

**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
SEPTEMBER 1, 2020**

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT AGENDA

Tuesday, September 1, 2020

2:30 P.M.

The Land O'Lakes Heritage Park

Located at 5401 Land O' Lakes Blvd Land O' Lakes, Fl 34639

District Board of Supervisors	Chair	Brian Howell
	Assistant Secretary	Eric Davidson
	Vice-Chair	Debby Nussel
	Supervisor	Kathleen Casey Swanson
		Vacant
District Manager	Meritus	Brian Howell
District Attorney	Straley Robin Vericker	Vivek K. Babbar
District Engineer	Florida Land Design & Permitting	Paul Skidmore

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

The regular meeting will begin at **2:30 P.M.** 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. Agendas can be reviewed online at: <http://cypresspreserveccd.com/> or by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Each individual is limited to **three (3) minutes** for public comments. The Board of Supervisors or Staff is not obligated to provide a response at the meeting and may need additional time to research issues or concerns brought up at 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. 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 711, 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.

Board of Supervisors
Cypress Preserve Community Development District

Dear Board Members:

The Regular Meeting of **Cypress Preserve Community Development District** will be held on **September 1, 2020 at 2:30 P.M.** at the Land O’ Lakes Heritage Park located at 5401 Land O' Lakes Blvd Land O' Lakes, FL 34639. The following is the Agenda for the Meeting:

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

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Discussion on Holiday Lighting Decorations
 - B. Discussion on Landscaping Proposals Under Separate Cover
- 4. VENDOR & STAFF REPORTS**
 - A. District Engineer
 - B. District Counsel
 - C. District Manager
- 5. CONSENT AGENDA**
 - A. Consideration of Board of Supervisor Regular & Public Hearing
Meeting Minutes August 4, 2020 Tab 01
 - B. Consideration of Operations and Maintenance Expenditures July 2020..... Tab 02
 - C. Review of Financial Statements through July 31, 2020..... Tab 03
- 6. SUPERVISORS REQUESTS**
- 7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 8. ADJOURNMENT**

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

Sincerely,

Brian Howell,
District Manager

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

August 4, 2020 Minutes of the Regular Meeting & Public Hearings

Minutes of the Regular Meeting & Public Hearings

The Regular Meeting & Public Hearings of the Board of Supervisors for the Cypress Preserve Community Development District was held on **Tuesday, August 4, 2020 at 2:30 p.m.** at The Land O' Lakes Heritage Park, located at 5401 Land O' Lakes Blvd, Land O' Lakes, FL 34639.

1. CALL TO ORDER/ROLL CALL

Brian Howell called the Regular Meeting & Public Hearings of the Cypress Preserve Community Development District to order on **Tuesday, August 4, 2020 at approximately 2:30 p.m.**

Board Members Present and Constituting a Quorum:

Brian Howell	Chair
Eric Davidson	Vice Chair
Debby Nussel	Supervisor
Kathy Swanson	Supervisor

Staff Members Present:

Vivek Babbar	District Counsel	<i>via conference call</i>
Penny Clark	RIPA	<i>via conference call</i>

There were some residents in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on the agenda items.

3. RECESS TO PUBLIC HEARINGS

Mr. Howell directed the Board to recess to the public hearings.

**4. PUBLIC HEARINGS ON ADOPTING PROPOSED FISCAL YEAR 2021
BUDGET AND LEVYING O&M ASSESSMENTS**
**A. Open the Public Hearings on Adopting Proposed Fiscal Year 2021 Budget and
Levying O&M Assessments**

MOTION TO:	Open the public hearings.
MADE BY:	Supervisor Davidson
SECONDED BY:	Supervisor Swanson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

B. Staff Presentations

Supervisor Howell went over the budget line items. The overall budget will remain the same for FY 2021 as it was in FY 2020. Assessments will also remain the same.

C. Public Comments

A resident asked if there would be enough money to do other District projects that residents may want. Mr. Howell said there is money for capital improvements and miscellaneous maintenance items and they can discuss specific improvements later.

**D. Close the Public Hearings on Proposed Fiscal Year 2021 Budget and Levying
O&M Assessments**

MOTION TO:	Close the public hearings.
MADE BY:	Supervisor Davidson
SECONDED BY:	Supervisor Swanson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

E. Consideration of Resolution 2020-07; Adopting Fiscal Year 2021 Budget

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2020-07.
MADE BY:	Supervisor Swanson
SECONDED BY:	Supervisor Nussel
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

F. Consideration of Resolution 2020-08; Levying O&M Assessments

Mr. Howell went over the resolution with the Board.

MOTION TO:	Approve Resolution 2020-08.
MADE BY:	Supervisor Davidson
SECONDED BY:	Supervisor Swanson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

5. RETURN AND PROCEED TO REGULAR MEETING

Mr. Howell directed the Board to return and proceed to the regular meeting.

6. BUSINESS ITEMS

A. Consideration of Resolution 2020-09; Setting Fiscal Year 2020 Meeting Schedule

The Board reviewed the resolution and meeting schedule.

MOTION TO:	Approve Resolution 2020-09.
MADE BY:	Supervisor Davidson
SECONDED BY:	Supervisor Nussel
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

B. Consideration of Resolution 2020-10; Setting Landowners Election and Meeting

Mr. Babbar went over the resolution with the Board. Because the Landowners Election will coincide with the 2020 election date in November, the regular meeting venue is unavailable. The location for the Landowners Election will be the Longleaf Town Hall.

MOTION TO:	Approve Resolution 2020-10.
MADE BY:	Supervisor Swanson
SECONDED BY:	Supervisor Nussel
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

C. Acceptance of Financial Report for FY Ended September 30, 2019

The Board reviewed the audit.

MOTION TO:	Accept the Financial Report for Fiscal Year Ended September 30, 2019.
MADE BY:	Supervisor Davidson
SECONDED BY:	Supervisor Swanson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

D. Discussion on Masonry Fence Additional Columns Proposal

Ms. Clark went over the masonry fence additional columns proposal for \$28,757 with the Board. She also went over that she just got a proposal from Danielle Fence to continue the same look along the boulevard with the columns and privacy fencing and the \$75,500 and \$16,900 for the three rails to be constructed.

MOTION TO:	Approve the construction requests.
MADE BY:	Supervisor Nussel
SECONDED BY:	Supervisor Swanson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

E. Discussion and Authorization of Request for Proposals for Portion of Phase 3 Landscaping and Irrigation Improvements

Mr. Howell and Mr. Babbar went over the RFP documents for the portion of Phase 3 landscaping and irrigation improvements.

MOTION TO:	Authorize the RFP pursuant to the documents presented by staff.
MADE BY:	Supervisor Davidson
SECONDED BY:	Supervisor Swanson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

F. Discussion on Aquatics Fitness Classes

This item was already resolved; the District will now have aquatics fitness classes.

7. VENDOR/STAFF REPORTS

A. District Counsel

B. District Engineer

There were no updates from Counsel or the Engineer at this time.

C. District Manager

Mr. Howell went over that he gave the landscapers a punch list and that next month the Board will review proposals for landscape improvements. Mr. Howell also went over that there are some residents who are not following the pool rules. The District can suspend amenity privileges for 30 days up to a year for people who are not following rules. The Board also does not want to see a few people ruin it for everyone and end up having the pool shut down because the coronavirus rules are not being followed. Mr. Howell then went over a resident request for “child at play” signs. Ms. Clark said the Engineer would need to do a plan for the signs and go through the County to see if the signs are allowed in their right of way. Mr. Howell said he can reach out to Mr. Skidmore and ask if he can call the County to see if they are receptive before moving forward with costs and then finding out the County will not allow the project.

