

**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
August 16, 2022**

**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT AGENDA**

Tuesday, August 16, 2022

1:30 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	Penny Clark
	Vice-Chair	Eric Davidson
	Supervisor	Stephanie Boretski
	Supervisor	Kathleen Casey Swanson
	Supervisor	Eugenia Lynch

District Manager	Inframark	Brian Howell
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District Attorney	Straley Robin Vericker	Vivek K. Babbar
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District Engineer

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

The Public Hearing & Regular Meeting will begin at **1:30 P.M.** 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://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 Public Hearing & Regular Meetings of Cypress Preserve Community Development District will be held on **August 16, 2022, at 1:30 P.M.** at the Land O’ Lakes Heritage Park located at 5401 Land O’ Lakes Blvd Land O’ Lakes, Fl 34639. **Please let us know 24 hours before the meeting if you wish to call in for the meeting.** Following is the agenda for the meeting:

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

Access Code: 9074748#
1. CALL TO ORDER/ROLL CALL
 2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS
 3. RECESS TO PUBLIC HEARINGS
 4. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2023 BUDGET
 - A. Open Public Hearing on Final Fiscal Year 2023 Budget
 - B. Staff Presentations
 - C. Public Comments
 - D. Consideration of Resolution 2022-04; Adopting Final Fiscal Year 2023 BudgetTab 01
 - E. Close Public Hearing on Final Fiscal Year 2023 Budget
 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2022-05; Levying O&M Assessments.....Tab 02
 - i. Consideration of Developer Budget Funding Agreement FY 2022-2023.....Tab 03
 - E. Close Public Hearing on Levying O&M Assessments
 6. RETURN TO REGULAR MEETING
 7. VENDOR & STAFF REPORTS
 - A. District Counsel
 - B. District Engineer
 - C. District Manager.....Tab 04
 - i. American Ecosystem Aquatic Report
 - ii. Deputy Reports
 8. BUSINESS ITEMS
 - A. Consideration of Resolution 2022-06; Setting Fiscal Year 2023 Meeting ScheduleTab 05
 - B. Discussion on RFQ for District Engineering Services Proposals.....Tab 06
 - i. Johnson’s Engineering
 - C. Discussion on Recreational Facilities Policies.....Tab 07
 - D. Discussion on Holiday Lighting.....Tab 08
 - E. General Matters of the District
 9. CONSENT AGENDA
 - A. Consideration of Board of Supervisor Regular Meeting Minutes June 14, 2022, Tab 09
 - B. Consideration of Operations and Maintenance Expenditures June 2022..... Tab 10
 - C. Consideration of Operations and Maintenance Expenditures July 2022 Tab 11
 - D. Review of Financial Statements through July 31, 2022, Tab 12
 10. SUPERVISORS REQUESTS
 11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM
 12. ADJOURNMENT

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

Sincerely,
Brian Howell,
District Manager

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2021-2022 and/or revised projections for fiscal year 2022-2023.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Cypress Preserve Community Development District for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023”.

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

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of **\$883,990.00**, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	<u>\$499,315.00</u>
Total Debt Service Funds	<u>\$384,675.00</u>
Total All Funds*	<u>\$883,990.00</u>

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

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

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

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

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

Passed and Adopted on August 16, 2022.

Attested By:

**Cypress Preserve
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2022-2023 Adopted Budget

2023

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET



August 16, 2022

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

FINAL ANNUAL OPERATING BUDGET

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August 16, 2022

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

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

The following report represents the District budget for Fiscal Year 2023, which begins on October 1, 2022. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2017 Special Assessment Revenue Bonds
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2019 Special Assessment Revenue Bonds

