00ea	\$12.95
Slipfix- 3" (Material)	1.00ea	\$51.17

\$329.32

Sales Tax	\$0.00
Grand Total	\$329.32

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accountsreceivable@fieldstonels.com

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

Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
land o lakes, FL 34638
+1 7273643349
spearem.jmb@gail.com



INVOICE

BILL TO

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

INVOICE # 4355

DATE 08/27/2020

DUE DATE 09/11/2020

TERMS Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Labor	1	80.00	80.00
Removed and disposed of couch across from 2812 Gomez Rock			

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

Whether actual or consequential, or any claim arising out of or relating to "Acts of God".

Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE

\$80.00

53900-4605
QL

Cypress Mill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Field Stone	6867	\$ 7,680.36		Landscape Maintenance - October
Field Stone	6868	2,316.20	\$ 9,996.56	Landscape Maintenance - Addendum - October
Meritus Districts	10068	3,418.76		Management Services - October
Meritus Districts	CM10017	-125.00	\$ 3,293.76	Credit for October Accounting Services - 10/01/20
Sitex Aquatics	4089B	1,065.00		Lake Maintenance - October
Monthly Contract Sub-Total		\$ 14,355.32		

Variable Contract				
Field Stone	7055	\$ 1,135.00		Quarterly Palm Fertilizing - 10/12/20
Greenberg Trauring	5505619	273.22		Post Closing Costs - 10/20/20
Meritus Districts	10191	1,500.00		FY20 Construction Accounting Series 2020 - 09/30/20
Straley Robin Vericker	18998	582.95		Professional Services - General - thru 10/15/20
Variable Contract Sub-Total		\$ 3,491.17		

Utilities				
Tampa Electric	211017895700 100820	\$ 2,618.51		Electric Service - thru 10/02/20
Tampa Electric	211018054091 100620	790.84		Electric Service - thru 09/30/20
Tampa Electric	211020388099 100620	2,214.69		Electric Service - thru 09/30/20
Tampa Electric	221006350658 100620	47.73		Electric Service - thru 09/30/20
Tampa Electric	221006361218 100620	127.29		Electric Service - thru 10/01/20
Tampa Electric	221007463708 100820	-108.87		Electric Service - thru 10/05/20
Tampa Electric	221007640941 100620	18.52		Electric Service - thru 10/01/20
Tampa Electric	221007706890 100620	18.52		Electric Service - thru 10/01/20

Cypress Mill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Tampa Electric	221007832001 100620	561.41	\$ 6,288.64	Electric Service - thru 09/30/20
Utilities Sub-Total		\$ 6,288.64		
Regular Services				
ADA Site Compliance	1408	\$ 1,500.00		Technological Auditing - 10/26/20
DEO	83598	175.00		FY21 Special District Fee - 10/01/20
Egis	11766	8,676.00		Renew Policy - 10/01/20/-10/01/21
Tampa Bay Times	109762 093020	486.50		Meeting Schedule - 09/30/20
Tampa Bay Times	111721 101420	992.00	\$ 1,478.50	Landowners Election - 10/14/20
Regular Services Sub-Total		\$ 11,829.50		
Additional Services				
Field Stone	7028	\$ 299.00		Irrigation Repair - 09/28/20
Optimal Outsource	OPT0411852	97.01		Printing, Inserting & Mailing - 10/02/20
Optimal Outsource	OPT0411748	89.89		Printing, Inserting & Mailing - 10/02/20
Additional Services Sub-Total		\$ 485.90		
TOTAL:		\$ 36,450.53		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



FIELDSTONE

4801 122nd Ave. N
Clearwater, FL 33762

Bill To

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

Invoice 6867

Date	PO#
10/01/20	
SalesRep	Terms
Brian Stephens	Net 30

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	October 2020		\$7,680.36	\$7,680.36

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

BA 4604
535W

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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FIELDSTONE

4801 122nd Ave. N
Clearwater, FL 33762

Invoice 6868

Date	PO#
10/01/20	
SalesRep	Terms
Scott LeRoy	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
#4973 - Maintenance CDD Addendum October 2020			\$2,316.20	\$2,316.20

Sales Tax	\$0.00
Grand Total	\$2,316.20

By 4604
Saw

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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Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE


Invoice Number: 10068
Invoice Date: Oct 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		10/1/20

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

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

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

CREDIT MEMO

Credit Memo Number: CM10017
Credit Date: Oct 1, 2020
Page: 1

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

Credit To:

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

Customer ID	Customer PO	Sales Rep ID
Cypress Mill CDD		

Quantity	Item	Description	Unit Price	Amount
	Accounting Services	Credit for October accounting services charge		-125.00
Subtotal				-125.00
Sales Tax				
Freight				
TOTAL				-125.00



Invoice

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

Date	Invoice #
10/1/2020	4089B

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 BL 4307 539w	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>			
Total			\$1,065.00



4801 122nd Ave. N
Clearwater, FL 33762

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

Invoice 7055

Date	PO#
10/12/20	
SalesRep	Terms
Eric Lewis	Net 30

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

Item	Qty / UOM	Rate	Ext. Price	Amount
#4984 - Cypress Mill CDD Quarterly Palm Fertilizing October 2020			\$1,135.00	\$1,135.00

Sales Tax	\$0.00
Grand Total	\$1,135.00

5342
8604
18

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Stephen D. Sanford
Direct Phone: 561-650-7945
E-Mail: sanforads@gtlaw.com

October 20, 2020

Cypress Mill Community Development District
c/o District Management Services, LLC d/b/a Meritus Corp.
2005 Pan Am Circle, Suite #300
Tampa, FL 33607
Attn: Brian Lamb

Re:

\$9,110,000
CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2020
(ASSESSMENT AREA TWO PROJECT)

FOR POST-CLOSING COSTS, including the duplication and distribution of the transcript of closing documents, incurred by Greenberg Traurig, P.A., as Bond Counsel to Cypress Mill Community Development District, in connection with the issuance of the above-referenced Bonds.