194 **8. CONSENT AGENDA**

195 **A. Consideration of Board of Supervisors Regular Meeting Minutes May 5, 2020**

196 **B. Consideration of Operations and Maintenance Expenditures April 2020**

197 **C. Consideration of Operations and Maintenance Expenditures May 2020**

198 **D. Consideration of Operations and Maintenance Expenditures June 2020**

199 **E. Review of Financial Statements Month Ending June 30, 2020**

200
201 The Board reviewed the Consent Agenda items.
202

MOTION TO:	Approve the Consent Agenda items 9A-E.
MADE BY:	Supervisor Swanson
SECONDED BY:	Supervisor Nussel
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

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210 *Mr. Babbar exited the conference call.*
211
212

213 **9. SUPERVISOR REQUESTS**

214
215 Supervisor Swanson requested having motion lights installed in the restrooms. She also
216 mentioned that the doors to the restrooms are being left open; she asked to get self-closures on
217 the doors.
218

219
220 **10. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION**
221

222 A resident asked about having a lost and found; she also asked about the speed limit at the
223 entrances. Another resident mentioned that a neighbor went to the pool on Saturday morning and
224 found a lot of trash and the gates had been propped open with chairs the night before. She asked
225 if the cameras could be checked. There was a question about how many homes were currently
226 built and what the total would be after the buildout. Mr. Howell said he would need to check on
227 the current number, but the total would be approximately 832. A resident asked about stop signs
228 and if some of the construction signs over near the villas can be relocated because of line-of-
229 sight issues. There was a question about extra cleaning at the pool. Mr. Howell said that they
230 come every day. A resident said that part of the fence is broken; Mr. Howell said they were
231 aware of it and it will be fixed. The resident also mentioned that some signs are down; the
232 resident said she will send Mr. Howell an email of the locations. There was a question about a
233 second pool. Ms. Clark went over that the community will have the one pool and amenity center,
234 a couple of dog parks, and the trail. Residents also commented about kids being in the pool
235 during storms and people at the pool after hours; staff can look at the pool cameras when they are
236 made known about an incident and can get the sheriff involved if necessary. There were some
237 questions about the pool and capacity vs. the number of residents, the pool cleaning times, and
238 one of the pool pump motors being repaired.

11. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Davidson
SECONDED BY:	Supervisor Swanson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

**Please note the entire meeting is available on disc.*

**These minutes were done in summary format.*

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

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

Signature

Signature

Printed Name

Printed Name

Title:

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

Title:

☐ **Chairman**
☐ **Vice Chairman**

Official District Seal

Recorded by Records Administrator

Signature

Date

Cypress Preserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9877	\$ 4,064.98		Management Services - July
Suncoast Pool Service	6368	1,050.00		Swimming Pool Service - July
Monthly Contract Sub-Total		\$ 5,114.98		
Variable Contract				
Florida Land Design & Permitting	10194	\$ 412.50		Professional Services - thru 06/26/20
Grau and Associates	19903	600.00		FY19 Audit - 07/03/20
Variable Contract Sub-Total		\$ 1,012.50		
Utilities				
Pasco County Utilities	13633758	\$ 175.50		Water Service - thru 06/19/20
Pasco County Utilities	13633759	0.00		Reclaim Water Service - thru 06/19/20
Pasco County Utilities	13633993	881.96	\$ 1,057.46	Reclaim Water Service - thru 06/19/20
Spectrum	084742901070220	141.98		Internet Service - July
Waste Connections of Florida	4663382	52.00		Waste Service - July
Withlacoochee River Electric	2039647 070720	35.46		Electric Service - thru 07/01/20
Withlacoochee River Electric	2039650 070720	38.58		Electric Service - thru 07/01/20
Withlacoochee River Electric	2044854 070720	1,091.83	\$ 1,165.87	Electric Service - thru 07/01/20
Utilities Sub-Total		\$ 2,417.31		
Regular Services				
Tampa Bay Times	93238 070820	\$ 764.00		O&M Assessments - 07/08/20
Tampa Bay Times	93535 071520	131.60	\$ 895.60	Budget Hearing - 07/15/20
Regular Services Sub-Total		\$ 895.60		
Additional Services				

Cypress Preserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Cornerstone	10 109757	\$ 2,145.00		Install Rock - 06/18/20
Longleaf CDD	LL072920	200.00		Rental of Clubhouse - 07/29/20
Meritus Districts	9981	750.00		Management Over Contract - 07/27/20
Southern Automated Access Services, Inc	8106	95.00		Troubleshoot Pool Gate - 07/01/20
Southern Automated Access Services, Inc	8188	28.95	\$ 123.95	Cellular Usage - 07/20/20
Spearem Enterprises, LLC	4283	463.99		Recycling Container - 07/23/20
Spearem Enterprises, LLC	4294	80.00		Replaced Lock - 07/25/20
Spearem Enterprises, LLC	4311	50.00	\$ 593.99	Installed Trash Can Liner - 07/25/20
Yellowstone	TM124303	68.79		Irrigation Repairs - 06/29/20
Yellowstone	TM130883	984.68		Plant Installation - 07/15/20
Yellowstone	TM130884	937.50		Top Choice - 07/15/20
Yellowstone	TM130885	512.50		Top Choice - 07/15/20
Yellowstone	TM130886	1,087.50		Top Choice - 07/15/20
Yellowstone	TM130887	1,002.46		Plant Installation - 07/15/20
Yellowstone	TM130888	195.30		Irrigation Repairs - 07/15/20
Yellowstone	TM132050	178.33	\$ 4,967.06	Irrigation Repairs - 07/23/20
Additional Services Sub-Total		\$ 8,780.00		
TOTAL:		\$ 18,220.39		

Approved (with any necessary revisions noted):

Signature

Printed Name

Cypress Preserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
7/1/2020	6368

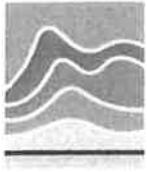
Bill To
Cypress Preserve 2005 Pan Am Circle Suite 300 Tampa, Fl. 33607

P.O. No.	Terms	Project
July 2020	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming. Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included. <i>57200</i> <i>4618</i> <i>(B)</i>	1,050.00	1,050.00
Thank you for your business.		Total	\$1,050.00

Phone #

(727) 271-1395



Florida Land Design & Permitting

3030 Starkey Boulevard • Trinity, FL 34655
727.478.2421 • Fax 727.255.6085

Ms. Anna Lyalina
Meritus Districts
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
anna.lyalina@merituscorp.com

Invoice Date: 6/30/2020
Invoice #: 10194
Invoice Period: 5/27/2020 to 6/26/2020
Project #: 2019-1012-A

Re: Cypress Preserve - CDD Services

Services Performed:

Task 0900 - District Engineer			
Reviewed and prepared Requisition for Payment.			
Classification	Hours	Rate	Amount Due
District Engineer	2.5	\$165.00	\$412.50

TOTAL DUE THIS INVOICE	\$412.50
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SI 300
3/100

Paul E. Skidmore, P.E., VP Engineering

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 19903
Date 07/03/2020

SERVICE

AMOUNT

Audit FYE 09/30/2019

\$ 600.00

Current Amount Due

\$ 600.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00

Payment due upon receipt.



UTILITIES SERVICES BRANCH
CUSTOMER INFORMATION &
SERVICE DEPT.
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
utilcustserv@pascocountyfl.net
Pay By Phone: 1-844-450-3704



165 1 1
22-70345

CYPRESS PRESERVE AMENITY CENTER

Service Address: **18728 MOSSY TIMBER BOULEVARD**

Bill Number: 13633758

Billing Date: 7/6/2020

Billing Period: 5/20/2020 to 6/19/2020

New Water & Sewer rates, charges, and fees went into effect Jan. 1, 2020.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0986155	01366618
Please use the 15-digit number below when making a payment through your bank	
098615501366618	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	14328617	5/20/2020	632	6/19/2020	639	30	7

Usage History

Water	
June 2020	7
May 2020	3
April 2020	13
March 2020	13
February 2020	31
January 2020	10
December 2019	5
November 2019	7
October 2019	47
September 2019	106
August 2019	14
July 2019	33

Transactions

Previous Bill	144.30
Payment 6/16/2020	-144.30 CR
Past Due	0.00
Current Transactions	
Water	
Water Base Charge	36.95
Water Tier 1	7.0 Thousand Gals X \$1.95 13.65
Sewer	
Sewer Base Charge	83.95
Sewer Charges	7.0 Thousand Gals X \$5.85 40.95
Total Current Transactions	175.50
TOTAL BALANCE DUE	\$175.50

*Past due balance is delinquent and subject to further fees and immediate disconnect.