Maintenance of the Facilities

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

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Proposed Operating Budget	Current Period Actuals 10/1/21 - 03/31/22	Projected Revenues & Expenditures 4/1/22 to 9/30/22	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	388,397.66	383,062.13	5,335.53	388,397.66	0.00
Operations & Maintenance Assmts-Off Roll	25,000.00	1,114.48	23,885.52	25,000.00	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$413,397.66	\$384,176.61	\$29,221.05	\$413,397.66	\$0.00
INTEREST EARNINGS					
Interest Earnings	0.00	0.23	0.00	0.23	0.23
TOTAL INTEREST EARNINGS	\$0.00	\$0.23	\$0.00	\$0.23	\$0.23
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	85,917.34	863,526.51	13,833.40	877,359.91	791,442.57
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$85,917.34	\$863,526.51	\$13,833.40	\$877,359.91	\$791,442.57
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	34,487.45	0.00	34,487.45	34,487.45
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$34,487.45	\$0.00	\$34,487.45	\$34,487.45
TOTAL REVENUES	\$499,315.00	\$1,282,190.80	\$43,054.45	\$1,325,245.25	\$825,930.25
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	2,400.00	2,400.00	1,200.00	3,600.00	1,200.00
TOTAL LEGISLATIVE	\$2,400.00	\$2,400.00	\$1,200.00	\$3,600.00	\$1,200.00
FINANCIAL & ADMINISTRATIVE					
District Manager	42,500.00	21,250.02	21,249.98	42,500.00	0.00
District Engineer	5,000.00	2,730.00	1,270.00	4,000.00	(1,000.00)
Disclosure Report	8,400.00	4,200.00	4,200.00	8,400.00	0.00
Trustees Fees	8,200.00	2,012.79	6,187.21	8,200.00	0.00
Assessment Roll	150.00	75.00	(75.00)	0.00	(150.00)
Accounting Services	6,000.00	2,100.00	3,900.00	6,000.00	0.00
Auditing Services	5,900.00	1,258.00	5,942.00	7,200.00	1,300.00
Postage, Phone, Faxes, Copies	220.00	314.32	435.68	750.00	530.00
Public Officials Insurance	2,663.00	0.00	2,663.00	2,663.00	0.00
Legal Advertising	2,000.00	0.00	1,000.00	1,000.00	(1,000.00)
Bank Fees	200.00	0.00	100.00	100.00	(100.00)
Dues, Licenses & Fees	197.00	558.04	41.96	600.00	403.00
Office Supplies	500.00	106.63	143.37	250.00	(250.00)
Website Administration	1,500.00	750.00	750.00	1,500.00	0.00
ADA Website Compliance	1,500.00	1,568.52	0.00	1,568.52	68.52
TOTAL FINANCIAL & ADMINISTRATIVE	\$84,930.00	\$36,923.32	\$47,808.20	\$84,731.52	(\$198.48)
LEGAL COUNSEL					
District Counsel	7,500.00	2,098.50	401.50	2,500.00	(5,000.00)
TOTAL LEGAL COUNSEL	\$7,500.00	\$2,098.50	\$401.50	\$2,500.00	(\$5,000.00)
UTILITY SERVICES					
Street Lights	30,000.00	4,993.07	5,006.93	10,000.00	(20,000.00)
Other Electric Services	5,000.00	3,255.35	3,244.65	6,500.00	1,500.00
Potable Water Utility Services	6,000.00	6,490.04	6,509.96	13,000.00	7,000.00
TOTAL UTILITY SERVICES	\$41,000.00	\$14,738.46	\$14,761.54	\$29,500.00	(\$11,500.00)
OTHER PHYSICAL ENVIRONMENT					
Waterway Management System	22,000.00	17,145.00	7,855.00	25,000.00	3,000.00
General Liability & Property Casualty Insurance	23,385.00	0.00	23,385.00	23,385.00	0.00
Landscape Maintenance	209,000.00	104,546.63	104,453.37	209,000.00	0.00
Miscellaneous Repairs & Maintenance	20,000.00	8,799.93	8,200.07	17,000.00	(3,000.00)
Hardscape Maintenance	7,500.00	0.00	2,000.00	2,000.00	(5,500.00)
Plant Replacement Program	15,000.00	10,993.99	4,006.01	15,000.00	0.00
Improvements other than Buildings	0.00	600,533.43	0.00	600,533.43	600,533.43
Capital Improvements	20,600.00	261,995.30	0.00	261,995.30	241,395.30
TOTAL OTHER PHYSICAL ENVIRONMENT	\$317,485.00	\$1,004,014.28	\$149,899.45	\$1,153,913.73	\$836,428.73
ROAD & STREET FACILITIES					
Sidewalk & Pavement Repairs	3,000.00	0.00	2,000.00	2,000.00	(1,000.00)
TOTAL ROAD & STREET FACILITIES	\$3,000.00	\$0.00	\$2,000.00	\$2,000.00	(\$1,000.00)
PARKS & RECREATION					
Cabana Janitorial & Cleaning	16,000.00	5,010.00	4,990.00	10,000.00	(6,000.00)
Recreation Facility Maintenance	5,000.00	2,092.81	2,907.19	5,000.00	0.00
Recreation Equipment Maintenance	2,500.00	0.00	1,000.00	1,000.00	(1,500.00)
Pool Operations & Maintenance	12,000.00	22,342.00	7,658.00	30,000.00	18,000.00
Security System	7,500.00	1,577.41	1,422.59	3,000.00	(4,500.00)
TOTAL PARKS & RECREATION	\$43,000.00	\$31,022.22	\$17,977.78	\$49,000.00	\$6,000.00
TOTAL EXPENDITURES	\$499,315.00	\$1,091,196.78	\$234,048.47	\$1,325,245.25	\$825,930.25
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$190,994.02	(\$190,994.02)	\$0.00	\$0.00

