

**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
LANDOWNERS ELECTION &
REGULAR MEETING
NOVEMBER 3, 2020**

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT AGENDA

Tuesday, November 3, 2020

2:30 P.M.

Longleaf Town Hall

located at 3141 Deland Street, New Port Richey, Florida 34655

District Board of Supervisors	Chair	Brian Howell
	Assistant Secretary	Eric Davidson
	Supervisor	Vacant
	Supervisor	Kathleen Casey Swanson
	Supervisor	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 Landowners Election Meeting will begin at **2:30 P.M. Following the regular meeting with 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://cypresspreserveadd.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 Landowners Election & Regular Meeting of **Cypress Preserve Community Development District** will be held on **November 3, 2020 at 2:30 P.M.** at the Longleaf Town Hall located at 3141 Deland Street, New Port Richey, Florida 34655. The following is the Agenda for the Meeting:

Call-In Number: 1-866-906-9330 **Access Code: 9074748#**

LANDOWNERS MEETING/ELECTION

- 1. CALL TO ORDER**
- 2. APPOINTMENT OF MEETING CHAIRMAN**
- 3. ANNOUNCEMENT OF CANDIDATES/CALL FOR NOMINATIONS**
- 4. ELECTION OF SUPERVISORS**
- 5. OWNERS' REQUESTS**
- 6. ADJOURNMENT**

RETURN AND PROCEED TO REGULAR MEETING

- 1. BUSINESS ITEMS**
 - A. Acceptance of Resignation from Board of Supervisor – Debby Nussel.....Tab 01
 - B. Consideration of Resolution 2021-01; Canvassing & Certifying
the Results of the Landowners ElectionTab 02
 - C. Consideration of Resolution 2021-02; Designating OfficersTab 03
- 2. VENDOR & STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District ManagerTab 04
 - i. American Ecosystems Report
- 3. CONSENT AGENDA**
 - A. Consideration of Board of Supervisor Regular Meeting Minutes October 06, 2020...Tab 05
 - B. Consideration of Operations and Maintenance Expenditures September 2020.....Tab 06
 - C. Review of Financial Statements through September 30, 2020Tab 07
- 4. SUPERVISORS REQUESTS**
- 5. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 6. 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

Monica Alvarez

From: Debby Nussel
Sent: Monday, October 5, 2020 5:31 PM
To: Brittany Crutchfield; Monica Alvarez
Cc: Brian Howell; debby1612@gmail.com
Subject: Cypress Preserve CDD

Good evening,

Please accept this email as my resignation from the Cypress Preserve CDD Board of Supervisors, effective October 6, 2020 at 3:30 pm.

Thank you,

Debby Nussel, CAM
District Manager
2005 Pan Am Circle, Suite 300
Tampa , FL 33607
Phone: (813) 873-7300 Ext. 324
Fax: (813) 873-7070
debby.nussel@merituscorp.com

In an effort to maintain compliance with the Florida Sunshine Amendment, please do not reply globally to this notification. Any questions should be directed to the sending party only or to the District Office at (813) 397-5120.



www.merituscorp.com

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RESOLUTION 2021-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
CYPRESS PRESERVE 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 Preserve 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, seat number designations on the Board.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF CYPRESS PRESERVE
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:

_____	_____ Votes	(2-year term)	Seat # 3
_____	_____ Votes	(2-year term)	Seat # 4
_____	_____ Votes	(2-year term)	Seat # 5

SECTION 3. Said terms of office commence on November 3, 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 **3rd** **day of November, 2020.**

ATTEST:

**CYPRESS PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

Print Name: _____

Chair/ Vice Chair

Print Name: _____

RESOLUTION 2021-02

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

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

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

_____	Chairman
_____	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Brian Howell</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

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

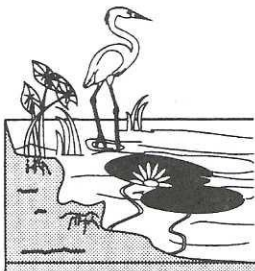
PASSED AND ADOPTED THIS 3rd DAY OF November, 2020.

ATTEST:

**CYPRESS PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary
Print Name: _____

Chair/ Vice Chair
Print Name: _____



American Ecosystems, Inc.®

Serving Florida Statewide



AQUATIC MANAGEMENT SERVICES

TREATMENT REPORT

P.O. Box 40517
St. Petersburg, FL 33743-0517
Phone (727) 545-4404

CUSTOMER: Cypress Reserve ACCOUNT # _____

BIOLOGIST: STROUS DATE: 10-14-20 TIME: _____

SITE	WEEDS TREATED					DAYS RESTRICTED
	ALGAE	GRASSES	UNDERWATER	FLOATING	TERRESTRIAL	
<u>all sites</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

SITE	OTHER SERVICES PROVIDED						
	BACTERIAL TEST (FECAL COLIFORM)	FISH STOCKING	MECHANICAL WEED REMOVAL	AQUATIC PLANT INSTALLATION	CLARIFICATION	POND DYE	AERATION SYSTEM SERVICING

COMMENTS: Treated all sites for algae and
shoreline grasses as needed

Customers Signature Email Copy Date 10-14-20

**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

October 6, 2020 Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for the Cypress Preserve Community Development District was held on **Tuesday, October 6, 2020 at 2:30 p.m.** at 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 of the Cypress Preserve Community Development District to order on **Tuesday, October 6, 2020 at 2:30 p.m.**

Board Members Present and Constituting a Quorum:

Brian Howell	Chair
Eric Davidson	Vice Chair
Kathleen Swanson	Supervisor

Staff Members Present:

Brian Howell	District Manager, Meritus	
Vivek Babbar	District Counsel, Straley Robin Vericker	<i>via conference call</i>
Penny Clark	RIPA	

There were some residents in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no questions and comments on agenda items.

3. VENDOR/STAFF REPORTS

A. District Counsel

i. Landscape Enhancements Bids

Mr. Babbar went over that the landscape enhancements will be coming out of bond proceeds and not the O&Ms or residents' assessments. Two bids were received, one from Cornerstone and one from Sunrise. Sunrise had the lowest bid. The Board had a score sheet to look at all of the criteria. Mr. Babbar stated that both companies are reputable and knowledgeable about the scope of the work. The Board discussed and gave 100 points to Sunrise and 94 to Cornerstone on the score sheet.