Annual Water Quality Report: The 2019 Consumer Confidence Report is currently available online at bit.ly/PascoRegional2019 To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account # 0986155
Customer # 01366618
Past Due 0.00
Current Transactions 175.50

Total Balance Due \$175.50
Due Date 7/23/2020

10% late fee will be applied if paid after due date

Round Up Donation to Charity ☐
Amount Enclosed ☐

☐ Check this box to participate in Round-Up.

CYPRESS PRESERVE AMENITY CENTER
C/O MERITUS CORP.
2005 PAN AM CIR STE 300
TAMPA FL 33607

Received
JUL 08 2020

PASCO COUNTY
UTILITIES SERVICES BRANCH
CUSTOMER INFORMATION & SERVICE DEPT.
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

013666187098615501363375820000175500



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SERVICE DEPT.
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
utilcustserv@pascocountyfl.net
Pay By Phone: 1-844-450-3704



166 1 1
22-70345

CYPRESS PRESERVE AMENITY CENTER

Service Address: **18728 MOSSY TIMBER RECLAIM BOULEVARD**

Bill Number: 13633759

Billing Date: 7/6/2020

Billing Period: 5/20/2020 to 6/19/2020

**New Water & Sewer rates, charges, and fees went into effect Jan. 1, 2020.
Please visit bit.ly/pcurates for additional details.**

Account #	Customer #
0986160	01366618
Please use the 15-digit number below when making a payment through your bank	
098616001366618	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12441247	5/20/2020	3255	6/19/2020	3255	30	0

Usage History

Reclaimed

June 2020	0
May 2020	456
April 2020	519
March 2020	74
February 2020	160
January 2020	204
December 2019	180
November 2019	591
September 2019	44
August 2019	0
July 2019	33
June 2019	245

Transactions

Previous Bill	310.08
Payment 6/16/2020	-310.08 CR
Balance Forward	0.00
TOTAL BALANCE DUE	\$0.00

Annual Water Quality Report: The 2019 Consumer Confidence Report is currently available online at bit.ly/PascoRegional2019 To request a paper copy, please call (813) 929-2733.

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account #	0986160
Customer #	01366618
Balance Forward	0.00
Current Transactions	0.00

Total Balance Due	\$0.00
Due Date	7/23/2020

CYPRESS PRESERVE AMENITY CENTER
C/O MERITUS CORP.
2005 PAN AM CIR STE 300
TAMPA FL 33607

Received
JUL 08 2020

Round Up Donation to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

PASCO COUNTY
UTILITIES SERVICES BRANCH
CUSTOMER INFORMATION & SERVICE DEPT.
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

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UTILITIES SERVICES BRANCH
CUSTOMER INFORMATION &
SERVICE DEPT.
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
utilcustserv@pascocountyfl.net
Pay By Phone: 1-844-450-3704



167 1 1
22-70345

CYPRESS PRESERVE CDD

Service Address: **18620 MOSSY TIMBER RECLAIM BOULEVARD**

Bill Number: 13633993

Billing Date: 7/6/2020

Billing Period: 5/20/2020 to 6/19/2020

New Water & Sewer rates, charges, and fees went into effect Jan. 1, 2020.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0993870	01372506
Please use the 15-digit number below when making a payment through your bank	
099387001372506	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18035595	5/20/2020	10297	6/19/2020	11594	30	1297

Usage History

Reclaimed

June 2020	1297
May 2020	374
April 2020	792
March 2020	47
February 2020	359
January 2020	413
December 2019	466
November 2019	809
September 2019	669
August 2019	810
July 2019	315
June 2019	429

Transactions

Previous Bill	254.32
Payment 6/16/2020	-254.32 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	1,297 Thousand Gals X \$0.68 881.96
Total Current Transactions	881.96
TOTAL BALANCE DUE	\$881.96

Annual Water Quality Report: The 2019 Consumer Confidence Report is currently available online at bit.ly/PascoRegional2019 To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account # 0993870
Customer # 01372506
Balance Forward 0.00
Current Transactions 881.96

Total Balance Due \$881.96
Due Date 7/23/2020

10% late fee will be applied if paid after due date

Round Up Donation to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

CYPRESS PRESERVE CDD
2005 PAN AM CIR SUITE 300
TAMPA FL 33607

Received
JUL 08 2020

PASCO COUNTY
UTILITIES SERVICES BRANCH
CUSTOMER INFORMATION & SERVICE DEPT.
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

013725066099387021363399370000881968

July 2, 2020

Invoice Number: 084742901070220

Account Number: 0050847429-01

Security Code: 1256

Service At: 18728 MOSSY TIMBER BLVD

CBHS

LAND O LAKES, FL 34638

SPECTRUM BUSINESS NEWS

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at 1-877-824-6249

Summary

*Services from 07/01/20 through 07/31/20
details on following pages*

Previous Balance	233.96
Payments Received - Thank You	-233.96
Remaining Balance	\$0.00
Spectrum Business™ Internet	141.98
Current Charges	\$141.98
Total Due by 07/18/20	\$141.98

Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.



4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1610 NO RP 02 07022020 NNNNNY 01 000633 0002

CYPRESS PRESERVE CDD
2005 PAN AM CIR
STE 300
TAMPA FL 33607-6008



July 2, 2020

CYPRESS PRESERVE CDD

Invoice Number: 084742901070220

Account Number: 0050847429-01

Service At: 18728 MOSSY TIMBER BLVD

CBHS

LAND O LAKES, FL 34638

Total Due by 07/18/20 \$141.98

Amount you are enclosing

Received

Please Remit Payment To:

BRIGHT HOUSE NETWORKS
PO BOX 7195
PASADENA, CA 91109-7195

JUL 08 2020



Invoice Number:
Account Number:
Security Code:

CYPRESS PRESERVE CDD
084742901070220
0050847429-01
1256

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

7635 1610 NO RP 02 07022020 NNNNNY 01 000633 0002

Charge Details

Previous Balance		233.96
Payments Received - Thank You	06/02	-116.98
Payments Received - Thank You	06/24	-116.98
Remaining Balance		\$0.00

Payments received after 07/02/20 will appear on your next bill.

Services from 07/01/20 through 07/31/20

Spectrum Business™ Internet

Spectrum Business Internet Ultra	199.99
Business WiFi	6.99
Promo Discount	-65.00
	\$141.98

Spectrum Business™ Internet Total **\$141.98**

Current Charges **\$141.98**
Total Due by 07/18/20 **\$141.98**

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support.

Your WAY can be the GREEN way!

GO GREEN with Spectrum Business.

Online Bill Pay is helping the environment one customer at a time. It's easy - all you need to do is sign up for Online Bill Pay. It will save you money on postage and time - and it will also save trees!

Enrolling is easy, just go to Spectrumbusiness.net. Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.

- Debit Card - Credit Card - Electronic Funds Transfer
- Receive a quick summary of your account at any time
- Access up to 6 months of statements

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Authorization to Convert your Check to an Electronic Funds

Transfer Debit - For your convenience, if you provide a check as payment, you authorize Spectrum Business to use the information from your check to make a one-time electronic funds transfer from your account. If you have any questions, please call our office at the telephone number on the front of this invoice. To assist you in future payments, your bank or credit card account information may be electronically stored in our system in a secure, encrypted manner.