FISCAL YEAR 2022 BUDGET ANALYSIS

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Proposed Operating Budget	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22	Fiscal Year 2023 Final Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	388,397.66	388,397.66	0.00	385,961.87	(2,435.79)
Operations & Maintenance Assmts-Off Roll	25,000.00	25,000.00	0.00	113,353.13	88,353.13
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$413,397.66	\$413,397.66	\$0.00	\$499,315.00	\$85,917.34
INTEREST EARNINGS					
Interest Earnings	0.00	0.23	0.23	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$0.23	\$0.23	\$0.00	\$0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	85,917.34	877,359.91	791,442.57	0.00	(85,917.34)
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$85,917.34	\$877,359.91	\$791,442.57	\$0.00	\$(85,917.34)
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	34,487.45	34,487.45	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$34,487.45	\$34,487.45	\$0.00	\$0.00
TOTAL REVENUES	\$499,315.00	\$1,325,245.25	\$825,930.25	\$499,315.00	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	2,400.00	3,600.00	1,200.00	3,600.00	1,200.00
TOTAL LEGISLATIVE	\$2,400.00	\$3,600.00	\$1,200.00	\$3,600.00	\$1,200.00
FINANCIAL & ADMINISTRATIVE					
District Manager	42,500.00	42,500.00	0.00	42,500.00	0.00
District Engineer	5,000.00	4,000.00	(1,000.00)	5,000.00	0.00
Disclosure Report	8,400.00	8,400.00	0.00	8,400.00	0.00
Trustees Fees	8,200.00	8,200.00	0.00	8,200.00	0.00
Assessment Roll	150.00	0.00	(150.00)	0.00	(150.00)
Accounting Services	6,000.00	6,000.00	0.00	6,000.00	0.00
Auditing Services	5,900.00	7,200.00	1,300.00	7,400.00	1,500.00
Postage, Phone, Faxes, Copies	220.00	750.00	530.00	750.00	530.00
Public Officials Insurance	2,663.00	2,663.00	0.00	2,663.00	0.00
Legal Advertising	2,000.00	1,000.00	(1,000.00)	1,500.00	(500.00)
Bank Fees	200.00	100.00	(100.00)	200.00	0.00
Dues, Licenses & Fees	197.00	600.00	403.00	500.00	303.00
Office Supplies	500.00	250.00	(250.00)	248.48	(251.52)
Website Administration	1,500.00	1,500.00	0.00	1,500.00	0.00
ADA Website Compliance	1,500.00	1,568.52	68.52	1,568.52	68.52
TOTAL FINANCIAL & ADMINISTRATIVE	\$84,930.00	\$84,731.52	\$(198.48)	\$86,430.00	\$1,500.00
LEGAL COUNSEL					
District Counsel	7,500.00	2,500.00	(5,000.00)	5,000.00	(2,500.00)
TOTAL LEGAL COUNSEL	\$7,500.00	\$2,500.00	\$(5,000.00)	\$5,000.00	\$(2,500.00)
UTILITY SERVICES					
Street Lights	30,000.00	10,000.00	(20,000.00)	20,000.00	(10,000.00)
Other Electric Services	5,000.00	6,500.00	1,500.00	6,500.00	1,500.00
Potable Water Utility Services	6,000.00	13,000.00	7,000.00	13,000.00	7,000.00
TOTAL UTILITY SERVICES	\$41,000.00	\$29,500.00	\$(11,500.00)	\$39,500.00	\$(1,500.00)
OTHER PHYSICAL ENVIRONMENT					
Waterway Management System	22,000.00	25,000.00	3,000.00	25,000.00	3,000.00
General Liability & Property Casualty Insurance	23,385.00	23,385.00	0.00	23,385.00	0.00
Landscape Maintenance	209,000.00	209,000.00	0.00	209,000.00	0.00
Miscellaneous Repairs & Maintenance	20,000.00	17,000.00	(3,000.00)	17,000.00	(3,000.00)
Hardscape Maintenance	7,500.00	2,000.00	(5,500.00)	4,400.00	(3,100.00)
Plant Replacement Program	15,000.00	15,000.00	0.00	18,500.00	3,500.00
Improvements other than Buildings	0.00	600,533.43	600,533.43	0.00	0.00
Capital Improvements	20,600.00	261,995.30	241,395.30	21,000.00	400.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$317,485.00	\$1,153,913.73	\$836,428.73	\$318,285.00	\$800.00
ROAD & STREET FACILITIES					
Sidewalk & Pavement Repairs	3,000.00	2,000.00	(1,000.00)	3,500.00	500.00
TOTAL ROAD & STREET FACILITIES	\$3,000.00	\$2,000.00	\$(1,000.00)	\$3,500.00	\$500.00
PARKS & RECREATION					
Cabana Janitorial & Cleaning	16,000.00	10,000.00	(6,000.00)	12,000.00	(4,000.00)
Recreation Facility Maintenance	5,000.00	5,000.00	0.00	5,000.00	0.00
Recreation Equipment Maintenance	2,500.00	1,000.00	(1,500.00)	1,000.00	(1,500.00)
Pool Operations & Maintenance	12,000.00	30,000.00	18,000.00	20,000.00	8,000.00
Security System	7,500.00	3,000.00	(4,500.00)	5,000.00	(2,500.00)
TOTAL PARKS & RECREATION	\$43,000.00	\$49,000.00	\$6,000.00	\$43,000.00	\$0.00
TOTAL EXPENDITURES	\$499,315.00	\$1,325,245.25	\$825,930.25	\$499,315.00	\$0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