TOTAL POST-CLOSING COSTS

\$273.22

Wire Instructions

Operating Account (For Payment of Legal Fees and Costs)
Wells Fargo Bank, N.A.

Domestic

Bank Name: Wells Fargo Bank, N.A.
333 SE 2nd Avenue, 23rd Floor
Miami, Florida USA 33131
Ph: (305) 789-4984
Fax: (305) 789-4944

ABA Number: 121000248
Account Name: Greenberg Traurig Depository Account
Account Number: 2000014648663
Reference: Cypress Mill CDD
Client Matter #: 180050.010200 (SDS)
Invoice #: 5505619

53290294v1/180050.010200

Received
OCT 26 2020

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

Cypress Mill Community Development District

2005 Pan Am Circle

Suite 300

Tampa, FL 33607

October 22, 2020

Client: 001503

Matter: 000001

Invoice #: 18998

Page: 1

RE: General

For Professional Services Rendered Through October 15, 2020

51300

131

200

SERVICES

Date	Person	Description of Services	Hours
9/16/2020	LB	FINALIZE PUBLICATION AD FOR LANDOWNER'S ELECTION; PREPARE EMAIL TO MERITUS TRANSMITTING PUBLICATION AD AND INSTRUCTIONS FOR SAME.	0.2
9/21/2020	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDING SEPTEMBER 30, 2020 RE SERIES 2018 BONDS AND SERIES 2020 BONDS.	0.2
10/1/2020	JMV	REVIEW COMMUNICATION FROM M. ALVAREZ; REVIEW LEGAL NOTICE.	0.2
10/2/2020	JMV	PREPARE QUARTERLY DISTRICT COUNSEL DISCLOSURE REPORT.	0.3
10/5/2020	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME.	0.2
10/7/2020	JMV	TELEPHONE CALL FROM B. HOWELL; REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3
10/8/2020	JMV	REVIEW UPDATED EMERGENCY ORDER PROCEDURES; PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.3
10/13/2020	JMV	REVIEW COMMUNICATION FROM A. LYALINA RE: CDD ASSESSMENTS; TELEPHONE CALL WITH A. LYALINA; DRAFT EMAIL TO A. LYALINA.	0.5
Total Professional Services			2.2
			\$578.00

October 22, 2020
Client: 001503
Matter: 000001
Invoice #: 18998

Page: 2

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	1.6	\$488.00
LB Lynn Butler	0.6	\$90.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
10/15/2020	Photocopies (33 @ \$0.15)	\$4.95
	Total Disbursements	\$4.95
	Total Services	\$578.00
	Total Disbursements	\$4.95
	Total Current Charges	\$582.95

PAY THIS AMOUNT **\$582.95**

Please Include Invoice Number on all Correspondence

ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 10/08/2020
Account: 211017895700

Current month's charges:	\$2,618.51
Total amount due:	\$2,618.51
Payment Due By:	10/29/2020

Your Account Summary

Previous Amount Due	\$2,534.34
Payment(s) Received Since Last Statement	-\$2,534.34
Current Month's Charges	\$2,618.51
Total Amount Due	\$2,618.51



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Visit tampaelectric.com/energyaudit and start saving today!



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211017895700

Current month's charges:	\$2,618.51
Total amount due:	\$2,618.51
Payment Due By:	10/29/2020

Amount Enclosed \$

688420347313

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

6884203473132110178957000000002618510

ACCOUNT INVOICE

tampaelectric.com



Account: 211017895700
Statement Date: 10/08/2020
Current month's charges due 10/29/2020

Details of Charges – Service from 09/03/2020 to 10/02/2020

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1437 kWh @ \$0.02866/kWh	\$41.18
Fixture & Maintenance Charge	76 Fixtures	\$935.92
Lighting Pole / Wire	76 Poles	\$1601.83
Lighting Fuel Charge	1437 kWh @ \$0.02614/kWh	\$37.56
Florida Gross Receipt Tax		\$2.02
Lighting Charges		\$2,618.51

Total Current Month's Charges

\$2,618.51

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Important Messages

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 10/06/2020
Account: 211018054091

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

Current month's charges:	\$790.84
Total amount due:	\$790.84
Payment Due By:	10/27/2020

Your Account Summary

Previous Amount Due	\$790.84
Payment(s) Received Since Last Statement	-\$790.84
Current Month's Charges	\$790.84
Total Amount Due	\$790.84



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211018054091

Current month's charges:	\$790.84
Total amount due:	\$790.84
Payment Due By:	10/27/2020

Amount Enclosed \$

632864924926

Received

OCT 13 2020

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

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

Account: 211018054091
Statement Date: 10/06/2020
Current month's charges due 10/27/2020