Complaint Procedures - You have 60 days from the billing date to register a complaint if you disagree with your charges.

**Payment Options**

Pay Online - Create or Login to pay or view your bill online at Spectrumbusiness.net.

Pay by Mail - Detach payment coupon and enclose with your check made payable to Bright House Networks. Please do not include correspondences of any type with payments.

For questions or concerns, please call **1-877-824-6249**.





WASTE CONNECTIONS OF FLORIDA
PASCO HAULING
6800 OSTEEN ROAD
NEW PORT RICHEY FL 34653-3667
DISTRICT NO. 6425

ACCOUNT NO.
INVOICE NO.
STATEMENT DATE
DUE DATE

6425-103179
4663382
06/20/20
Upon Receipt

CYPRESS PRESERVE AMENITY CENTER
SUITE 300
2005 PAN AM CIRCLE
TAMPA FL 33607-0000

FOR ASSISTANCE
Customer Service
Fax
One Time Payments

(727) 847-9100
(727) 841-8539
(855) 569-2719

INVOICE STATEMENT

Date	Description	Amount
	Service Location Acct #103179-0001	CYPRESS PRESERVE AMENITY CENTER 18728 MOSSY TIMBER BLVD LAND O L
06/20/20	BASIC CONTAINER CHARGE 7/1/2020-7/31/2020	1.00 4.00YD \$ 52.00
	Invoice Total	\$ 52.00
	Account Balance	\$ 52.00

****To avoid late fees, payment must be posted to your account within 30 days of your invoice date.****

Bank returned checks will be electronically re-presented to your bank
and you may be responsible for a resulting processing fee.

001024 1/1



Please remit to the address below and return your remit stub with your payment
or look on the reverse side to learn about on-line bill pay.



WASTE CONNECTIONS OF FLORIDA
PASCO HAULING
6800 OSTEEN ROAD
NEW PORT RICHEY FL 34653-3667

ACCOUNT NO.
INVOICE NO.
STATEMENT DATE
DUE DATE
PAY THIS AMOUNT

6425-103179
4663382
06/20/20
Upon Receipt
\$52.00

AB 01 001024 01410 B 6 A



CYPRESS PRESERVE AMENITY CENTER
SUITE 300
2005 PAN AM CIRCLE
TAMPA FL 33607-6008

WRITE IN
AMOUNT
PAID

\$



TO CHANGE ADDRESS
Check here and complete the information on the reverse side.

MAIL PAYMENT TO:
WASTE CONNECTIONS OF FLORIDA
PO BOX 535233
PITTSBURGH PA 15253-5233

Received
JUN 26 2020



6425 00000000000000000000X1031797 0000000520000000000000004663382 1²³

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2039647** Cycle 03
Meter Number 81918949
Customer Number 20026869
Customer Name CYPRESS PRESERVE CDD

Bill Date **07/07/2020**
Amount Due **35.46**
Current Charges Due **07/27/2020**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 18620 MOSSY TIMBER BLVD
Service Description IRRIGATION
Service Classification General Service Non-Demand

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2020	30	0
Jun 2020	31	0
Jul 2019	31	0

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



2 0 0 2 6 8 6 9

You have 24-hour access to manage your
account on-line through Smarthub at
www.wrec.net. If you would like to make a
payment using your credit card, please call
844-209-7166. This number is WREC's
Secure Pay-By-Phone system.

ELECTRIC SERVICE							
From	To	Date	Reading	Date	Reading	Multiplier	Dem. Reading
06/01	07/01	06/01	96	07/01	101		

Previous Balance 35.38
Payment 35.38CR
Balance Forward 0.00

Customer Charge 34.16
Energy Charge 5 KWH @ 0.05191 0.26
Fuel Adjustment 5 KWH @ 0.03050 0.15
FL Gross Receipts Tax 0.89

Total Current Charges 35.46
Total Due Please Pay 35.46

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 07/07/2020

Use above space for address change ONLY.

District: BP03



31 2039647 BP03
CYPRESS PRESERVE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	07/27/2020
TOTAL CHARGES DUE	35.46
Total Charges Due After Due Date	35.46

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2039650** Cycle **03**
Meter Number **81918948**
Customer Number **20026869**
Customer Name **CYPRESS PRESERVE CDD**

Bill Date **07/07/2020**
Amount Due **38.58**
Current Charges Due **07/27/2020**

District Office Serving You
Bayonet Point

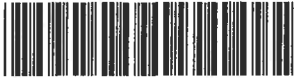
See Reverse Side For More Information

Service Address **18931 MOSSY TIMBER BLVD**
Service Description **SIGN**
Service Classification **General Service Non-Demand**

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2020	30	1
Jun 2020	31	1
Jul 2019	31	1

**BILLS ARE DUE
WHEN RENDERED**
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



2 0 0 2 6 8 6 9

You have 24-hour access to manage your
account on-line through Smarthub at
www.wrec.net. If you would like to make a
payment using your credit card, please call
844-209-7166. This number is WREC's
Secure Pay-By-Phone system.

ELECTRIC SERVICE

From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/01	1373	07/01	1415				42

Previous Balance **38.88**
Payment **38.88CR**
Balance Forward **0.00**

Customer Charge **34.16**
Energy Charge 42 KWH @ 0.05191 **2.18**
Fuel Adjustment 42 KWH @ 0.03050 **1.28**
FL Gross Receipts Tax **0.96**

Total Current Charges **38.58**
Total Due **38.58** Please Pay

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 07/07/2020

Use above space for address change ONLY.

District: BP03

2039650 **BP03**
CYPRESS PRESERVE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	07/27/2020
TOTAL CHARGES DUE	38.58
Total Charges Due After Due Date	38.58

000203965000000385800000385801

Account Number **2044854** Cycle **03**
Meter Number **77110874**
Customer Number **20026869**
Customer Name **CYPRESS PRESERVE CDD**

Bill Date **07/07/2020**
Amount Due **1,091.83**
Current Charges Due **07/27/2020**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address **18728 MOSSY TIMBER BLVD**
Service Description **AMENITY CENTER**
Service Classification **General Service Non-Demand**

Comparative Usage Information

Average kWh		
Period	Days	Per Day
Jul 2020	30	340
Jun 2020	31	237
Jul 2019	31	362

**BILLS ARE DUE
WHEN RENDERED**
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



2 0 0 2 6 8 6 9

You have 24-hour access to manage your
account on-line through Smarthub at
www.wrec.net. If you would like to make a
payment using your credit card, please call
844-209-7166. This number is WREC's
Secure Pay-By-Phone system.

ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/01	70381	07/01	80591				10210

Previous Balance 873.70
Payment 873.70CR
Balance Forward 0.00

Customer Charge 34.16
Energy Charge 10,210 KWH @ 0.05191 530.00
Fuel Adjustment 10,210 KWH @ 0.03050 311.41
Light Energy Charge 1.68
Light Support Charge 2.94
Light Maintenance Charge 55.68
Light Fixture Charge 68.70
Light Fuel Adj 150 KWH @ 0.03050 4.58
Poles (QTY 6) 60.00
FL Gross Receipts Tax 22.68

Total Current Charges 1,091.83
Total Due 1,091.83
Please Pay

Lights/Poles Type/Qty Type/Qty
212 6 960 6

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 07/07/2020

Use above space for address change ONLY.