FISCAL YEAR 2023 FINAL ANNUAL OPERATING BUDGET

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

FINANCIAL & ADMINISTRATIVE

District Manager

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

District Engineer

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

Disclosure Reporting

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

Trustees Fees

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

Auditing Services

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

Postage, Phone, Fax, Copies

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

Public Officials Insurance

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

Legal Advertising

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

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

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

Office Supplies

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

Website Administration

Cost of maintenance and administration of the District's website

LEGAL COUNSEL

District Counsel

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

FISCAL YEAR 2023

FINAL ANNUAL OPERATING BUDGET

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

OTHER PHYSICAL ENVIRONMENT

Waterway Management System

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

Landscape Maintenance

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

Plant Replacement Program

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

Property & Casualty Insurance

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

FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2019

REVENUES

CDD Debt Service Assessments	\$	384,675
TOTAL REVENUES	\$	384,675

EXPENDITURES

Series 2019 May Bond Interest Payment	\$	127,338
Series 2019 November Bond Principal Payment	\$	130,000
Series 2019 November Bond Interest Payment	\$	127,338
TOTAL EXPENDITURES	\$	384,675
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	6,385,000
Principal Payment Applied Toward Series 2019 Bonds	\$	130,000
Bonds Outstanding - Period Ending 11/1/2023	\$	6,255,000

FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

			Fiscal Year 2022			Fiscal Year 2023		
Lot Size	EBU Value	Unit Count	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
Single Family 40'	1.00	173	\$1,250.74	\$628.19	\$1,878.93	\$1,250.74	\$628.19	\$1,878.93
Single Family 50'	1.25	216	\$1,563.43	\$785.23	\$2,348.66	\$1,563.43	\$785.23	\$2,348.66
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
Single Family 40'	1.00	110	\$1,250.00	\$628.19	\$1,878.19	\$1,250.00	\$628.19	\$1,878.19
Single Family 50'	1.25	47	\$1,562.50	\$785.23	\$2,347.73	\$1,562.50	\$785.23	\$2,347.73
Subtotal		343						
TOTAL		832						

Notations:

⁽¹⁾ Annual assessments are adjusted for the County collection costs and statutory discounts for early payment.

FISCAL YEAR 2023 FINAL ANNUAL OPERATING BUDGET

RESOLUTION 2022-05

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

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

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2022-2023 attached hereto as **Exhibit A (“FY 2022-2023 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2022-2023 Budget;

WHEREAS, the provision of the activities described in the FY 2022-2023 Budget is a benefit to lands within the District;

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

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

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2022-2023 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2022-2023 Budget;

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

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

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

WHEREAS, Cypress Preserve 841, LLC ("**Developer**"), as the developer of certain lands within the District, has agreed to fund (in addition to its portion of the O/M Assessments) up to \$ **85,917.34** of the FY 2022-2023 Budget as shown in the revenues line item of the FY 2022-2023 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2022-2023 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2022-2023 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2022-2023 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in

the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. Direct Bill for Certain Debt Assessments.