Details of Charges – Service from 09/01/2020 to 09/30/2020

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 @ \$0.02866/kWh	\$14.67
Fixture & Maintenance Charge	8 Fixtures	\$114.56
Lighting Pole / Wire	8 Poles	\$191.36
Lighting Fuel Charge	512 kWh @ \$0.02614/kWh	\$13.38
Florida Gross Receipt Tax		\$0.72

Lighting Charges

\$334.69

Details of Charges – Service from 09/01/2020 to 09/30/2020

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 @ \$0.02866/kWh	\$7.08
Fixture & Maintenance Charge	13 Fixtures	\$162.37
Lighting Pole / Wire	13 Poles	\$279.89
Lighting Fuel Charge	247 kWh @ \$0.02614/kWh	\$6.46
Florida Gross Receipt Tax		\$0.35

Lighting Charges

\$456.15

Total Current Month's Charges

\$790.84

Important Messages

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Statement Date: 10/06/2020

Account: 211020388099

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

Current month's charges:	\$2,214.69
Total amount due:	\$2,214.69
Payment Due By:	10/27/2020

Your Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$2,214.69
Total Amount Due	\$2,214.69



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211020388099

Current month's charges:	\$2,214.69
Total amount due:	\$2,214.69
Payment Due By:	10/27/2020

Amount Enclosed \$

621753820117

00002812 01 AV 0.38 33607 FTECO110062023505110 00000 02 01000000 009 02 10203 002



CYPRESS MILL COMMUNITY DEVELOPMENT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

Received
OCT 13 2020

6217538201172110203880990000002214690

Account: 211020388099
 Statement Date: 10/06/2020
 Current month's charges due 10/27/2020

Details of Charges – Service from 09/28/2020 to 09/30/2020

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 3 days

Lighting Energy Charge	19 kWh @ \$0.02866/kWh	\$0.54
Fixture & Maintenance Charge	10 Fixtures	\$12.49
Lighting Pole / Wire	10 Poles	\$21.53
Lighting Fuel Charge	19 kWh @ \$0.02614/kWh	\$0.50
Florida Gross Receipt Tax		\$0.03
Franchise Fee		\$2.30
Municipal Public Service Tax		\$0.08
State Tax		\$3.22

Lighting Charges

\$40.69

Other Fees and Charges

Electric Security Deposit	\$2,174.00
---------------------------	------------

Total Other Fees and Charges

\$2,174.00

Total Current Month's Charges

\$2,214.69

Important Messages

Welcome to Tampa Electric!

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

Prorated Bill

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

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Statement Date: 10/06/2020

Account: 221006350658

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



Current month's charges:	\$47.73
Total amount due:	\$47.73
Payment Due By:	10/27/2020

Your Account Summary

Previous Amount Due	\$39.86
Payment(s) Received Since Last Statement	-\$39.86
Current Month's Charges	\$47.73
Total Amount Due	\$47.73



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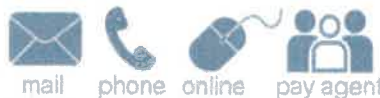
Visit tampaelectric.com/energyaudit and start saving today!



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006350658

Current month's charges:	\$47.73
Total amount due:	\$47.73
Payment Due By:	10/27/2020
Amount Enclosed	\$

688420346146

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

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

Account: 221006350658
Statement Date: 10/06/2020
Current month's charges due 10/27/2020



Details of Charges – Service from 09/01/2020 to 09/30/2020

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000506134	09/30/2020	1,321		991		330 kWh	1	30 Days

Basic Service Charge		\$18.06
Energy Charge	330 kWh @ \$0.05991/kWh	\$19.77
Fuel Charge	330 kWh @ \$0.02638/kWh	\$8.71
Florida Gross Receipt Tax		\$1.19

Electric Service Cost

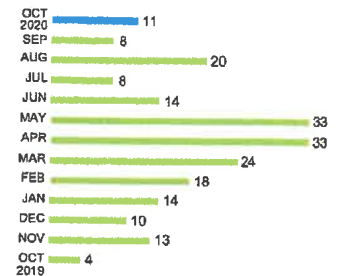
\$47.73

Total Current Month's Charges

\$47.73

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



00000059-0000619-Page 5 of 26

Important Messages

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Statement Date: 10/06/2020

Account: 221006361218

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

Current month's charges:	\$127.29
Total amount due:	\$127.29
Payment Due By:	10/27/2020

Your Account Summary

Previous Amount Due	\$99.77
Payment(s) Received Since Last Statement	-\$99.77
Current Month's Charges	\$127.29
Total Amount Due	\$127.29



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006361218

Current month's charges:	\$127.29
Total amount due:	\$127.29
Payment Due By:	10/27/2020

Amount Enclosed \$ _____

688420346147

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

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

Account: 221006361218
Statement Date: 10/06/2020
Current month's charges due 10/27/2020



Details of Charges – Service from 09/02/2020 to 10/01/2020

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	10/01/2020	38,532		37,303		1,229 kWh	1	30 Days

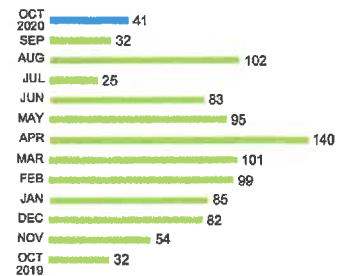
Basic Service Charge		\$18.06
Energy Charge	1,229 kWh @ \$0.05991/kWh	\$73.63
Fuel Charge	1,229 kWh @ \$0.02638/kWh	\$32.42
Florida Gross Receipt Tax		\$3.18
Electric Service Cost		\$127.29