District: BP03

2044854 **BP03**
CYPRESS PRESERVE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	07/27/2020
TOTAL CHARGES DUE	1,091.83
Total Charges Due After Due Date	1,091.83

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	
07/ 8/20		CYPRESS PRESERVE	
Billing Date	Sales Rep	Customer Account	
07/08/2020	Deirdre Almeida	163473	
Total Amount Due		Ad Number	
\$764.00		0000093238	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/08/20	07/08/20	0000093238	Times	Legals CLS	O&M Assessments AffidavitMaterial	1	4x10.00 IN	\$760.00 \$4.00

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	
07/ 8/20		CYPRESS PRESERVE	
Billing Date	Sales Rep	Customer Account	
07/08/2020	Deirdre Almeida	163473	
Total Amount Due		Ad Number	
\$764.00		0000093238	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

CYPRESS PRESERVE
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 Pasco

} ss

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: O&M Assessments** was published in **Tampa Bay Times: 7/ 8/20** in said newspaper in the issues of **Baylink Pasco**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

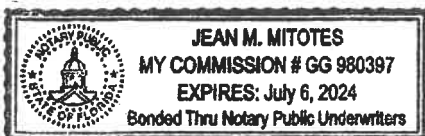
Sworn to and subscribed before me this **07/08/2020**



Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____



CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Cypress Preserve Community Development District (the "District") will hold a public hearing and a meeting on August 4, 2020, at 2:30 p.m. at the Land O'Lakes Heritage Park, located at 5401 Land O'Lakes Blvd., Land O'Lakes, Florida 34639.

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

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2020-2021 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and

maintenance to fund the items described in the proposed budget (the "O&M Assessments").

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

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

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

Lot Size	EBU Value	Unit Count	Fiscal Year 2020			Fiscal Year 2021			Total Increase / (Decrease) in Annual Assmt
			Debt Service Per Unit	O&M Per Unit	Total Assessment	Debt Service Per Unit	O&M Per Unit	Total Assessment	
ASSESSMENT AREA ONE - SERIES 2017									
Villa - 35'	0.88	100	\$1,094.40	\$549.66	\$1,644.06	\$1,094.40	\$549.66	\$1,644.06	\$0.00
Single Family 40'	1.00	173	\$1,250.74	\$628.19	\$1,878.93	\$1,250.74	\$628.19	\$1,878.93	\$0.00
Single Family 50'	1.25	216	\$1,503.43	\$785.23	\$2,348.66	\$1,503.43	\$785.23	\$2,348.66	\$0.00
Subtotal		489							
ASSESSMENT AREA TWO - SERIES 2019									
Villa - 35'	0.88	186	\$1,093.75	\$549.66	\$1,643.41	\$1,093.75	\$549.66	\$1,643.41	\$0.00
Single Family 40'	1.00	110	\$1,250.00	\$628.19	\$1,878.19	\$1,250.00	\$628.19	\$1,878.19	\$0.00
Single Family 50'	1.25	47	\$1,502.50	\$785.23	\$2,347.73	\$1,502.50	\$785.23	\$2,347.73	\$0.00
Subtotal		343							
TOTAL		832							

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

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

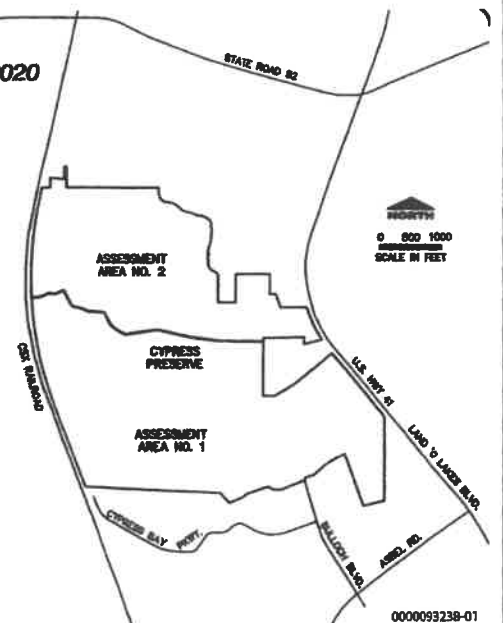
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts and if applicable Executive Order 20-69. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting.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

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

Each person who decides to appeal any decision made by the

Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Brain Howell
District Manager
Run Date: July 8, 2020



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	
07/15/20		CYPRESS PRESERVE	
Billing Date	Sales Rep	Customer Account	
07/15/2020	Deirdre Almeida	163473	
Total Amount Due		Ad Number	
\$131.60		0000093535	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/15/20	07/15/20	0000093535	Times	Legals CLS	Budget Hearing	1	2x55 L	\$129.60
07/15/20	07/15/20	0000093535	Tampabay.com	Legals CLS	Budget Hearing AffidavitMaterial	1	2x55 L	\$0.00 \$2.00

STB
4801

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	
07/15/20		CYPRESS PRESERVE	
Billing Date	Sales Rep	Customer Account	
07/15/2020	Deirdre Almeida	163473	
Total Amount Due		Ad Number	
\$131.60		0000093535	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

CYPRESS PRESERVE
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 Pasco

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: Budget Hearing** was published in **Tampa Bay Times: 7/15/20** in said newspaper in the issue of **Baylink Pasco**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

} ss

**Notice of Public Hearing and Board of Supervisors
Meeting of the Cypress Preserve Community
Development District**

The Board of Supervisors (the "Board") of the Cypress Preserve Community Development District (the "District") will hold a public hearing and a meeting on August 4, 2020, at 2:30 p.m. at the Land O'Lakes Heritage Park, located at 5401 Land O'Lakes Blvd., Land O'Lakes, Florida 34639.

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

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2020-2021 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at: brian.howell@merituscorp.com or via phone at (813) 873-7300.

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

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

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

Brian Howell
District Manager

Run Date: July 15, 2020

0000093535



Signature Affiant

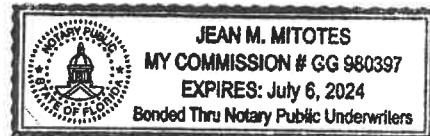
Sworn to and subscribed before me this 07/15/2020



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____





Tree Farm 2, Inc.
DBA Cornerstone Solutions Group
14620 Bellamy Brothers Blvd Dade City, FL 33525
Phone 866-617-2235 Fax 866-929-6998
AR@CornerstoneSolutionsGroup.com
Tax ID: 61-1632592
www.CornerstoneSolutionsGroup.com

Invoice

Date

Invoice #

6/18/2020

10-109757

Invoice Created By

Bill To

Cypress Preserve CDD

Field Mgr/Super:

Ship To

RIPA3198 - Cypress Preserve Ph3
Valrico, FL

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
					RIPA3198 - Cypress Preserve Ph3, #COMM	
Quantity	Description		U/M	Rate	Serviced Date	Amount
1	Install rock around the perimeter at the base of the pool deck around at the Amenity Center. <i>5302</i> <i>4605</i>			2,145.00		2,145.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$2,145.00
Payments/Credits	\$0.00
Balance Due	\$2,145.00

DISTRICT CHECK REQUEST FORM

Today's Date 7/29/20

District Name Cypress Preserve CDD

Check Amount \$ 200.00

Payable: Longleaf CDD

Mailing Address On file 3141 Deland St.
New Port Richey, FL 34655

Check Description for rental of the clubhouse for the November landowner election.

Special Instructions Please send to Jessica Hardin at Longleaf

(Please attach all support documentation: i.e., invoices, training class applications, etc.)