MOTION TO: Rank Sunrise as first and Cornerstone as second, and
award the contract to Sunrise.
MADE BY: Supervisor Howell
SECONDED BY: Supervisor Swanson
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
3/0 - Motion Passed Unanimously

Mr. Babbar left the conference call.

B. District Engineer

Mr. Howell went over that they checked with the County about installing “Children at Play” signs in the main right of way, but the County does not use those signs any longer and did not approve the signs. Mr. Howell also stated that any questions about putting in additional speed limit signs or lowering speed limits needs to go through the County.

C. District Manager

- i. American Ecosystems Aquatic Report
- ii. Community Inspection Reports

The Board reviewed the aquatics and inspection reports.

4. BUSINESS ITEMS

A. Discussion on Common Area Enhancements

The Board reviewed the common area enhancement proposals.

MOTION TO: Approve the common area enhancement proposals.
MADE BY: Supervisor Swanson
SECONDED BY: Supervisor Davidson
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
3/0 - Motion Passed Unanimously

B. Discussion on Holiday Lighting Decorations

Supervisor Swanson went over the holiday lighting decorations with the Board. There will be a Candyland theme this year. She would like to get some solar lights because there are not enough outlets. The Board discussed increasing the holiday lighting budget from \$500 to \$1,000.

MOTION TO: Increase the holiday lighting budget from \$500 to \$1,000.
MADE BY: Supervisor Howell
SECONDED BY: Supervisor Davidson
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
3/0 - Motion Passed Unanimously

5. CONSENT AGENDA

A. Consideration of Board of Supervisors Regular Meeting & Public Hearing Minutes August 4, 2020

B. Consideration of Operations and Maintenance Expenditures July 2020

C. Consideration of Operations and Maintenance Expenditures August 2020

D. Review of Financial Statements Month Ending August 31, 2020

The Board reviewed the Consent Agenda items.

MOTION TO: Approve Consent Agenda Items A-D.
MADE BY: Supervisor Swanson
SECONDED BY: Supervisor Davidson
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
3/0 - Motion Passed Unanimously

6. SUPERVISOR REQUESTS

Supervisor Swanson that the storage room at the pool is full. She asked about additional storage. The Board discussed getting a storage unit or doing a storage unit. Mr. Howell said they will look at some options.

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION

A resident asked about making a road a four-way stop. Mr. Howell went over it that would be a County request. The resident also asked about a sign and Sunrise agreement. Another resident asked about the landscapers working in the common area and picking up debris. A resident mentioned trash in the stormwater system and ponds. There was also a question about when the other entrance will be open.

8. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Davidson
SECONDED BY:	Supervisor Swanson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - 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				
Cornerstone	10 106306	\$ 1,954.16		Lawn Maintenance - April
Meritus Districts	9998	4,053.87		Management Services - September
Suncoast Pool Service	6554	1,050.00		Swimming Pool Service - September
Yellowstone	149376	12,558.75		Landscape Maintenance - September
Monthly Contract Sub-Total		\$ 19,616.78		

Variable Contract				
Florida Land Design & Permitting	10257	\$ 371.25		Professional Services - thru 08/28/20
Straley Robin Vericker	18792	4,033.45		Professional Services - General - thru 08/15/20
Straley Robin Vericker	18857	1,227.50	\$ 5,260.95	Professional Services - General - thru 09/15/20
Variable Contract Sub-Total		\$ 5,632.20		

Utilities				
Pasco County Utilities	13877301	\$ 237.90		Water Service - thru 08/20/20
Pasco County Utilities	13877302	189.72		Reclaim Water Service - thru 08/20/20
Pasco County Utilities	13877533	-338.88	\$ 88.74	Reclaim Water Service - thru 08/20/20
Spectrum	084742901090220	141.98		Internet Service - September
Withlacoochee River Electric	2039647 090420	35.29		Electric Service - thru 09/01/20
Withlacoochee River Electric	2039650 090420	38.75		Electric Service - thru 09/01/20
Withlacoochee River Electric	2044854 090420	1,140.51	\$ 1,214.55	Electric Service - thru 09/01/20
Utilities Sub-Total		\$ 1,445.27		

Regular Services				
Meritus Districts	10123	\$ 1,050.00		Dissemination Services Q4 FY20 Series 2019 - 09/30/20

Cypress Preserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Tampa Bay Times	104579 082320	138.50		Change in Location - 08/23/20
Regular Services Sub-Total		\$ 1,188.50		
Additional Services				
Don Harrison Enterprises	2675	\$ 254.00		Installed spring wound timers - 08/31/20
Meritus Districts	10114	750.00		Management Over Contract - 09/25/20
Southern Automated Access Services, Inc	8366	95.00		Troubleshoot Pool Gate - 08/27/20
Southern Automated Access Services, Inc	8469	28.95	\$ 123.95	Cellular Usage - 09/22/20
Spearem Enterprises, LLC	4362	135.00		Installed life ring, rope, skimmer net & pole - 09/02/20
Spearem Enterprises, LLC	4366	160.00		Repaired damage picket at pool fence - 09/03/20
Spearem Enterprises, LLC	4370	250.00		Pressure Wash Mail Pavilion - 09/16/20
Spearem Enterprises, LLC	4371	750.00		Pressure Wash Amenity Center - 09/16/20
Spearem Enterprises, LLC	4377	612.50		Weekly Clubhouse Cleaning - 09/23/20
Spearem Enterprises, LLC	4394	612.50	\$ 2,520.00	Weekly Clubhouse Cleaning - 09/26/20
Yellowstone	TM148515	2,447.58		Irrigation Repairs - 09/11/20
Yellowstone	TM148516	138.00	\$ 2,585.58	Irrigation Repairs - 09/11/20
Additional Services Sub-Total		\$ 6,233.53		

TOTAL:		\$ 34,116.28		
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Approved (with any necessary revisions noted):

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



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



Date	Invoice #
4/1/2020	10-106306

Invoice Created By

kmcleod

Bill To
Cypress Preserve CDD c/o Meritus Districts 2005 Pan Am Circe, Suite 120 Tampa, FL 33607

Field Mgr/Super:	
Ship To	
Cypress Preserve CDD c/o Meritus Districts 2005 Pan Am Circe, Suite 120 Tampa, FL 33607	

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	RIPA2669 - Cypress Preserve Maint, #MAI...
Quantity	Description	U/M	Rate	Serviced Date	Amount
1	Monthly lawn maintenance April 2020 - Cypress Preserve		3,908.33		3,908.33
Cornerstone					

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	\$3,908.33
Payments/Credits	-\$1,954.17
Balance Due	\$1,954.16