Total Current Month's Charges

\$127.29

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

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

Statement Date: 10/08/2020
Account: 221007463708

Current month's charges: \$18.70
Total amount due: -\$108.87
CREDIT - DO NOT PAY

Your Account Summary

Previous Amount Due	-\$127.57
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$127.57
Current Month's Charges	\$18.70
Total Amount Due	-\$108.87



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007463708

Current month's charges: \$18.70
Total amount due: -\$108.87
CREDIT - DO NOT PAY

Amount Enclosed \$

620519260946

00000071 02 AV 0.38 33607 FTECO110082023082610 00000 01 01000000 001 01 71 004



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

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

Received

OCT 14 2020

6205192609462210074637080000000108872

ACCOUNT INVOICE

tampaelectric.com



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

Details of Charges – Service from 09/04/2020 to 10/05/2020

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	10/05/2020	3		1		2 kWh	1	32 Days

Basic Service Charge

Energy Charge

Fuel Charge

Florida Gross Receipt Tax

Electric Service Cost

2 kWh @ \$0.05991/kWh

2 kWh @ \$0.02638/kWh

\$18.06

\$0.12

\$0.05

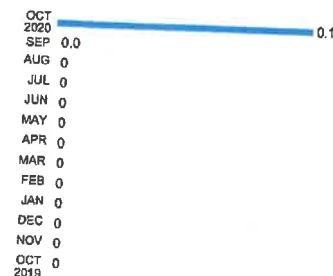
\$0.47

\$18.70

\$18.70

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Total Current Month's Charges

Important Messages

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Statement Date: 10/06/2020

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:	10/27/2020

Your Account Summary

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



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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:	10/27/2020
Amount Enclosed	\$

667432729438

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

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

Account: 221007640941
Statement Date: 10/06/2020
Current month's charges due 10/27/2020



Details of Charges – Service from 09/02/2020 to 10/01/2020

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	10/01/2020	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)

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

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Important Messages

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Statement Date: 10/06/2020
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:	10/27/2020

Your Account Summary

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



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007706890

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	10/27/2020

Amount Enclosed \$ _____

611877293740

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

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

Account: 221007706890
Statement Date: 10/06/2020
Current month's charges due 10/27/2020



Details of Charges – Service from 09/02/2020 to 10/01/2020

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	10/01/2020	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)

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

00000059-0000625-Page 25 of 26

Important Messages

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Statement Date: 10/06/2020

Account: 221007832001

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

Current month's charges:	\$561.41
Total amount due:	\$561.41
Payment Due By:	10/27/2020

Your Account Summary

Previous Amount Due	\$561.41
Payment(s) Received Since Last Statement	-\$561.41
Current Month's Charges	\$561.41
Total Amount Due	\$561.41



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007832001

Current month's charges:	\$561.41
Total amount due:	\$561.41
Payment Due By:	10/27/2020

Amount Enclosed \$ _____

632864925269

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

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

Account: 221007832001
Statement Date: 10/06/2020
Current month's charges due 10/27/2020



Details of Charges – Service from 09/01/2020 to 09/30/2020

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	304 kWh @ \$0.02866/kWh	\$8.71
Fixture & Maintenance Charge	16 Fixtures	\$199.84
Lighting Pole / Wire	16 Poles	\$344.48
Lighting Fuel Charge	304 kWh @ \$0.02614/kWh	\$7.95
Florida Gross Receipt Tax		\$0.43
Lighting Charges		\$561.41

Total Current Month's Charges

\$561.41

00000055-0000621-Page 3 of 26

Important Messages

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ADA Site Compliance

6400 Boynton Beach Blvd 742721

Boynton Beach, FL 33474

accounting@adasitecompliance.com

**Invoice****BILL TO**

Cypress Mill CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1408	10/26/2020	\$1,500.00	11/09/2020	Net 14	

DESCRIPTION	AMOUNT
Technological Auditing, Compliance Shield, Customized Accessibility Policy, and Consulting with Accessibility and Compliance Experts	1,500.00

BALANCE DUE**\$1,500.00**

BY SB
5104

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2020/2021 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 83598			Date Invoiced: 10/01/2020
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2020: \$175.00

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

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

Cypress Mill Community Development District
 Mr. Brian Lamb
 Meritus
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607



Received
 OCT 05 2020

2. Telephone: (813) 397-5120
3. Fax: (813) 873-7070
4. Email: brian.lamb@merituscorp.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: www.cypressmillcdd.com
8. County(ies): Hillsborough
9. Function(s): Community Development
10. Boundary Map on File: 06/13/2018
11. Creation Document on File: 06/13/2018
12. Date Established: 06/13/2018
13. Creation Method: Local Ordinance
14. Local Governing Authority: Hillsborough County
15. Creation Document(s): County Ordinance 18-14
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments
19. Most Recent Update: 10/04/2019

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

Registered Agent's Signature:  Date 10/6/20

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

- a. Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.
- b. Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
1. This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
 2. This special district is in compliance with the reporting requirements of the Department of Financial Services.
 3. This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2018/2019 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

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

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

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



INVOICE

Customer	Cypress Mill Community Development District
Acct #	891
Date	09/03/2020
Customer Service	Charisse Bitner
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 8,676.00
Payment Amount	
Payment for:	Invoice#11766
100120391	