Approved Signature



DM	_____
Fund	_____
G/L	51300 / 4801
Object Cd	_____
CK #	_____
	Date _____

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 9981
Invoice Date: Jul 27, 2020
Page: 1

Bill To:

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

Ship to:

Customer ID	Customer PO	Payment Terms	
Cypress Preserve CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		7/27/20

Quantity	Item	Description	Unit Price	Amount
		Management over contract		750.00

Subtotal	750.00
Sales Tax	
Total Invoice Amount	750.00
Payment/Credit Applied	
TOTAL	750.00



Southern Automated Access Services, Inc

7842 Land O Lakes Blvd #329

Land O Lakes, FL 34638

Invoice

Date	Invoice #
7/1/2020	8106

Bill To
CYPRESS PRESERVE

			Job Name	Terms
				Due on receipt
Quantity	Description	Rate	Serviced	Amount
	POOL.		6/30/2020	0.00
	Report that the pool gate is not locking.			
	Front pool gate had a hold open from 6 AM to 8 PM, all days of the week. Unchecked relay and tested. All performing properly at this time.			
1	Hourly Tech Charge	95.00		95.00
	Sales Tax	7.00%		0.00
5722 4904 BY				
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$95.00
Southern Automated Access Services LLC is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, inc, until final payment is made.			Payments/Credits	\$0.00
			Balance Due	\$95.00



Southern Automated Access Services, Inc

7842 Land O Lakes Blvd #329
Land O Lakes, FL 34638

Invoice

Date	Invoice #
7/20/2020	8188

Bill To
CYPRESS PRESERVE

Job Name	Terms
CELLULAR	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Cellular usage.	28.95		28.95
	813-528-2936			
	Sales Tax	7.00%		0.00

5722
DU 4/20/21

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$28.95

Southern Automated Access Services LLC is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.

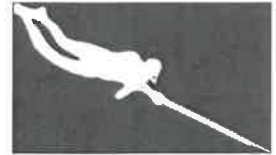
Payments/Credits \$0.00

Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.

Balance Due \$28.95

Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, inc, until final payment is made.

Spearem Enterprises, LLC
18865 state rd 54 ste 122
land o lakes, FL 33558
(727) 237-2316
spearem.jmb@gmail.com



INVOICE

BILL TO

Cypress Preserve
Meritus
2005 Pan Am Circle Ste 300
Tampa, FL 33607

INVOICE # 4283

DATE 07/23/2020

DUE DATE 07/31/2020

TERMS Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Material Steel Recycling Container with Paper Slot Opening - 36 Gallon Capacity Charcoal - 36GC02-CB	1	347.99	347.99
Freight ups ground	1	36.00	36.00
Labor order, pickup, install at location	1	80.00	80.00

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".

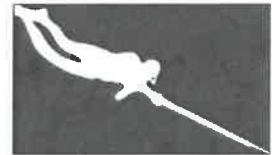
Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE

\$463.99

Spearem Enterprises, LLC

18865 state rd 54 ste 122
land o lakes, FL 33558
(727) 237-2316
spearem.jmb@gmail.com



INVOICE

BILL TO

Cypress Preserve
Meritus
2005 Pan Am Circle Ste 300
Tampa, FL 33607

INVOICE # 4294**DATE 07/25/2020****DUE DATE 08/09/2020****TERMS Net 15**

DESCRIPTION	QTY	RATE	AMOUNT
Labor replaced lock at dog park gate	1	80.00	80.00

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.

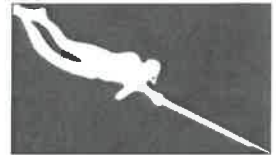
BALANCE DUE**\$80.00**

5392
4605

132

Spearem Enterprises, LLC

18865 state rd 54 ste 122
land o lakes, FL 33558
(727) 237-2316
spearem.jmb@gmail.com



INVOICE

BILL TO

Cypress Preserve
Meritus
2005 Pan Am Circle Ste 300
Tampa, FL 33607

INVOICE # 4311**DATE 07/25/2020****DUE DATE 08/09/2020****TERMS Net 15**

DESCRIPTION	QTY	RATE	AMOUNT
Material ordered, delivered, installed NEW trash can liner.	1	50.00	50.00

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**\$50.00**

By 4605
53500

**Bill To:**

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

Property Name: Cypress Preserve CDD

INVOICE

INVOICE #	INVOICE DATE
TM 124303	6/29/2020
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 29, 2020

Invoice Amount: \$68.79

Description	Current Amount
June Irrigation Inspection Repair Wet Check pool clock repaired 6 drip lines. Irrigation Repairs	\$68.79

5370
U604
RY
Invoice Total **\$68.79**

Excellence
IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



Proposal #71555
Date: 06/24/2020
From: Richard Whitcomb

Proposal For

Meritus
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

main:
mobile:

Location

18805 Lester Dairy Rd
Land O Lakes, FL 34638

Property Name: Cypress Preserve CDD

June Irrigation Inspection Repair

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Irrigation Labor	1.00	\$59.15	\$59.15
1/2" Drip Coupling	6.00	\$0.50	\$3.00
1/2" Drip T	3.00	\$0.58	\$1.73
1/2" Drip Tubing	6.00	\$0.65	\$3.90
1/2" X Barbered Elbow	1.00	\$0.43	\$0.43
1/2" Cap	1.00	\$0.58	\$0.58

Client Notes

Wet Check pool clock repaired 6 drip lines.

Signature

x

SUBTOTAL	\$68.79
SALES TAX	\$0.00
TOTAL	\$68.79

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.



INVOICE

INVOICE #	INVOICE DATE
TM 130883	7/15/2020
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Cypress Preserve CDD

Invoice Due Date: August 14, 2020

Invoice Amount: \$984.68

Description	Current Amount
Remove 2 dead Canary Island Date Palms at Pool Area Price below is to remove 3 dead Pindo Palms. Plant Installation	\$984.68

Invoice Total **\$984.68**

Excellence
IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



INVOICE

INVOICE #	INVOICE DATE
TM 130884	7/15/2020
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Cypress Preserve CDD

Invoice Due Date: August 14, 2020

Invoice Amount: \$937.50

Description	Current Amount
Clubhouse/Playground Top Choice Yellowstone will apply Top Choice to all turf areas in and around the clubhouse and playground area for the annual control of fire ants. Top Choice gives 1 full year control of fire ants as guaranteed by the manufacturer. Top Choice is dependent on proper hydration for the first 3-4 weeks for proper activation. Fert/Pest	\$937.50

Invoice Total **\$937.50**

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



INVOICE

INVOICE #	INVOICE DATE
TM 130885	7/15/2020
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Cypress Preserve CDD

Invoice Due Date: August 14, 2020

Invoice Amount: \$512.50

Description	Current Amount
-------------	----------------

Dog park Top Choice

Yellowstone will apply Top Choice to the dog park turf for the control of fire ants. Top Choice gives one full year control of fire ants as guaranteed by the manufacturer. Top Choice is dependent on proper hydration for the first 3-4 weeks for proper activation.

Fert/Pest

53900
Ab 4604
\$512.50

Invoice Total

\$512.50

Excellence
IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
TM 130886	7/15/2020
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Cypress Preserve CDD

Invoice Due Date: August 14, 2020

Invoice Amount: \$1,087.50

Description	Current Amount
-------------	----------------

Field Top Choice

Yellowstone will apply Top Choice to the open field across from the clubhouse, adjacent to the dog park for the control of fire ants. This field is widely used by the community for a variety of activities. Top Choice gives 1 full year control of fire ants as guaranteed by the manufacturer. Top Choice is dependent on proper hydration for the first 3-4 weeks for proper activation.

Fert/Pest

\$1,087.50

By 4604
53720

Invoice Total

\$1,087.50

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



INVOICE

INVOICE #	INVOICE DATE
TM 130887	7/15/2020
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Cypress Preserve CDD

Invoice Due Date: August 14, 2020

Invoice Amount: \$1,002.46

Description	Current Amount
Replace dead pindo with Crepe Myrtle 45 gal. Plant Installation	\$1,002.46

Invoice Total **\$1,002.46**

Excellence
IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



INVOICE

INVOICE #	INVOICE DATE
TM 130888	7/15/2020
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Cypress Preserve CDD

Invoice Due Date: August 14, 2020

Invoice Amount: \$195.30

Description	Current Amount
July Irrigation Inspection Repair Wet check system replaced 3 rotor heads 1 spray head and nozzle and repaired 6 drip lines. Irrigation Repairs	\$195.30

Handwritten: 4641 53930

Invoice Total **\$195.30**

Excellence
IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



Proposal #74246
Date: 07/09/2020
From: Richard Whitcomb

Proposal For

Meritus
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

main:
mobile:

Location

18805 Lester Dairy Rd
Land O Lakes, FL 34638

Property Name: Cypress Preserve CDD

July Irrigation Inspection Repair

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Irrigation Labor	2.00	\$59.15	\$118.30
4" Rotor Head	3.00	\$20.00	\$60.00
6" Spray Head	1.00	\$12.30	\$12.30
15 H Spray Nozzle	1.00	\$1.70	\$1.70
1/2" Drip Coupling	6.00	\$0.50	\$3.00

Client Notes

Wet check system replaced 3 rotor heads 1 spray head and nozzle and repaired 6 drip lines.