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE


Invoice Number: 9998
Invoice Date: Sep 1, 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		9/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - September		3,541.67
		Website Maintenance		125.00
		Accounting Services		375.00
		Postage - July		12.20
				

Subtotal	4,053.87
Sales Tax	
Total Invoice Amount	4,053.87
Payment/Credit Applied	
TOTAL	4,053.87

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
9/5/2020	6554

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

P.O. No.	Terms	Project
Sept 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>4/6/8572w</i> <i>13</i>	1,050.00	1,050.00
Thank you for your business.		Total	\$1,050.00

Phone #

(727) 271-1395



3235 North State Street
PO Box 849
Bunnell, FL 32110
www.yellowstonelandscape.com

INVOICE

Date	Invoice No.
09/15/20	149376
Terms	Due Date
Net 30	10/15/20

BILL TO

ATTN: AP Cypress Preserve
CDD
Meritus
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

PROPERTY

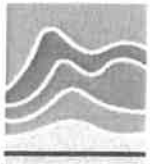
Cypress Preserve CDD
18805 Lester Dairy Rd
Land O Lakes, FL 34638

Amount Due	Enclosed
\$12,558.75	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#56050 - Monthly Landscape Maintenance September 2020		\$12,558.75	\$0.00	\$12,558.75
	Total		\$12,558.75	\$0.00	\$12,558.75

5390
4604
12



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: 8/31/2020
Invoice #: 10257
Invoice Period: 8/1/2020 to 8/28/2020
Project #: 2019-1012-A

Re: Cypress Preserve - CDD Services

Services Performed:

Task 0900 - District Engineer			
1. Reviewed and approved Requisition for Payment.			
2. Research signage issue brought up by homeowner.			
Classification	Hours	Rate	Amount Due
District Engineer	2.25	\$165.00	\$371.25

3103
5130
K

TOTAL DUE THIS INVOICE

\$371.25

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

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

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

August 26, 2020
Client: 001490
Matter: 000001
Invoice #: 18792

Page: 1

RE: General

3100
5148

For Professional Services Rendered Through August 15, 2020

SERVICES

Date	Person	Description of Services	Hours
7/17/2020	LB	REVIEW PROPOSED FY 2020-2021 BUDGET; PREPARE DRAFT RESOLUTION ADOPTING FINAL BUDGET FOR FY 2020-2021, DRAFT RESOLUTION LEVYING O&M ASSESSMENTS ON SAME AND DEVELOPER BUDGET FUNDING AGREEMENT RE SAME.	1.0
7/22/2020	VKB	DRAFT RFP DOCUMENTS FOR PORTION OF PHASE 3 LANDSCAPING AND IRRIGATION IMPROVEMENTS; TELEPHONE CALL TO P. CLARK RE: SAME.	4.7
7/24/2020	VKB	REVIEW AND REVISE FORM OF BUDGET FUNDING AGREEMENT, RESOLUTION ADOPTING FINAL BUDGET, AND RESOLUTION LEVYING O/M ASSESSMENTS, CERTIFYING CERTAIN SPECIAL ASSESSMENTS FOR COLLECTION ON-ROLL, AUTHORIZING THE DIRECT COLLECTION OF CERTAIN SPECIAL ASSESSMENTS, AND APPROVING A BUDGET FUNDING AGREEMENT.	0.7
7/24/2020	LB	FINALIZE RESOLUTIONS ADOPTING FINAL BUDGET AND LEVYING O&M ASSESSMENTS ON SAME AND DEVELOPER BUDGET FUNDING AGREEMENT; PREPARE EMAIL TO M. ALVAREZ TRANSMITTING RESOLUTIONS AND FUNDING AGREEMENT FOR PUBLIC HEARING/MEETING ON FY 2020-2021 BUDGET.	0.2
7/27/2020	VKB	DRAFT EMAIL TO B. CRUTCHFIELD RE: ADDITION OF RFP FOR PORTION OF PHASE 3 LANDSCAPING AND IRRIGATION IMPROVEMENTS TO AUGUST BOARD MEETING AGENDA; REVIEW AND REPLY TO P. CLARK RE: SAME.	0.3

August 26, 2020

Client: 001490

Matter: 000001

Invoice #: 18792

Page: 2

SERVICES

Date	Person	Description of Services	Hours	
7/28/2020	VKB	TELECONFERENCE WITH P. CLARK RE: SCOPE OF WORK FOR RFP FOR PHASE 3 LANDSCAPING AND IRRIGATION IMPROVEMENTS; REVIEW AND REVISE RFP DOCUMENTS RE: SAME.	2.0	
7/29/2020	VKB	FINALIZE INITIAL DRAFT OF DOCUMENTS FOR RFP FOR PHASE 3 LANDSCAPING AND IRRIGATION IMPROVEMENTS; DRAFT EMAIL RE: SAME.	3.3	
7/31/2020	VKB	REVIEW AND REPLY TO EMAILS RE: COMMENTS ON DRAFT RFP DOCUMENTS; REVIEW AND REVISE RFP DOCUMENTS; DRAFT EMAIL TO BOARD RE: SAME.	0.7	
8/3/2020	VKB	REVIEW AGENDA PACKAGE; TELEPHONE CALL TO B. HOWELL RE: UPCOMING BOARD MEETING.	0.4	
8/4/2020	VKB	PREPARE FOR AND ATTEND TELEPHONIC BOARD MEETING; DRAFT FOLLOW UP EMAIL RE: FINALIZATION OF RFP DOCUMENTS FOR PHASE 3 LANDSCAPING AND IRRIGATION.	0.8	
8/12/2020	VKB	REVIEW AND REPLY TO EMAIL FROM BIDDER FOR PHASE 3 LANDSCAPING RFP; DRAFT EMAIL TO P. CLARK RE: SAME.	0.2	
8/14/2020	VKB	TELECONFERENCE WITH P. CLARK RE: ADDENDUM #1 FOR PHASE 3 LANDSCAPING RFP; DRAFT ADDENDUM RE: SAME, UPDATE OFFICIAL BID PROPOSAL FORM, AND DRAFT EMAIL RE: SAME.	0.9	
Total Professional Services			15.2	\$4,030.00

PERSON RECAP

Person	Hours	Amount
VKB Vivek K. Babbar	14.0	\$3,850.00
LB Lynn Butler	1.2	\$180.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
8/14/2020	Photocopies (23 @ \$0.15)	\$3.45
Total Disbursements		\$3.45