Thank You

Please detach and return with payment



Customer: Cypress Mill Community Development District

Invoice	Effective	Transaction	Description	Amount
11766	10/01/2020	Renew policy	Policy #100120391 10/01/2020-10/01/2021 Florida Insurance Alliance Package - Renew policy Due Date: 9/3/2020 51300 4501 \$2421 ⁰⁰ pub. off 53900 4502 \$2960 ⁰⁰ gen liab. 53900 4502 \$3245 ⁰⁰ prop.	8,676.00
				Total
				\$ 8,676.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC	(321)233-9939	Date
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	sclimer@egisadvisors.com	09/03/2020



PREMIUM SUMMARY

Cypress Mill Community Development District
c/o Meritus
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Term: October 1, 2020 to October 1, 2021

Quote Number: 100120391

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$3,295
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$2,960
Public Officials and Employment Practices Liability	\$2,421
TOTAL PREMIUM DUE	\$8,676

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
09/30/20	CYPRESS MILL CDD	
Billing Date	Sales Rep	Customer Account
09/30/2020	Deirdre Almeida	184333
Total Amount Due		Ad Number
\$486.50		0000109762

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/30/20	09/30/20	0000109762	Times	Legals CLS	Meeting Schedule	1	2x58 L	\$484.50
09/30/20	09/30/20	0000109762	Tampabay.com	Legals CLS	Meeting Schedule	1	2x58 L	\$0.00
					AffidavitMaterial			\$2.00

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5734
484

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
09/30/20	CYPRESS MILL CDD	
Billing Date	Sales Rep	Customer Account
09/30/2020	Deirdre Almeida	184333
Total Amount Due		Ad Number
\$486.50		0000109762

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

CYPRESS MILL CDD

C/O MERITUS

2005 PAN AM CIRCLE #300

TAMPA, FL 33607

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

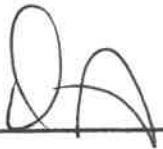
Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Hillsborough

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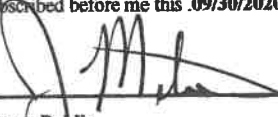
Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting Schedule** was published in **Tampa Bay Times: 9/30/20** in said newspaper in the issues of **Baylink Hillsborough**

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



 Signature Affiant

Sworn to and subscribed before me this **09/30/2020**



 Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2021
CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Cypress Mill Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2021 to be held at the office of Meritus Corporations located at 2005 Pan Am Circle Suite 300 Tampa, FL 33607 on the following dates and times:

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

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

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

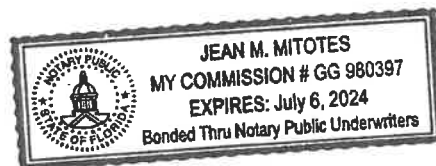
If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Please note that because of the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, such meetings may be held telephonically, virtually, or at another location in the event the above location is not available. Please check the District's website for the latest information: <http://www.cypressmillcdd.com/>

Brian Lamb
 District Manager

Run Date: 09/30/2020

0000109762





tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
10/07/20 - 10/14/20		CYPRESS MILL CDD	
Billing Date		Sales Rep	Customer Account
10/14/2020		Deirdre Almeida	184333
Total Amount Due			Ad Number
\$992.00			0000111721

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/07/20	10/14/20	0000111721	Times	Legals CLS	Landowners Election	2	2x63 L	\$992.00
10/07/20	10/14/20	0000111721	Tampabay.com	Legals CLS	Landowners Election	2	2x63 L	\$0.00

STB
BY 480

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
10/07/20 - 10/14/20		CYPRESS MILL CDD	
Billing Date		Sales Rep	Customer Account
10/14/2020		Deirdre Almeida	184333
Total Amount Due			Ad Number
\$992.00			0000111721

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

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

Received
OCT 21 2020

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396



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

Date	PO#
09/30/20	
SalesRep	Terms
Daniel Escobar	Net 30

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

Item	Qty / UOM	Rate	Ext. Price	Amount
#5440 - T&M Irrigation Repair			\$299.00	\$299.00
Mainline repair by light pole Found a valve that was seeping and sealed it .				
Located near the back entrance at the sign .				
Repairs - 09/28/2020			\$299.00	
Labor - 09/24/20	4.60Hrs	\$65.00		
			Sales Tax	\$0.00
			Grand Total	\$299.00

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

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



7 Rancho Cr
Lake Forest, CA 92630
(949) 916-3700
billing@optimaloutsource.com

Thanks for your order!

Meritus Associations
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Invoice OPT0411852

Oct 2, 2020

Client Meritus Associations-381
Association Not selected
Product Mail My PDF
Job Number HAB76WjCMMPDF
Job Name Cypress Mill CDD
PO Number Ballet & Proxy LO Election2020
Due Date Nov 1, 2020

Summary

Materials & Services

Printing, inserting and mailing.
109 | 1-5 sheets @ \$0.27 base (\$0.12 each additional sheet)
109 | 2 Sheets total: 42.51
109 | #10 Envelope

Postage 1 oz Letter

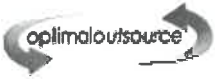
Qty	Price	Tax	Subtotal
1	42.510	T	\$42.51
109	0.500	N	\$54.50
Subtotal			\$97.01
Tax			\$3.61
Total			\$100.62

All Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer to Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of the lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

Make check payable to:

Optimal Outsource
7 Rancho Cr
Lake Forest, CA 92630

\$97.01



7 Rancho Cr
Lake Forest, CA 92630
(949) 916-3700
billing@optimaloutsource.com

Thanks for your order!