Signature

x

SUBTOTAL	\$195.30
SALES TAX	\$0.00
TOTAL	\$195.30

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.



INVOICE

INVOICE #	INVOICE DATE
TM 132050	7/23/2020
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Cypress Preserve CDD

Invoice Due Date: August 22, 2020

Invoice Amount: \$178.33

Description	Current Amount
July Irrigation Inspection Repair Wet check system replaced 1 spray head and nozzle and repaired 1 drip line .all at pool clock. Irrigation Repairs	\$178.33

Invoice Total **\$178.33**

Excellence
IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



Proposal #75492
Date: 07/16/2020
From: Richard Whitcomb

Proposal For

Meritus
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

main:
mobile:

Location

18805 Lester Dairy Rd
Land O Lakes, FL 34638

Property Name: Cypress Preserve CDD

July Irrigation Inspection Repair

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Irrigation Labor	2.50	\$59.15	\$147.88
1 1/4" Expansion Coupling	1.00	\$12.65	\$12.65
1 1/4" T	1.00	\$2.80	\$2.80
1/2" Drip Coupling	1.00	\$0.50	\$0.50
Steel Staple	2.00	\$0.25	\$0.50
6" Spray Head	1.00	\$12.30	\$12.30
15 H Spray Nozzle	1.00	\$1.70	\$1.70

Client Notes

Wet check system replaced 1 spray head and nozzle and repaired 1 drip line .all at pool clock.

Signature

x

SUBTOTAL	\$178.33
SALES TAX	\$0.00
TOTAL	\$178.33

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Cypress Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2020



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Cypress Preserve

Balance Sheet

As of 7/31/2020

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2017	Debt Service Fund - Series 2019	Capital Projects Fund - Series 2017	Capital Projects Fund - Series 2019	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets								
Cash - Operating Account	19,628	0	0	0	0	0	0	19,628
Investments - Revenue 2017 (2000)	0	167,359	0	0	0	0	0	167,359
Investments - Interest 2017 (2001)	0	0	0	0	0	0	0	0
Investments - Sinking 2017 (2002)	0	0	0	0	0	0	0	0
Investments - Reserve 2017 (2003)	0	310,678	0	0	0	0	0	310,678
Investments - Construction 2017 (2005)	0	0	0	465	0	0	0	465
Investments - Revenue 2019 (0000)	0	0	11,162	0	0	0	0	11,162
Investments - Interest 2019 (0001)	0	0	131,556	0	0	0	0	131,556
Investments - Reserve 2019 (0003)	0	0	388,131	0	0	0	0	388,131
Investments - Construction 2019 (0005)	0	0	0	0	2,703,339	0	0	2,703,339
Accounts Receivable-Other	0	0	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0	0	0
Due From Debt Service Fund	0	0	0	0	0	0	0	0
Due from Developer	0	0	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	1,706	0	0	0	0	0	0	1,706
Deposits	7,635	0	0	0	0	0	0	7,635
Construction Work In Progress	0	0	0	0	0	11,554,394	0	11,554,394
Amount Available-Debt Service	0	0	0	0	0	0	384,198	384,198
Amount To Be Provided-Debt Service	0	0	0	0	0	0	15,720,802	15,720,802
Other	0	0	0	0	0	0	0	0
Total Assets	28,969	478,037	530,850	465	2,703,339	11,554,394	16,105,000	31,401,053
Liabilities								
Accounts Payable	20,505	0	0	0	0	0	0	20,505
Accounts Payable - Other	0	0	0	0	0	0	0	0
Due to Developer	0	0	0	0	0	0	0	0
Due To General Fund	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
Deferred Revenue	0	0	0	0	0	0	0	0
Revenue Bonds Payable-2017	0	0	0	0	0	0	9,470,000	9,470,000
Revenue Bonds Payable-2019	0	0	0	0	0	0	6,635,000	6,635,000
Total Liabilities	20,505	0	0	0	0	0	16,105,000	16,125,505
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	384,198	0	(579,442)	0	0	0	(195,244)
Fund Balance-Unreserved	(0)	0	0	0	0	0	0	(0)

Cypress Preserve

Balance Sheet

As of 7/31/2020

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2017	Debt Service Fund - Series 2019	Capital Projects Fund - Series 2017	Capital Projects Fund - Series 2019	General Fixed Assets Account Group	General Long-Term Debt	Total
Investment In General Fixed Assets	0	0	0	0	0	11,554,394	0	11,554,394
Other	8,464	93,839	530,850	579,906	2,703,339	0	0	3,916,398
Total Fund Equity & Other Credits	8,464	478,037	530,850	465	2,703,339	11,554,394	0	15,275,548
Total Liabilities & Fund Equity	28,969	478,037	530,850	465	2,703,339	11,554,394	16,105,000	31,401,053

Cypress Preserve

Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2019 Through 7/31/2020
(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	176,578	180,013	3,435	2 %
O&M Assessments - Off Roll	133,347	21,673	(111,674)	(84)%
Interest Earnings				
Interest Earnings	0	4	4	0 %
Contributions & Donations From Private Sources				
Developer Contributions	189,390	4,378,482	4,189,092	2,212 %
Other Miscellaneous Revenues				
Miscellaneous	0	1,555	1,555	0 %
Total Revenues	499,315	4,581,727	4,082,412	818 %
Expenditures				
Legislative				
Supervisor Fees	0	1,600	(1,600)	0 %
Financial & Administrative				
District Manager	42,500	37,667	4,833	11 %
District Engineer	5,000	1,815	3,185	64 %
Disclosure Report	8,400	5,250	3,150	38 %
Trustees Fees	8,500	3,422	5,079	60 %
Assessment Roll	150	150	0	0 %
Accounting Services	4,500	3,750	750	17 %
Auditing Services	6,500	4,100	2,400	37 %
Postage, Phone, Faxes, Copies	150	204	(54)	(36)%
Public Officials Insurance	2,500	2,306	194	8 %
Legal Advertising	2,000	1,411	589	29 %
Bank Fees	275	15	260	95 %
Dues, Licenses & Fees	175	585	(410)	(234)%
Office Supplies	500	104	396	79 %
Website Administration	1,500	3,250	(1,750)	(117)%
Legal Counsel				
District Counsel	10,000	5,395	4,605	46 %
Utility Services				
Street Lights	74,790	8,858	65,932	88 %
Other Electric Services	15,000	2,418	12,582	84 %
Potable Water Utility Services	5,000	6,584	(1,584)	(32)%
Other Physical Environment				
Waterway Management System	22,000	16,035	5,965	27 %
General Liability & Property Casualty Insurance	15,000	6,238	8,762	58 %
Landscape Maintenance	211,250	56,242	155,008	73 %
Miscellaneous Repairs & Maintenance	15,000	6,065	8,935	60 %
Hardscape Maintenance	7,500	425	7,075	94 %
Plant Replacement Program	10,000	15,242	(5,242)	(52)%
Capital Improvements	0	4,357,293	(4,357,293)	0 %
Road & Street Facilities				
Sidewalk & Pavement Repairs	1,000	0	1,000	100 %
Parks & Recreation				
Cabana Janitorial & Cleaning	5,000	4,641	359	7 %
Recreation Facility Maintenance	2,000	5,544	(3,544)	(177)%
Recreation Equipment Maintenance	2,500	318	2,183	87 %
Pool Operations & Maintenance	15,000	10,579	4,421	29 %
Security System	5,625	5,757	(132)	(2)%
Total Expenditures	499,315	4,573,263	(4,073,948)	(816)%
Excess of Revenues Over (Under) Expenditures	0	8,464	8,464	54 0 %