August 26, 2020
Client: 001490
Matter: 000001
Invoice #: 18792

Page: 3

Total Services	\$4,030.00	
Total Disbursements	\$3.45	
Total Current Charges		\$4,033.45

PAY THIS AMOUNT

\$4,033.45

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

September 23, 2020
Client: 001490
Matter: 000001
Invoice #: 18857

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2020

51400
3107

SERVICES

Date	Person	Description of Services	Hours
8/21/2020	VKB	DRAFT ADDENDUM #2 FOR PHASE 3 LANDSCAPING RFP; UPDATE FILES RE: SAME; DRAFT EMAIL RE: SAME.	0.6
8/24/2020	VKB	REVIEW AND REPLY TO EMAIL FROM INTERESTED BIDDER REQUESTING PROPOSAL PACKAGE FOR PHASE 3 LANDSCAPING RFP.	0.2
8/25/2020	VKB	REVIEW AND REPLY TO EMAIL WITH QUESTIONS FROM INTERESTED BIDDER IN PHASE 3 LANDSCAPING RFP.	0.2
8/28/2020	VKB	DRAFT ADDENDUM #3 AND UPDATE OFFICIAL BID PROPOSAL FORM FOR PHASE 3 LANDSCAPING RFP; TELEPHONE CALL TO P. CLARK RE: SAME; UPDATE FILES RE: SAME; DRAFT EMAILS RE: SAME.	1.1
8/31/2020	VKB	REVIEW AGENDA PACKAGE; DRAFT FOLLOW UP EMAIL TO P. CLARK AND B. HOWELL RE: UPCOMING BOARD MEETING AND CONTINUANCE TO REVIEW PHASE 3 RFP LANDSCAPING PROPOSALS;.	0.5
9/3/2020	LB	PREPARE DRAFT PUBLICATION AD FOR LANDOWNERS ELECTION.	0.3
9/4/2020	VKB	REVIEW AND REPLY TO EMAILS RE: PUBLIC RECORDS REQUEST RELATED TO PHASE 3 LANDSCAPING RFP.	0.2
9/9/2020	VKB	REVIEW AND REPLY TO EMAILS RE: PHASE 3 LANDSCAPING RFP.	0.2
9/10/2020	VKB	PREPARE FOR AND ATTEND PHASE 3 LANDSCAPING BID OPENING; DRAFT FOLLOW UP EMAIL TO P. CLARK RE: SAME.	0.4

VS 3107 51400

September 23, 2020
Client: 001490
Matter: 000001
Invoice #: 18857

Page: 2

SERVICES

Date	Person	Description of Services	Hours	
9/14/2020	VKB	REVIEW PHASE 3 LANDSCAPING BIDS; TELECONFERENCE WITH P. CLARK RE: SAME.	0.9	
Total Professional Services			4.6	\$1,227.50

PERSON RECAP

Person	Hours	Amount
VKB Vivek K. Babbar	4.3	\$1,182.50
LB Lynn Butler	0.3	\$45.00
Total Services		\$1,227.50
Total Disbursements		\$0.00
Total Current Charges		\$1,227.50

PAY THIS AMOUNT

\$1,227.50

Please Include Invoice Number on all Correspondence



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



162 1 1
22-70345

CYPRESS PRESERVE AMENITY CENTER

Service Address: **18728 MOSSY TIMBER BOULEVARD**

Bill Number: 13877301

Billing Date: 9/3/2020

Billing Period: 7/20/2020 to 8/20/2020

New rates, charges, and fees take effect Oct. 1, 2020, contingent upon Board budget adoption. Please visit bit.ly/PCU-RatesFY21 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	7/20/2020	661	8/20/2020	676	31	15

Usage History

Water

August 2020	15
July 2020	22
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

Transactions

Previous Bill	292.50
Payment 8/18/2020	-292.50 CR
Past Due	0.00
Current Transactions	
Water	
Water Base Charge	36.95
Water Tier 1	15.0 Thousand Gals X \$1.95 29.25
Sewer	
Sewer Base Charge	83.95
Sewer Charges	15.0 Thousand Gals X \$5.85 87.75
Total Current Transactions	237.90
TOTAL BALANCE DUE	\$237.90

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



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

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

Received
SEP 08 2020

Round Up Donation to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

Account # 0986155
Customer # 01366618
Past Due 0.00
Current Transactions 237.90

Total Balance Due \$237.90
Due Date 9/21/2020

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

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

013666187098615501387730100000237905



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



163 1 1
22-70345

CYPRESS PRESERVE AMENITY CENTER

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

Bill Number: 13877302

Billing Date: 9/3/2020

Billing Period: 7/20/2020 to 8/20/2020

New rates, charges, and fees take effect Oct. 1, 2020, contingent upon Board budget adoption. Please visit bit.ly/PCU-RatesFY21 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	7/20/2020	3555	8/20/2020	3834	31	279

Usage History

Reclaimed

August 2020	279
July 2020	300
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

Transactions

Previous Bill	204.00
Payment 8/18/2020	-204.00 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	279 Thousand Gals X \$0.68 189.72
Total Current Transactions	189.72
TOTAL BALANCE DUE	\$189.72



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

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

Received
SEP 08 2020

Account # 0986160
Customer # 01366618
Balance Forward 0.00
Current Transactions 189.72

Total Balance Due \$189.72
Due Date 9/21/2020

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.

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

013666187098616041387730270000189723



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



164 1 1
22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 13877533

Billing Date: 9/3/2020

Billing Period: 7/20/2020 to 8/20/2020

New rates, charges, and fees take effect Oct. 1, 2020, contingent upon Board budget adoption. Please visit bit.ly/PCU-RatesFY21 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	7/20/2020	11929	8/20/2020	12138	31	209

Usage History

Reclaimed

August 2020	209
July 2020	335
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

Transactions

Previous Bill	227.80
Payment 8/18/2020	-227.80 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	209 Thousand Gals X \$0.68 142.12
Adjustments	
Deposit Refund	-481.00 CR
Total Current Transactions	-338.88 CR
TOTAL BALANCE DUE	-\$338.88CR



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 #	0993870
Customer #	01372506
Balance Forward	0.00
Current Transactions	-338.88 CR
Total Balance Due	-\$338.88 CR

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

Received

SEP 08 2020

CREDIT - DO NOT PAY

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

013725066099387021387753310000000000

September 2, 2020

Invoice Number: 084742901090220

Account Number: 0050847429-01

Security Code: 1256

Service At: 18728 MOSSY TIMBER BLVD

CBHS

LAND O LAKES, FL 34638

Contact Us

Visit us at SpectrumBusiness.net

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

Summary

*Services from 09/01/20 through 09/30/20
details on following pages*

Previous Balance	141.98
Payments Received - Thank You	-141.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	141.98
Current Charges	\$141.98
Total Due by 09/18/20	\$141.98

SPECTRUM BUSINESS NEWS

Important Billing Message Effective on or after October 21, 2020: In accordance with the Spectrum Terms and Conditions of Service, Spectrum Business services are billed on a monthly basis. Unless a customer cancels services on or before the last day of the current service period, the customer will be charged in full for the next billing month. Spectrum Business does not provide partial month credits for monthly subscription services that are cancelled prior to the end of the current service period. The service period can be found in the Charge Details section of a Spectrum Business statement.