- i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. Debt Assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than December 1, 2022
 2. 25% due no later than February 1, 2023
 3. 25% due no later than May 1, 2023
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2022-2023 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than December 1, 2022
 2. 25% due no later than February 1, 2023
 3. 25% due no later than April 1, 2023
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of

collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

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

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

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

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

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

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

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

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

Passed and Adopted on August 16, 2022.

Attested By:

**Cypress Preserve
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2022-2023 Budget

Exhibit B: Form of Budget Funding Agreement with Developer

2023

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET



August 16, 2022

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

FINAL ANNUAL OPERATING BUDGET

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August 16, 2022

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

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

The following report represents the District budget for Fiscal Year 2023, which begins on October 1, 2022. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2017 Special Assessment Revenue Bonds
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2019 Special Assessment Revenue Bonds

Maintenance of the Facilities

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

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Proposed Operating Budget	Current Period Actuals 10/1/21 - 03/31/22	Projected Revenues & Expenditures 4/1/22 to 9/30/22	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	388,397.66	383,062.13	5,335.53	388,397.66	0.00
Operations & Maintenance Assmts-Off Roll	25,000.00	1,114.48	23,885.52	25,000.00	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$413,397.66	\$384,176.61	\$29,221.05	\$413,397.66	\$0.00
INTEREST EARNINGS					
Interest Earnings	0.00	0.23	0.00	0.23	0.23
TOTAL INTEREST EARNINGS	\$0.00	\$0.23	\$0.00	\$0.23	\$0.23
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	85,917.34	863,526.51	13,833.40	877,359.91	791,442.57
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$85,917.34	\$863,526.51	\$13,833.40	\$877,359.91	\$791,442.57
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	34,487.45	0.00	34,487.45	34,487.45
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$34,487.45	\$0.00	\$34,487.45	\$34,487.45
TOTAL REVENUES	\$499,315.00	\$1,282,190.80	\$43,054.45	\$1,325,245.25	\$825,930.25
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	2,400.00	2,400.00	1,200.00	3,600.00	1,200.00
TOTAL LEGISLATIVE	\$2,400.00	\$2,400.00	\$1,200.00	\$3,600.00	\$1,200.00
FINANCIAL & ADMINISTRATIVE					
District Manager	42,500.00	21,250.02	21,249.98	42,500.00	0.00
District Engineer	5,000.00	2,730.00	1,270.00	4,000.00	(1,000.00)
Disclosure Report	8,400.00	4,200.00	4,200.00	8,400.00	0.00
Trustees Fees	8,200.00	2,012.79	6,187.21	8,200.00	0.00
Assessment Roll	150.00	75.00	(75.00)	0.00	(150.00)
Accounting Services	6,000.00	2,100.00	3,900.00	6,000.00	0.00
Auditing Services	5,900.00	1,258.00	5,942.00	7,200.00	1,300.00
Postage, Phone, Faxes, Copies	220.00	314.32	435.68	750.00	530.00
Public Officials Insurance	2,663.00	0.00	2,663.00	2,663.00	0.00
Legal Advertising	2,000.00	0.00	1,000.00	1,000.00	(1,000.00)
Bank Fees	200.00	0.00	100.00	100.00	(100.00)
Dues, Licenses & Fees	197.00	558.04	41.96	600.00	403.00
Office Supplies	500.00	106.63	143.37	250.00	(250.00)
Website Administration	1,500.00	750.00	750.00	1,500.00	0.00
ADA Website Compliance	1,500.00	1,568.52	0.00	1,568.52	68.52
TOTAL FINANCIAL & ADMINISTRATIVE	\$84,930.00	\$36,923.32	\$47,808.20	\$84,731.52	(\$198.48)
LEGAL COUNSEL					
District Counsel	7,500.00	2,098.50	401.50	2,500.00	(5,000.00)
TOTAL LEGAL COUNSEL	\$7,500.00	\$2,098.50	\$401.50	\$2,500.00	(\$5,000.00)
UTILITY SERVICES					
Street Lights	30,000.00	4,993.07	5,006.93	10,000.00	(20,000.00)
Other Electric Services	5,000.00	3,255.35	3,244.65	6,500.00	1,500.00
Potable Water Utility Services	6,000.00	6,490.04	6,509.96	13,000.00	7,000.00
TOTAL UTILITY SERVICES	\$41,000.00	\$14,738.46	\$14,761.54	\$29,500.00	(\$11,500.00)
OTHER PHYSICAL ENVIRONMENT					
Waterway Management System	22,000.00	17,145.00	7,855.00	25,000.00	3,000.00
General Liability & Property Casualty Insurance	23,385.00	0.00	23,385.00	23,385.00	0.00
Landscape Maintenance	209,000.00	104,546.63	104,453.37	209,000.00	0.00
Miscellaneous Repairs & Maintenance	20,000.00	8,799.93	8,200.07	17,000.00	(3,000.00)
Hardscape Maintenance	7,500.00	0.00	2,000.00	2,000.00	(5,500.00)
Plant Replacement Program	15,000.00	10,993.99	4,006.01	15,000.00	0.00
Improvements other than Buildings	0.00	600,533.43	0.00	600,533.43	600,533.43
Capital Improvements	20,600.00	261,995.30	0.00	261,995.30	241,395.30
TOTAL OTHER PHYSICAL ENVIRONMENT	\$317,485.00	\$1,004,014.28	\$149,899.45	\$1,153,913.73	\$836,428.73
ROAD & STREET FACILITIES					
Sidewalk & Pavement Repairs	3,000.00	0.00	2,000.00	2,000.00	(1,000.00)
TOTAL ROAD & STREET FACILITIES	\$3,000.00	\$0.00	\$2,000.00	\$2,000.00	(\$1,000.00)
PARKS & RECREATION					
Cabana Janitorial & Cleaning	16,000.00	5,010.00	4,990.00	10,000.00	(6,000.00)
Recreation Facility Maintenance	5,000.00	2,092.81	2,907.19	5,000.00	0.00
Recreation Equipment Maintenance	2,500.00	0.00	1,000.00	1,000.00	(1,500.00)
Pool Operations & Maintenance	12,000.00	22,342.00	7,658.00	30,000.00	18,000.00
Security System	7,500.00	1,577.41	1,422.59	3,000.00	(4,500.00)
TOTAL PARKS & RECREATION	\$43,000.00	\$31,022.22	\$17,977.78	\$49,000.00	\$6,000.00
TOTAL EXPENDITURES	\$499,315.00	\$1,091,196.78	\$234,048.47	\$1,325,245.25	\$825,930.25
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$190,994.02	(\$190,994.02)	\$0.00	\$0.00