Meritus Associations
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Invoice OPT0411748

Oct 2, 2020

Client Meritus Associations-381
Association Not selected
Product Mail My PDF
Job Number HELd7RcY4MPDF
Job Name Cypress Mill CDD
PO Number Ballet & Proxy Landowners 2020
Due Date Nov 1, 2020

Summary

Materials & Services

Printing, inserting and mailing.
101 | 1-5 sheets @ \$0.27 base (\$0.12 each additional sheet)
101 | 2 Sheets total: 39.39
101 | #10 Envelope

Postage 1 oz Letter

Qty	Price	Tax	Subtotal
1	39.390	T	\$39.39
101	0.500	N	\$50.50
Subtotal			\$89.89
Tax			\$3.35
Total			\$93.24

All Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer to Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of the lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

Make check payable to:

Optimal Outsource
7 Rancho Cr
Lake Forest, CA 92630

\$89.89

Cypress Mill Community Development District

Financial Statements
(Unaudited)

Period Ending
October 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 10/31/2020
(In Whole Numbers)

	General Fund	Debt Service - Series 2018	Debt Service - Series 2020	Capital Projects - Series 2018	Capital Projects - Series 2020	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets								
Cash - Operating Account	13,601	0	0	0	0	0	0	13,601
Investment - Revenue 2018 (9000)	0	58,821	0	0	0	0	0	58,821
Investment - Interest 2018 (9001)	0	0	0	0	0	0	0	0
Investment - Sinking 2018 (9002)	0	0	0	0	0	0	0	0
Investment - Reserve 2018 (9003)	0	138,969	0	0	0	0	0	138,969
Investment - Construction 2018 (9005)	0	0	0	95	0	0	0	95
Investment - Cost of Issuance 2018 (9006)	0	0	0	0	0	0	0	0
Investment - Revenue 2020 (7000)	0	0	1	0	0	0	0	1
Investment - Interest 2020 (7001)	0	0	0	0	0	0	0	0
Investment - Reserve 2020 (7003)	0	0	258,250	0	0	0	0	258,250
Investment - Construction 2020 (7005)	0	0	0	0	1,438,668	0	0	1,438,668
Investment - Cost of Issuance 2020 (7006)	0	0	0	0	3,718	0	0	3,718
Accounts Receivable - Other	109	0	0	0	0	0	0	109
Due From Developer	0	0	0	0	0	0	0	0
Assessments Receivable - Tax Roll	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	3,704	0	0	0	0	0	0	3,704
Deposits	7,298	0	0	0	0	0	0	7,298
Construction Work In Progress	0	0	0	0	0	15,203,010	0	15,203,010
Amount Available-Debt Service	0	0	0	0	0	0	453,930	453,930
Amount To Be Provided-Debt Service	0	0	0	0	0	0	17,101,070	17,101,070
Total Assets	24,711	197,790	258,251	95	1,442,386	15,203,010	17,555,000	34,681,244
Liabilities								
Accounts Payable	59,568	0	0	0	0	0	0	59,568
Accounts Payable - Other	0	0	0	0	0	0	0	0
Due to Developer	0	0	0	0	0	0	0	0
Due to Debt Service	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Revenue Bonds Payable - Series 2018	0	0	0	0	0	0	8,445,000	8,445,000
Revenue Bonds Payable - Series 2020	0	0	0	0	0	0	9,110,000	9,110,000
Total Liabilities	59,568	0	0	0	0	0	17,555,000	17,614,568
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	197,789	258,251	95	1,458,284	0	0	1,914,420
Fund Balance-Unreserved	(6,337)	0	0	0	0	0	0	(6,337)
Investment In General Fixed Assets	0	0	0	0	0	15,203,010	0	15,203,010
Other	(28,519)	1	0	0	(15,898)	0	0	(44,417)
Total Fund Equity & Other Credits	(34,857)	197,790	258,251	95	1,442,386	15,203,010	0	17,066,676

Cypress Mill
Balance Sheet

As of 10/31/2020
(In Whole Numbers)

	General Fund	Debt Service - Series 2018	Debt Service - Series 2020	Capital Projects - Series 2018	Capital Projects - Series 2020	General Fixed Assets Account Group	General Long-Term Debt	Total
Total Liabilities & Fund Equity	<u><u>24,711</u></u>	<u><u>197,790</u></u>	<u><u>258,251</u></u>	<u><u>95</u></u>	<u><u>1,442,386</u></u>	<u><u>15,203,010</u></u>	<u><u>17,555,000</u></u>	<u><u>34,681,244</u></u>