Thank you for choosing Spectrum Business.

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



September 2, 2020

CYPRESS PRESERVE CDD

Invoice Number: 084742901090220

Account Number: 0050847429-01

Service At: 18728 MOSSY TIMBER BLVD

CBHS

LAND O LAKES, FL 34638

Total Due by 09/18/20 **\$141.98**

Amount you are enclosing

\$

Please Remit Payment To:

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



Received

SEP 08 2020

Invoice Number:
Account Number:
Security Code:

CYPRESS PRESERVE CDD
084742901090220
0050847429-01
1256

Contact Us

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

7635 1610 NO RP 02 09022020 NNNNNY 01 000688 0002

Charge Details

Previous Balance		141.98
Payments Received - Thank You	08/26	-141.98
Remaining Balance		\$0.00

Payments received after 09/02/20 will appear on your next bill.

Services from 09/01/20 through 09/30/20

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 09/18/20 **\$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**.



**WITHLACOOCHIE 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 **09/04/2020**
Amount Due **35.29**
Current Charges Due **09/25/2020**

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
Sep 2020	29	0
Aug 2020	33	0
Sep 2019	29	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						
Date	From	Reading	To	Date	Reading	
08/03		104		09/01	107	

Previous Balance **35.29**
Payment **35.29CR**
Balance Forward **0.00**

Customer Charge **34.16**
Energy Charge 3 KWH @ 0.05191 **0.16**
Fuel Adjustment 3 KWH @ 0.03050 **0.09**
FL Gross Receipts Tax **0.88**

Total Current Charges **35.29**
Total Due **35.29** Please Pay

**WITHLACOOCHIE 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: **09/04/2020**

Use above space for address change ONLY.

District: BP03



9 31
9699

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

BP03



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

Current Charges Due Date	09/25/2020
TOTAL CHARGES DUE	35.29
Total Charges Due After Due Date	40.29

000203964700000352900000402903

**WITHLACOOCHIE 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 **09/04/2020**
Amount Due **38.75**
Current Charges Due **09/25/2020**

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**

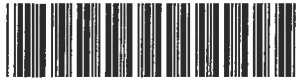
ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
08/03	1461	09/01	1505				44

Comparative Usage Information

Period	Days	Average kWh Per Day
Sep 2020	29	2
Aug 2020	33	1
Sep 2019	29	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.

Previous Balance 38.92
Payment 38.92CR
Balance Forward 0.00

Customer Charge 34.16
Energy Charge 44 KWH @ 0.05191 2.28
Fuel Adjustment 44 KWH @ 0.03050 1.34
FL Gross Receipts Tax 0.97

Total Current Charges 38.75
Total Due 38.75
Please Pay 38.75

**WITHLACOOCHIE 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: 09/04/2020

Use above space for address change ONLY.

District: BP03

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

BP03

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

Current Charges Due Date	09/25/2020
TOTAL CHARGES DUE	38.75
Total Charges Due After Due Date	43.75

000203965000000387500000437501

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **09/04/2020**
Amount Due **1,140.51**
Current Charges Due **09/25/2020**

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
Sep 2020	29	372
Aug 2020	33	298
Sep 2019	29	398

**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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
08/03	90419	09/01	1205				10786

Previous Balance **1,059.53**
Payment **1,059.53CR**
Balance Forward **0.00**

Customer Charge **34.16**
Energy Charge 10,786 KWH @ 0.05191 **559.90**
Fuel Adjustment 10,786 KWH @ 0.03050 **328.97**
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 **23.90**

Total Current Charges **1,140.51**
Total Due **1,140.51** Please Pay

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

**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: **09/04/2020**

Use above space for address change ONLY.

District: BP03

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

BP03

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

Current Charges Due Date	09/25/2020
TOTAL CHARGES DUE	1,140.51
Total Charges Due After Due Date	1,157.62

000204485400011405100011576202

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

Invoice Number: 10123
Invoice Date: Sep 30, 2020
Page: 1

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

--

Customer ID	Customer PO	Payment Terms	
Cypress Preserve CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		9/30/20

Quantity	Item	Description	Unit Price	Amount
		Dissemination Services Q4 Fiscal year 2020 Bond Series 2019		1,050.00

Subtotal	1,050.00
Sales Tax	
Total Invoice Amount	1,050.00
Payment/Credit Applied	
TOTAL	1,050.00

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	
08/23/20		CYPRESS PRESERVE	
Billing Date		Sales Rep	Customer Account
08/23/2020		Deirdre Almeida	163473
Total Amount Due			Ad Number
\$138.50			0000104579

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/23/20	08/23/20	0000104579	Times	Legals CLS	Change in Location	1	2x40 L	\$136.50
08/23/20	08/23/20	0000104579	Tampabay.com	Legals CLS	Change in Location AffidavitMaterial	1	2x40 L	\$0.00 \$2.00

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	
08/23/20		CYPRESS PRESERVE	
Billing Date		Sales Rep	Customer Account
08/23/2020		Deirdre Almeida	163473
Total Amount Due			Ad Number
\$138.50			0000104579

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

CYPRESS PRESERVE

2005 PAN AM CIRCLE #300

TAMPA, FL 33607

Received

AUG 28 2020

REMIT TO:

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

0000104579-01

**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: Change in Location was published in Tampa Bay Times: 8/23/20 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.

**NOTICE OF REGULAR BOARD
"CHANGE IN MEETING LOCATION"
CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Cypress Preserve Community Development District will hold a Regular Meeting of the Board to consider any and all business which may properly come before them. The location of the Regular Meeting of the Board of Supervisors of the Cypress Preserve Community Development District has been changed to be held at Land O'Lakes Heritage Park 5401 Land O' Lakes Blvd Land O' Lakes, FL 34639 on Tuesday, September 1, 2020 at 2:30 p.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.