FISCAL YEAR 2022 BUDGET ANALYSIS

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Proposed Operating Budget	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22	Fiscal Year 2023 Final Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	388,397.66	388,397.66	0.00	385,961.87	(2,435.79)
Operations & Maintenance Assmts-Off Roll	25,000.00	25,000.00	0.00	113,353.13	88,353.13
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$413,397.66	\$413,397.66	\$0.00	\$499,315.00	\$85,917.34
INTEREST EARNINGS					
Interest Earnings	0.00	0.23	0.23	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$0.23	\$0.23	\$0.00	\$0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	85,917.34	877,359.91	791,442.57	0.00	(85,917.34)
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$85,917.34	\$877,359.91	\$791,442.57	\$0.00	\$(85,917.34)
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	34,487.45	34,487.45	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$34,487.45	\$34,487.45	\$0.00	\$0.00
TOTAL REVENUES	\$499,315.00	\$1,325,245.25	\$825,930.25	\$499,315.00	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	2,400.00	3,600.00	1,200.00	3,600.00	1,200.00
TOTAL LEGISLATIVE	\$2,400.00	\$3,600.00	\$1,200.00	\$3,600.00	\$1,200.00
FINANCIAL & ADMINISTRATIVE					
District Manager	42,500.00	42,500.00	0.00	42,500.00	0.00
District Engineer	5,000.00	4,000.00	(1,000.00)	5,000.00	0.00
Disclosure Report	8,400.00	8,400.00	0.00	8,400.00	0.00
Trustees Fees	8,200.00	8,200.00	0.00	8,200.00	0.00
Assessment Roll	150.00	0.00	(150.00)	0.00	(150.00)
Accounting Services	6,000.00	6,000.00	0.00	6,000.00	0.00
Auditing Services	5,900.00	7,200.00	1,300.00	7,400.00	1,500.00
Postage, Phone, Faxes, Copies	220.00	750.00	530.00	750.00	530.00
Public Officials Insurance	2,663.00	2,663.00	0.00	2,663.00	0.00
Legal Advertising	2,000.00	1,000.00	(1,000.00)	1,500.00	(500.00)
Bank Fees	200.00	100.00	(100.00)	200.00	0.00
Dues, Licenses & Fees	197.00	600.00	403.00	500.00	303.00
Office Supplies	500.00	250.00	(250.00)	248.48	(251.52)
Website Administration	1,500.00	1,500.00	0.00	1,500.00	0.00
ADA Website Compliance	1,500.00	1,568.52	68.52	1,568.52	68.52
TOTAL FINANCIAL & ADMINISTRATIVE	\$84,930.00	\$84,731.52	\$(198.48)	\$86,430.00	\$1,500.00
LEGAL COUNSEL					
District Counsel	7,500.00	2,500.00	(5,000.00)	5,000.00	(2,500.00)
TOTAL LEGAL COUNSEL	\$7,500.00	\$2,500.00	\$(5,000.00)	\$5,000.00	\$(2,500.00)
UTILITY SERVICES					
Street Lights	30,000.00	10,000.00	(20,000.00)	20,000.00	(10,000.00)
Other Electric Services	5,000.00	6,500.00	1,500.00	6,500.00	1,500.00
Potable Water Utility Services	6,000.00	13,000.00	7,000.00	13,000.00	7,000.00
TOTAL UTILITY SERVICES	\$41,000.00	\$29,500.00	\$(11,500.00)	\$39,500.00	\$(1,500.00)
OTHER PHYSICAL ENVIRONMENT					
Waterway Management System	22,000.00	25,000.00	3,000.00	25,000.00	3,000.00
General Liability & Property Casualty Insurance	23,385.00	23,385.00	0.00	23,385.00	0.00
Landscape Maintenance	209,000.00	209,000.00	0.00	209,000.00	0.00
Miscellaneous Repairs & Maintenance	20,000.00	17,000.00	(3,000.00)	17,000.00	(3,000.00)
Hardscape Maintenance	7,500.00	2,000.00	(5,500.00)	4,400.00	(3,100.00)