Cypress Mill

Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2020 Through 10/31/2020
(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	284,286	0	(284,286)	(100)%
Contributions & Donations From Private Sources				
Developer Contributions	263,539	0	(263,539)	(100)%
Total Revenues	547,825	0	(547,825)	(100)%
Expenditures				
Financial & Administrative				
District Manager	40,000	3,167	36,833	92 %
District Engineer	5,000	0	5,000	100 %
Disclosure Report	8,400	0	8,400	100 %
Trustees Fees	8,200	610	7,590	93 %
Accounting Services	4,500	0	4,500	100 %
Auditing Services	6,500	0	6,500	100 %
Postage, Phone, Faxes, Copies	1,500	181	1,319	88 %
Public Officials Insurance	2,500	2,421	79	3 %
Legal Advertising	3,000	992	2,008	67 %
Bank Fees	300	26	274	91 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	200	0	200	100 %
Website Hosting	600	0	600	100 %
Website Administration	1,800	125	1,675	93 %
ADA Vendor	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	7,500	523	6,977	93 %
Utility Services				
Electric Utility Services	150,000	183	149,817	100 %
Other Physical Environment				
Waterway Management System	25,000	1,065	23,935	96 %
General Liability & Property Casualty Insurance	12,000	6,255	5,745	48 %
Landscape Maintenance - Contract	165,000	11,132	153,868	93 %
Miscellaneous Repairs & Maintenance	7,500	165	7,335	98 %
Hardscape Maintenance	2,500	0	2,500	100 %
Plant Replacement Program	25,000	0	25,000	100 %
Landscape Maintenance - Mulch	31,700	0	31,700	100 %
Irrigation Maintenance	20,000	0	20,000	100 %
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	28,519	519,306	95 %
Excess of Revenues Over (Under) Expenditures	0	(28,519)	(28,519)	0 %
Fund Balance, Beginning of Period	0	(6,337)	(6,337)	0 %
Fund Balance, End of Period	0	(34,857)	(34,857)	0 %

Cypress Mill

Statement of Revenues & Expenditures

200 - Debt Service - Series 2018
From 10/1/2020 Through 10/31/2020
(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	552,675	0	(552,675)	(100)%
Interest Earnings				
Interest Earnings	0	1	1	0 %
Total Revenues	552,675	1	(552,674)	(101)%
Expenditures				
Debt Service Payments				
Interest Payments	402,675	0	402,675	100 %
Principal Payments	150,000	0	150,000	100 %
Total Expenditures	552,675	0	552,675	100 %
Excess of Revenues Over (Under) Expenditures	0	1	1	0 %
Fund Balance, Beginning of Period	0	197,789	197,789	0 %
Fund Balance, End of Period	0	197,790	197,790	0 %

Cypress Mill

Statement of Revenues & Expenditures

201 - Debt Service - Series 2020
From 10/1/2020 Through 10/31/2020
(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	515,775	0	(515,775)	(100)%
Interest Earnings				
Interest Earnings	0	1	1	0 %
Total Revenues	515,775	1	(515,774)	(101)%
Expenditures				
Debt Service Payments				
Interest Payments	335,775	0	335,775	100 %
Principal Payments	180,000	0	180,000	100 %
Total Expenditures	515,775	0	515,775	100 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(1)	(1)	0 %
Total Other Financing Sources	0	(1)	(1)	0 %
Excess of Revenues Over (Under) Expenditures	0	0	0	0 %
Fund Balance, Beginning of Period	0	258,251	258,251	0 %
Fund Balance, End of Period	0	258,251	258,251	0 %

Cypress Mill
Statement of Revenues & Expenditures

300 - Capital Projects - Series 2018
From 10/1/2020 Through 10/31/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
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 10/1/2020 Through 10/31/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	7	7	0 %
Total Revenues	0	7	7	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	15,907	(15,907)	0 %
Total Expenditures	0	15,907	(15,907)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	1	1	0 %
Total Other Financing Sources	0	1	1	0 %
Excess of Revenues Over (Under) Expenditures	0	(15,898)	(15,898)	0 %
Fund Balance, Beginning of Period	0	1,458,284	1,458,284	0 %
Fund Balance, End of Period	0	1,442,386	1,442,386	0 %

Cypress Mill
Statement of Revenues & Expenditures

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

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	15,203,010	15,203,010	0 %
Fund Balance, End of Period	<u>0</u>	<u>15,203,010</u>	<u>15,187,104</u>	<u>0 %</u>

Cypress Mill
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 10/31/20

Reconciliation Date: 10/31/2020

Status: Locked

Bank Balance	16,197.83
Less Outstanding Checks/Vouchers	2,597.28
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	13,600.55
Balance Per Books	<u>13,600.55</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: 10/31/20

Reconciliation Date: 10/31/2020

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1185	10/22/2020	System Generated Check/Voucher	486.50	Times Publishing Company
1188	10/27/2020	Series 2018 FY20 Tax Dist ID Excess Fees	2,110.78	Cypress Mill CDD
Outstanding Checks/Vouchers			2,597.28	

Cypress Mill
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 10/31/20

Reconciliation Date: 10/31/2020

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1179	10/1/2020	System Generated Check/Voucher	441.30	Tampa Electric
1180	10/8/2020	System Generated Check/Voucher	175.00	Florida Department of Economic Opportunity
CD033	10/21/2020	Bank Fee	26.07	
1181	10/22/2020	System Generated Check/Voucher	10,440.25	Field Stone Landscape Services
1182	10/22/2020	System Generated Check/Voucher	1,065.00	Sitex Aquatics LLC
1183	10/22/2020	System Generated Check/Voucher	80.00	Speare Enterprises, LLC
1184	10/22/2020	System Generated Check/Voucher	706.50	Straley Robin Vericker
1186	10/22/2020	System Generated Check/Voucher	6,397.51	Tampa Electric
Cleared Checks/Vouchers			19,331.63	

Cypress Mill
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 10/31/20

Reconciliation Date: 10/31/2020

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
1504144	10/8/2020	Developer Funding - 10.08.20	28,642.32	
CR069	10/27/2020	FY20 Excess Fees - 10.27.20	<u>3,187.86</u>	
Cleared Deposits			<u>31,830.18</u>	