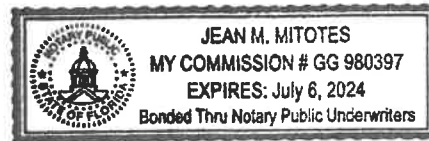
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida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

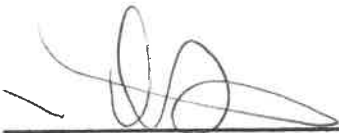
If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes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

Brian Howell
District Manager

Run Date 8/23/2020

0000104579





Signature Affiant

Sworn to and subscribed before me this 08/23/2020



Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____

[illegible]

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121

Fax: 813-873-7070

INVOICE

Invoice Number: 10114

Invoice Date: Sep 25, 2020

Page: 1

Bill To:

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

Ship to:**Customer ID**

Cypress Preserve CDD

Customer PO**Payment Terms**

Net Due

Shipping Method

Best Way

Ship Date**Due Date**

9/25/20

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 #
8/27/2020	8366

Bill To
CYPRESS PRESERVE

			Job Name	Terms
				Due on receipt
Quantity	Description	Rate	Serviced	Amount
0	Report that pool gate and play ground gate weren't working for the cleaning crew. Upon arrival found that the lockbox was left open but the keys were still inside. The pool gate functioned with both the card reader and the exit button. The playground gate functioned as well. There was a resident in the playground, her card worked correctly for both gates, there is no name associated with her card number but the number is 11249. There are two residents that have been to the pool just about every morning, both of these cards were admitted this morning, These two names are Inder Singh, and KawsI Ramiattan. Card number 21710 was also admitted but there is no name associated with it as well. The resident i talked to said that the playground gate doesn't close behind each person after being opened, this issue can be corrected with a closer. It also appears that card number 11247 comes up to pool regularly in the middle of the night and gets denied. All is functioning properly at this time		8/26/2020	0.00
1	Hourly Tech Charge	95.00		95.00
	Sales Tax	7.00%		0.00
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 personel 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 #
9/22/2020	8469

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

576
8/24/20

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.

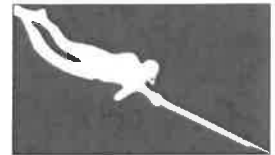
Payments/Credits \$0.00

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



INVOICE

BILL TO

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

INVOICE # 4362

DATE 09/02/2020

DUE DATE 09/17/2020

TERMS Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Material order and installed the following life ring, rope, skimmer net and pole.	1	135.00	135.00

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

\$135.00

5723
4617
BS

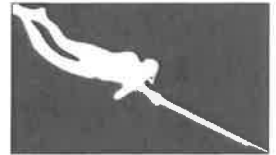
Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL

+1 7273643349

spearem.jmb@gail.com



INVOICE

BILL TO

Cypress Preserve

Meritus

2005 Pan Am Circle Ste 300

Tampa, FL 33607

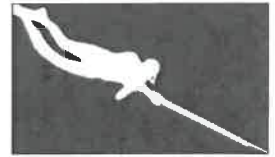
INVOICE # 4366**DATE** 09/03/2020**DUE DATE** 09/18/2020**TERMS** Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Labor Please note this repair was done on 8-3-2020, Repaired damage picket at pool fence. Repaired gate latch at pool area.	1	160.00	160.00

BALANCE DUE**\$160.00**

46392
BY

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



INVOICE

BILL TO

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

INVOICE # 4370

DATE 09/16/2020

DUE DATE 10/01/2020

TERMS Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Labor Pressure Wash Mail Pavillion.	1	250.00	250.00

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

\$250.00

5392
4605

12x

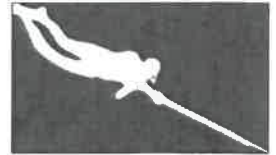
Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL

+1 7273643349

spearem.jmb@gail.com



INVOICE

BILL TO

Cypress Preserve

Meritus

2005 Pan Am Circle Ste 300

Tampa, FL 33607

INVOICE # 4371**DATE** 09/16/2020**DUE DATE** 10/01/2020**TERMS** Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Labor Pressure Wash amenity Center, entire building, pool furniture, exterior pavillion, pool deck.	1	750.00	750.00

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**\$750.00**

5392
BY 4605

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL

+1 7273643349

spearem.jmb@gail.com



INVOICE

BILL TO

Cypress Preserve

Meritus

2005 Pan Am Circle Ste 300

Tampa, FL 33607

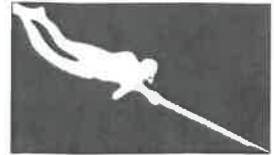
INVOICE # 4377**DATE** 09/23/2020**DUE DATE** 09/23/2020**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Labor 9-14-2020 thru 9-20-2020 Weekly clubhouse cleaning, Sanitize play grounds and pool furniture EACH DAY, 7 DAYS PER WEEK. Dog Waste Cans along roads in neighborhood and dog park dog waste cans: dispose of, restock mutt mitts three times per week. Empty all trash at playground, pool area, clubhouse, dog park, playgrounds etc. Completed each night.	1	612.50	612.50

BALANCE DUE

\$612.5057200
4615

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



INVOICE

BILL TO

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

INVOICE # 4394**DATE** 09/26/2020**DUE DATE** 09/26/2020**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Labor 9-212020 thru 9-27-2020 Weekly clubhouse cleaning, Sanitize play grounds and pool furniture EACH DAY, 7 DAYS PER WEEK. Dog Waste Cans along roads in neighborhood and dog park dog waste cans: dispose of, restock mutt mitts three times per week. Empty all trash at playground, pool area, clubhouse, dog park, playgrounds etc. Cpleted each night.	1	612.50	612.50

Handwritten in blue ink:
4615
5720

BALANCE DUE**\$612.50**



YELLOWSTONE
LANDSCAPE

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 148515	9/11/2020
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 11, 2020

Invoice Amount: \$2,447.58

Description	Current Amount
New Controller For Lift Station Cost to replace controller in medal cabinet at lift station along main Blvd. At Cypress Preserve. (Controller was hit by lightning.) Irrigation Repairs	\$2,447.58

Invoice Total **\$2,447.58**

IN COMMERCIAL LANDSCAPING

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



Proposal #84787
Date: 09/08/2020
From: Richard Whitcomb

Proposal For

Location

Cypress Preserve CDD

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

main:
mobile:

18805 Lester Dairy Rd
Land O Lakes, FL 34638

WT 995422

Property Name: Cypress Preserve CDD

New Controller For Lift Station

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Irrigation Labor	3.00	\$59.15	\$177.45
ICC-8 Station Base Controller Metal Cabinet	1.00	\$1,027.00	\$1,027.00
8 Station Module For ICC 2	5.00	\$248.63	\$1,243.13

Client Notes

Cost to replace controller in medal cabinet at lift station along main Blvd. At Cypress Preserve. (Controller was hit by lightning.)