Cypress Preserve
Statement of Revenues & Expenditures

001 - General Fund
 From 10/1/2019 Through 7/31/2020
 (In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Fund Balance, Beginning of Period	0	(0)	(0)	0 %
Fund Balance, End of Period	<u>0</u>	<u>8,464</u>	<u>8,464</u>	<u>0 %</u>

Cypress Preserve
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2017
From 10/1/2019 Through 7/31/2020
(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	617,388	358,465	(258,923)	(42)%
DS Assessments - Off Roll	0	32,118	32,118	0 %
DS Assessments - Developer	0	315,058	315,058	0 %
Interest Earnings				
Interest Earnings	0	3,486	3,486	0 %
Total Revenues	<u>617,388</u>	<u>709,127</u>	<u>91,739</u>	<u>15 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	452,388	455,288	(2,900)	(1)%
Principal Payments	165,000	160,000	5,000	3 %
Total Expenditures	<u>617,388</u>	<u>615,288</u>	<u>2,101</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>93,839</u>	<u>93,839</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	384,198	384,198	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>478,037</u></u>	<u><u>478,037</u></u>	<u><u>0 %</u></u>

Cypress Preserve
Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2019
From 10/1/2019 Through 7/31/2020
(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 - Off Roll	0	10,500	10,500	0 %
Interest Earnings				
Interest Earnings	0	1,789	1,789	0 %
Total Revenues	0	12,289	12,289	0 %
Expenditures				
Debt Service Payments				
Interest Payments	0	96,475	(96,475)	0 %
Total Expenditures	0	96,475	(96,475)	0 %
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	616,162	616,162	0 %
Interfund Transfer				
Interfund Transfer	0	(1,127)	(1,127)	0 %
Total Other Financing Sources	0	615,035	615,035	0 %
Excess of Revenues Over (Under) Expenditures	0	530,850	530,850	0 %
Fund Balance, End of Period	0	530,850	530,850	0 %

Cypress Preserve
Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2017
From 10/1/2019 Through 7/31/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	3	3	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0	(1,968,547)	(1,968,547)	0 %
Total Revenues	0	(1,968,544)	(1,968,544)	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	(2,548,450)	2,548,450	0 %
Total Expenditures	0	(2,548,450)	2,548,450	0 %
Excess of Revenues Over (Under) Expenditures	0	579,906	579,906	0 %
Fund Balance, Beginning of Period	0	(579,442)	(579,442)	0 %
Fund Balance, End of Period	0	465	465	0 %

Cypress Preserve

Statement of Revenues & Expenditures

301 - Capital Projects Fund - Series 2019
From 10/1/2019 Through 7/31/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	12,189	12,189	0 %
Total Revenues	0	12,189	12,189	0 %
Expenditures				
Financial & Administrative				
District Manager	0	35,000	(35,000)	0 %
District Engineer	0	4,070	(4,070)	0 %
Trustees Fees	0	11,675	(11,675)	0 %
Underwriter	0	172,700	(172,700)	0 %
Original Issue Discount	0	54,837	(54,837)	0 %
Miscellaneous Fees	0	1,500	(1,500)	0 %
Legal Counsel				
District Counsel	0	35,500	(35,500)	0 %
Bond Counsel	0	41,000	(41,000)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	2,972,533	(2,972,533)	0 %
Total Expenditures	0	3,328,815	(3,328,815)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	1,127	1,127	0 %
Debt Proceeds				
Bond Proceeds	0	6,018,838	6,018,838	0 %
Total Other Financing Sources	0	6,019,965	6,019,965	0 %
Excess of Revenues Over (Under) Expenditures	0	2,703,339	2,703,339	0 %
Fund Balance, End of Period	0	2,703,339	2,703,339	0 %

Cypress Preserve
Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2019 Through 7/31/2020
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period				
Investment In General Fixed Assets				
	0	11,554,394	11,554,394	0 %
Total Fund Balance, Beginning of Period	0	11,554,394	11,554,394	0 %
Fund Balance, End of Period	0	11,554,394	8,581,861	0 %

Cypress Preserve
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 07/31/20
Reconciliation Date: 7/31/2020
Status: Locked

Bank Balance	19,847.51
Less Outstanding Checks/Vouchers	220.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	19,627.51
Balance Per Books	<u>19,627.51</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 07/31/20

Reconciliation Date: 7/31/2020

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1632	3/12/2020	System Generated Check/Voucher	100.00	Pasco County BOCC
1693	6/18/2020	System Generated Check/Voucher	120.00	Don Harrison Enterprises
Outstanding Checks/Vouchers			220.00	

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 07/31/20

Reconciliation Date: 7/31/2020

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1698	6/25/2020	System Generated Check/Voucher	126.00	Fields Consulting Group, LLC
1700	6/25/2020	System Generated Check/Voucher	580.95	Southern Automated Access Services, Inc
1701	6/25/2020	System Generated Check/Voucher	696.00	Spearem Enterprises, LLC
1702	7/1/2020	System Generated Check/Voucher	1,050.00	American Ecosystems, Inc.
1703	7/1/2020	System Generated Check/Voucher	5,064.98	Meritus Districts
1704	7/1/2020	System Generated Check/Voucher	792.50	Straley Robin Vericker
1705	7/1/2020	System Generated Check/Voucher	52.00	Waste Connections of Florida
1706	7/1/2020	System Generated Check/Voucher	7,259.00	Yellowstone Landscape
1707	7/9/2020	System Generated Check/Voucher	412.50	Florida Land Design & Permitting
1708	7/9/2020	System Generated Check/Voucher	1,057.46	Pasco County Utilities
1709	7/9/2020	System Generated Check/Voucher	95.00	Southern Automated Access Services, Inc
1710	7/9/2020	System Generated Check/Voucher	141.98	Bright House Networks
1711	7/9/2020	System Generated Check/Voucher	1,050.00	Suncoast Pool Service
1712	7/9/2020	System Generated Check/Voucher	68.79	Yellowstone Landscape
1713	7/16/2020	System Generated Check/Voucher	600.00	Grau and Associates
1714	7/16/2020	System Generated Check/Voucher	93,059.89	Ripa & Associates, LLC
1715	7/16/2020	System Generated Check/Voucher	1,165.87	Withlacoochee River Electric Cooperative, Inc.
1716	7/23/2020	System Generated Check/Voucher	764.00	Times Publishing Company
1717	7/23/2020	System Generated Check/Voucher	4,719.94	Yellowstone Landscape
Cleared Checks/Vouchers			118,756.86	

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 07/31/20

Reconciliation Date: 7/31/2020

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	150761	6/22/2020	Off Roll - Blk 05 Lot 13/14	1,099.32
	150766	6/22/2020	Off Roll - Blk 01/02 Lot 33/34	1,256.38
	001	6/24/2020	Florida Design Consultants	0.00
	50379	6/24/2020	Refund for Erroneous Payment	495.00
	151115	6/25/2020	Off Roll - Blk 01 Lot 16 32	1,256.38
	151587	7/9/2020	Off Roll - Blk 06 Lot 01 02	1,099.32
	CR172	7/9/2020	Off Roll Blk 06 Lot 02	0.00
	001	7/14/2020	Developer Funding Cap Imp 07.14.20	93,059.75
	151840	7/21/2020	Off Roll - Blk 05 Lot 05 06	1,099.32
	151845	7/21/2020	Off Roll - Blk 02 Lot 31	628.19
	152275	7/28/2020	Off Roll - Blk 01 Lot 47	628.93
Cleared Deposits				100,622.59