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: 11/4/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	25	0	<u>Look clean</u>
INVASIVE MATERIAL (FLOATING)	20	20	0	<u>Good Condition</u>
INVASIVE MATERIAL (SUBMERSED)	20	20	0	<u>None observed</u>
FOUNTAINS/AERATORS	20	20	0	<u>N/A</u>
DESIRABLE PLANTS	15	15	0	<u>N/A</u>

AMENITIES

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

MONUMENTS AND SIGNS

CLEAR VISIBILITY (Landscaping)	25	25	0	<u>Good</u>
PAINTING	25	25	0	<u>Good</u>
CLEANLINESS	25	25	0	<u>Good</u>
GENERAL CONDITION	25	25	0	<u>Good</u>



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: 11/4/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	35	-5	Blue Daze has been removed
RECREATIONAL AREAS	30	30	0	Good
SUBDIVISION MONUMENTS	30	30	0	Dead palm trees
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	25	0	County
PARKING LOTS	15	15	0	N/A
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	30	0	
AMENITY CENTER LIGHTING	15	15	0	
GATES				
ACCESS CONTROL PAD	25	25	0	N/A
OPERATING SYSTEM	25	25	0	N/A
GATE MOTORS	25	25	0	N/A
GATES	25	25	0	N/A
SCORE	700	695	-5	99%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____



District Management Services, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: 11/4/2020

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	7	-3	<u>Fertilizer is needed</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Broad leaf weeds</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>None observed</u>
PLANT FERTILITY	5	3	-2	<u>Some are chlorotic</u>
WEED CONTROL - BED AREAS	5	4	-1	<u>Better</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>None observed</u>
PRUNING	10	10	0	<u>Some palm trees</u>
CLEANLINESS	5	4	-1	<u>Storm debris</u>
MULCHING	5	5	0	
WATER/IRRIGATION MGMT	8	6	-2	<u>Turf is dry</u>
CARRYOVERS	5	5	0	

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	5	-2	<u>Fair</u>
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	2	-1	

SCORE

100	86	-14	86%
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Contractor Signature: _____

Manager's Signature: GR

Supervisor's Signature: _____

Cypress Mill November



The Coleus at the entrance are becoming leggy and thin.



The pocket park on Salt River is looking better.



Storm debris needs to be removed from the landscape beds.



The turf along Camp Island needs fertility.



There's a dead Sabal palm at the Camp Island entrance.



The trees have been in for over a year and the tree stakes can be removed.



Some of the shrubs are looking chlorotic.



The turf along Miller Creek is dry.



Weed detailing in the beds has improved.



The pocket park on Wash Island looks good.



Ponds look good with only a small amount of algae.







Three of the ponds the banks have not been being mowed.







Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: 12/3/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	25	0	<u>Look clean</u>
INVASIVE MATERIAL (FLOATING)	20	20	0	<u>Good Condition</u>
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	<u>Some cattails</u>
FOUNTAINS/AERATORS	20	20	0	<u>N/A</u>
DESIRABLE PLANTS	15	15	0	<u>N/A</u>

AMENITIES

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

MONUMENTS AND SIGNS

CLEAR VISIBILITY (Landscaping)	25	25	0	<u>Good</u>
PAINTING	25	25	0	<u>Good</u>
CLEANLINESS	25	25	0	<u>Good</u>
GENERAL CONDITION	25	25	0	<u>Good</u>



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: 12/3/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	35	-5	Plants are needed at entrance sign
RECREATIONAL AREAS	30	30	0	Good
SUBDIVISION MONUMENTS	30	30	0	Dead palm trees
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	25	0	County
PARKING LOTS	15	15	0	N/A
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	30	0	
AMENITY CENTER LIGHTING	15	15	0	
GATES				
ACCESS CONTROL PAD	25	25	0	N/A
OPERATING SYSTEM	25	25	0	N/A
GATE MOTORS	25	25	0	N/A
GATES	25	25	0	N/A
SCORE	700	693	-7	99%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____



District Management Services, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Mill

Date: Thursday, December 3, 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	8	-2	<u>Fair</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Broad leaf weeds</u>
TURF INSECT/DISEASE CONTROL	10	8	-2	<u>Chinch bugs</u>
PLANT FERTILITY	5	3	-2	<u>Some are chlorotic</u>
WEED CONTROL - BED AREAS	5	5	0	<u>Good</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>None observed</u>
PRUNING	10	10	0	<u>Some palm trees</u>
CLEANLINESS	5	4	-1	<u>Storm debris</u>
MULCHING	5	5	0	
WATER/IRRIGATION MGMT	8	6	-2	<u>Turf is dry</u>
CARRYOVERS	5	5	0	<u>Plant fertility</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

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

SCORE

100	86	-14	86%
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Contractor Signature: _____

Manager's Signature: GR

Supervisor's Signature: _____

Cypress Mill December



More plants are needed at the entrance to replace the Blue Daze that was removed.



The Coleus will need to be changed out soon.



The pocket park on Wash Island is in good condition. Broken tree straps need to be removed.



Now that the Muhly grass has finished blooming it should be cut back.



There is some dry turf and chinch bug damage in the medians along Miller Creek.



The pocket park on Salt River is holding water and as a result a lot of plant material has died.



There's debris from the recent storm that needs to be cleaned.



The blue Daze at the back entrance is off color due to recent cold temperatures.



An Oak tree along Camp Island needs to be straightened.



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



The ponds are in good condition.







Several pond banks are still not being mowed.