Signature

x *Via Text from Brian Koval*

SUBTOTAL	\$2,447.58
SALES TAX	\$0.00
TOTAL	\$2,447.58

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.



YELLOWSTONE
LANDSCAPE

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 148516	9/11/2020
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 11, 2020

Invoice Amount: \$138.00

Description	Current Amount
September Irrigation Inspection Repair Wet check pool controller replaced 1 spray hread and 3 spray nozzles and repaired 1 drip line. Also trouble shoot lift station controller. Irrigation Repairs	\$138.00

Invoice Total **\$138.00**

IN COMMERCIAL LANDSCAPING

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



Proposal #84883
Date: 09/09/2020
From: Richard Whitcomb

Proposal For

Location

Cypress Preserve CDD

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

main:
mobile:

18805 Lester Dairy Rd
Land O Lakes, FL 34638

Property Name: Cypress Preserve CDD

September Irrigation Inspection Repair

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Irrigation Labor	2.00	\$59.15	\$118.30
6" Spray Head	1.00	\$12.30	\$12.30
15 H Spray Nozzle	3.00	\$1.70	\$5.10
1/2" Drip Coupling	2.00	\$0.50	\$1.00
1/2" Drip Tubing	2.00	\$0.65	\$1.30

Client Notes

Wet check pool controller replaced 1 spray hread and 3 spray nozzles and repaired 1 drip line. Also trouble shoot lift station controller.

Signature

x

SUBTOTAL	\$138.00
SALES TAX	\$0.00
TOTAL	\$138.00

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
September 30, 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 9/30/2020
(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	33,396	0	0	0	0	0	0	33,396
Investments - Revenue 2017 (2000)	0	177,370	0	0	0	0	0	177,370
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	27,963	0	0	0	0	27,963
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	2,100,439	0	0	2,100,439
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	1,026	0	0	0	0	0	0	1,026
Deposits	7,635	0	0	0	0	0	0	7,635
Construction Work In Progress	0	0	0	0	0	12,157,325	0	12,157,325
Amount Available-Debt Service	0	0	0	0	0	0	1,035,699	1,035,699
Amount To Be Provided-Debt Service	0	0	0	0	0	0	15,069,301	15,069,301
Other	0	0	0	0	0	0	0	0
Total Assets	42,057	488,048	547,651	465	2,100,439	12,157,325	16,105,000	31,440,985
Liabilities								
Accounts Payable	135,554	0	0	0	0	0	0	135,554
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	135,554	0	0	0	0	0	16,105,000	16,240,554
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 9/30/2020

(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	12,157,325	0	12,157,325
Other	(93,496)	103,850	547,651	579,906	2,100,439	0	0	3,238,350
Total Fund Equity & Other Credits	(93,497)	488,048	547,651	465	2,100,439	12,157,325	0	15,200,431
Total Liabilities & Fund Equity	42,057	488,048	547,651	465	2,100,439	12,157,325	16,105,000	31,440,985

Cypress Preserve

Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2019 Through 9/30/2020
(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	35,493	(97,853)	(73)%
Interest Earnings				
Interest Earnings	0	4	4	0 %
Contributions & Donations From Private Sources				
Developer Contributions	189,390	4,458,559	4,269,169	2,254 %
Other Miscellaneous Revenues				
Miscellaneous	0	1,555	1,555	0 %
Total Revenues	499,315	4,675,625	4,176,310	836 %
Expenditures				
Legislative				
Supervisor Fees	0	1,800	(1,800)	0 %
Financial & Administrative				
District Manager	42,500	46,150	(3,650)	(9)%
District Engineer	5,000	2,888	2,113	42 %
Disclosure Report	8,400	7,350	1,050	13 %
Trustees Fees	8,500	4,102	4,398	52 %
Assessment Roll	150	150	0	0 %
Accounting Services	4,500	4,500	0	0 %
Auditing Services	6,500	4,100	2,400	37 %
Postage, Phone, Faxes, Copies	150	233	(83)	(55)%
Public Officials Insurance	2,500	2,306	194	8 %
Legal Advertising	2,000	1,911	89	4 %
Bank Fees	275	15	260	95 %
Dues, Licenses & Fees	175	505	(330)	(189)%
Office Supplies	500	104	396	79 %
Website Administration	1,500	3,500	(2,000)	(133)%
Legal Counsel				
District Counsel	10,000	10,656	(656)	(7)%
Utility Services				
Street Lights	74,790	11,058	63,732	85 %
Other Electric Services	15,000	2,567	12,433	83 %
Potable Water Utility Services	5,000	7,736	(2,736)	(55)%
Other Physical Environment				
Waterway Management System	22,000	17,045	4,955	23 %
General Liability & Property Casualty Insurance	15,000	6,238	8,762	58 %
Landscape Maintenance	211,250	94,076	117,174	55 %
Miscellaneous Repairs & Maintenance	15,000	10,809	4,191	28 %
Hardscape Maintenance	7,500	425	7,075	94 %
Plant Replacement Program	10,000	17,645	(7,645)	(76)%
Capital Improvements	0	4,475,026	(4,475,026)	0 %
Road & Street Facilities				
Sidewalk & Pavement Repairs	1,000	0	1,000	100 %
Parks & Recreation				
Cabana Janitorial & Cleaning	5,000	5,866	(866)	(17)%
Recreation Facility Maintenance	2,000	5,828	(3,828)	(191)%
Recreation Equipment Maintenance	2,500	2,593	(93)	(4)%
Pool Operations & Maintenance	15,000	12,679	2,321	15 %
Security System	5,625	9,262	(3,637)	(65)%
Total Expenditures	499,315	4,769,121	(4,269,806)	(855)%
Excess of Revenues Over (Under) Expenditures	0	(93,496)	(93,496)	0 %

Cypress Preserve
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2019 Through 9/30/2020
(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>(93,497)</u>	<u>(93,497)</u>	<u>0 %</u>

Cypress Preserve
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2017
From 10/1/2019 Through 9/30/2020
(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	42,124	42,124	0 %
DS Assessments - Developer	0	315,058	315,058	0 %
Interest Earnings				
Interest Earnings	0	3,491	3,491	0 %
Total Revenues	<u>617,388</u>	<u>719,138</u>	<u>101,750</u>	<u>16 %</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>103,850</u>	<u>103,850</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>488,048</u></u>	<u><u>488,048</u></u>	<u><u>0 %</u></u>

Cypress Preserve
Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2019
From 10/1/2019 Through 9/30/2020
(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	27,300	27,300	0 %
Interest Earnings				
Interest Earnings	0	1,795	1,795	0 %
Total Revenues	0	29,095	29,095	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	(1,131)	(1,131)	0 %
Total Other Financing Sources	0	615,031	615,031	0 %
Excess of Revenues Over (Under) Expenditures	0	547,651	547,651	0 %
Fund Balance, End of Period	0	547,651	547,651	0 %

Cypress Preserve

Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2017
From 10/1/2019 Through 9/30/2020
(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 9/30/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	12,216	12,216	0 %
Total Revenues	0	12,216	12,216	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	3,575,464	(3,575,464)	0 %
Total Expenditures	0	3,931,746	(3,931,746)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	1,131	1,131	0 %
Debt Proceeds				
Bond Proceeds	0	6,018,838	6,018,838	0 %
Total Other Financing Sources	0	6,019,969	6,019,969	0 %
Excess of Revenues Over (Under) Expenditures	0	2,100,439	2,100,439	0 %
Fund Balance, End of Period	0	2,100,439	2,100,439	0 %

Cypress Preserve
Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2019 Through 9/30/2020
 (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	12,157,325	12,157,325	0 %
Total Fund Balance, Beginning of Period	0	12,157,325	12,157,325	0 %
Fund Balance, End of Period	0	12,157,325	8,581,861	0 %

Cypress Preserve
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 09/30/20

Reconciliation Date: 9/30/2020

Status: Locked

Bank Balance	10,433.97
Less Outstanding Checks/Vouchers	200.00
Plus Deposits in Transit	23,162.08
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	33,396.05
Balance Per Books	<u>33,396.05</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: 09/30/20
Reconciliation Date: 9/30/2020
Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1743	9/8/2020	System Generated Check/Voucher	200.00	Longleaf CDD
Outstanding Checks/Vouchers			200.00	

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 09/30/20

Reconciliation Date: 9/30/2020

Status: Locked

Outstanding Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
154086	9/24/2020	Off Roll - Blk/Lot 01/26	628.19	
154136	9/24/2020	Off Roll - Blk/Lot 05/11,12	1,099.32	
1465	9/28/2020	Developer Funding - 09.25.20	19,078.87	
154275	9/30/2020	Off Roll - Blk/Lot 06/13,14	1,099.32	
154336	9/30/2020	Off Roll - Blk/Lot 01/20	628.19	
154648	9/30/2020	Off Roll - Blk/Lot 02/27	628.19	
Outstanding Deposits			23,162.08	

**Cypress Preserve
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 09/30/20

Reconciliation Date: 9/30/2020

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1632	3/12/2020	System Generated Check/Voucher	(100.00)	Pasco County BOCC
1632	3/12/2020	System Generated Check/Voucher	100.00	Pasco County BOCC
1737	9/1/2020	System Generated Check/Voucher	180.00	Pasco County BOCC
1738	9/1/2020	System Generated Check/Voucher	371.25	Florida Land Design & Permitting
1739	9/1/2020	System Generated Check/Voucher	1,050.00	Meritus Districts
1740	9/1/2020	System Generated Check/Voucher	875.00	Spearem Enterprises, LLC
1741	9/8/2020	System Generated Check/Voucher	505.00	American Ecosystems, Inc.
1742	9/8/2020	System Generated Check/Voucher	3,419.00	Egis Insurance & Risk Advisors
1744	9/8/2020	System Generated Check/Voucher	4,703.87	Meritus Districts
1745	9/8/2020	System Generated Check/Voucher	6,541.45	Southern Automated Access Services, Inc
1746	9/8/2020	System Generated Check/Voucher	678.99	Spearem Enterprises, LLC
1747	9/8/2020	System Generated Check/Voucher	4,651.95	Straley Robin Vericker
1748	9/8/2020	System Generated Check/Voucher	2,140.00	Suncoast Pool Service
1749	9/8/2020	System Generated Check/Voucher	138.50	Times Publishing Company
1750	9/8/2020	System Generated Check/Voucher	5,584.16	Tree Farm 2, Inc. DBA Cornerstone Solutions Group
1751	9/8/2020	System Generated Check/Voucher	24,280.78	Yellowstone Landscape
1752	9/10/2020	System Generated Check/Voucher	254.00	Don Harrison Enterprises
1753	9/10/2020	System Generated Check/Voucher	371.25	Florida Land Design & Permitting
1754	9/10/2020	System Generated Check/Voucher	427.62	Pasco County Utilities
1755	9/10/2020	System Generated Check/Voucher	295.00	Spearem Enterprises, LLC
1756	9/10/2020	System Generated Check/Voucher	141.98	Bright House Networks
1757	9/10/2020	System Generated Check/Voucher	1,050.00	Suncoast Pool Service
1758	9/17/2020	System Generated Check/Voucher	1,214.55	Withlacoochee River Electric Cooperative, Inc.
1759	9/17/2020	System Generated Check/Voucher	2,585.58	Yellowstone Landscape
1760	9/24/2020	System Generated Check/Voucher	1,000.00	Spearem Enterprises, LLC
Cleared Checks/Vouchers			62,459.93	

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 09/30/20

Reconciliation Date: 9/30/2020

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
153144	8/31/2020	Off Roll - Blk 02 Lot 25	628.19	
153318	8/31/2020	Off Roll - Blk 05 Lot 15.16	1,099.32	
153351	8/31/2020	Off Roll - Blk 05 Lot 17.18	1,099.32	
1460	9/2/2020	Developer Funding - 08.26.20	60,998.58	
001	9/4/2020	Developer Funding	0.00	
153647	9/10/2020	Off Roll - Blk/Lot 05/19,20 06/11,12	2,198.64	
153821	9/18/2020	Off Roll - Blk/Lot 01/27	<u>628.19</u>	
Cleared Deposits			<u>66,652.24</u>	