Plant Replacement Program	15,000.00	15,000.00	0.00	18,500.00	3,500.00
Improvements other than Buildings	0.00	600,533.43	600,533.43	0.00	0.00
Capital Improvements	20,600.00	261,995.30	241,395.30	21,000.00	400.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$317,485.00	\$1,153,913.73	\$836,428.73	\$318,285.00	\$800.00
ROAD & STREET FACILITIES					
Sidewalk & Pavement Repairs	3,000.00	2,000.00	(1,000.00)	3,500.00	500.00
TOTAL ROAD & STREET FACILITIES	\$3,000.00	\$2,000.00	\$(1,000.00)	\$3,500.00	\$500.00
PARKS & RECREATION					
Cabana Janitorial & Cleaning	16,000.00	10,000.00	(6,000.00)	12,000.00	(4,000.00)
Recreation Facility Maintenance	5,000.00	5,000.00	0.00	5,000.00	0.00
Recreation Equipment Maintenance	2,500.00	1,000.00	(1,500.00)	1,000.00	(1,500.00)
Pool Operations & Maintenance	12,000.00	30,000.00	18,000.00	20,000.00	8,000.00
Security System	7,500.00	3,000.00	(4,500.00)	5,000.00	(2,500.00)
TOTAL PARKS & RECREATION	\$43,000.00	\$49,000.00	\$6,000.00	\$43,000.00	\$0.00
TOTAL EXPENDITURES	\$499,315.00	\$1,325,245.25	\$825,930.25	\$499,315.00	\$0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

FISCAL YEAR 2023 FINAL ANNUAL OPERATING BUDGET

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

FINANCIAL & ADMINISTRATIVE

District Manager

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

District Engineer

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

Disclosure Reporting

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

Trustees Fees

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

Auditing Services

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

Postage, Phone, Fax, Copies

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

Public Officials Insurance

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

Legal Advertising

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

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

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

Office Supplies

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

Website Administration

Cost of maintenance and administration of the District's website

LEGAL COUNSEL

District Counsel

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

FISCAL YEAR 2023

FINAL ANNUAL OPERATING BUDGET

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

OTHER PHYSICAL ENVIRONMENT

Waterway Management System

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

Landscape Maintenance

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

Plant Replacement Program

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

Property & Casualty Insurance

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

FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2019

REVENUES

CDD Debt Service Assessments	\$	384,675
TOTAL REVENUES	\$	384,675

EXPENDITURES

Series 2019 May Bond Interest Payment	\$	127,338
Series 2019 November Bond Principal Payment	\$	130,000
Series 2019 November Bond Interest Payment	\$	127,338
TOTAL EXPENDITURES	\$	384,675
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	6,385,000
Principal Payment Applied Toward Series 2019 Bonds	\$	130,000
Bonds Outstanding - Period Ending 11/1/2023	\$	6,255,000

FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

			Fiscal Year 2022			Fiscal Year 2023		
Lot Size	EBU Value	Unit Count	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
Single Family 40'	1.00	173	\$1,250.74	\$628.19	\$1,878.93	\$1,250.74	\$628.19	\$1,878.93
Single Family 50'	1.25	216	\$1,563.43	\$785.23	\$2,348.66	\$1,563.43	\$785.23	\$2,348.66
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
Single Family 40'	1.00	110	\$1,250.00	\$628.19	\$1,878.19	\$1,250.00	\$628.19	\$1,878.19
Single Family 50'	1.25	47	\$1,562.50	\$785.23	\$2,347.73	\$1,562.50	\$785.23	\$2,347.73
Subtotal		343						
TOTAL		832						

Notations:

⁽¹⁾ Annual assessments are adjusted for the County collection costs and statutory discounts for early payment.

FISCAL YEAR 2023 FINAL ANNUAL OPERATING BUDGET

FY 2022-2023 Budget Funding Agreement
(Cypress Preserve Community Development District)

This FY 2022-2023 Budget Funding Agreement (this “**Agreement**”) is made and entered into as of August 16, 2022, between the **Cypress Preserve Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the “**District**”), whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and **Cypress Preserve 841, LLC**, a Florida limited liability company (the “**Developer**”), whose mailing address is 3658 Erindale Drive, Valrico, Florida 33596.

Recitals

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

WHEREAS, the District is adopting its budget for fiscal year 2022-2023 as attached hereto as **Exhibit A** (the “**FY 2022-2023 Budget**”), which commences on October 1, 2022, and concludes on September 30, 2023;

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2022-2023 Budget, or utilizing such other revenue sources as may be available to it;

WHEREAS, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described the FY 2022-2023 Budget so long as payment is timely provided;

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

WHEREAS, the Developer agrees that the activities of the District described in the FY 2022-2023 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the proportional expenses reflected in the FY 2022-2023 Budget; and

WHEREAS, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2022-2023 Budget.

Operative Provisions

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

- 1. Funding Obligations.** From time to time during the 2022-2023 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to **\$85,917.34** in accordance with the FY 2022-2023 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

- 2. FY 2022-2023 Budget Revisions.** The District and Developer agree that the FY 2022-2023 Budget shall be revised at the end of the 2022-2023 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2022 and ending on September 30, 2023. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2022-2023 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2022-2023 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.
- 3. Right to Lien Property.**
- a. The District shall have the right to file a continuing lien ("**Lien**") upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
 - b. The Lien shall be effective as of the date and time of the recording of a "Notice of Lien for the FY 2022-2023 Budget" in the public records of Pasco County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
 - c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.
- 4. Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer's payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.
- 5. Enforcement and Attorney Fees.** In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney's fees and costs, from the non-prevailing party.
- 6. Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in Pasco County, Florida.
- 7. Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
- 8. Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2022-2023 fiscal year on September 30, 2023.

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

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

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

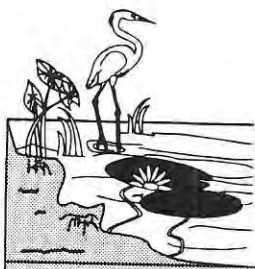
**Cypress Preserve Community
Development District**

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

Cypress Preserve 841, LLC,
a Florida limited liability company

Name: _____
Title: _____

Exhibit A: FY 2022-2023 Budget



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 Preserve

ACCOUNT # _____

BIOLOGIST: Stroos

DATE: 6-9-22

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"/>
<u>#1 #2 #3 #7</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
<u>#14 #11</u>	<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 shoalbed grasses as needed. Treated sites listed above for algae

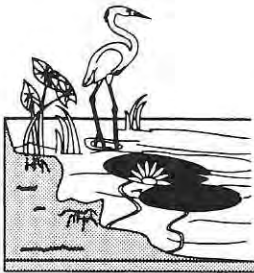
Customers Signature

Email Report

Date

6-9-22

DS



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 Preserve ACCOUNT # _____

BIOLOGIST: Fitzhenry DATE: 7/13/22 TIME: _____

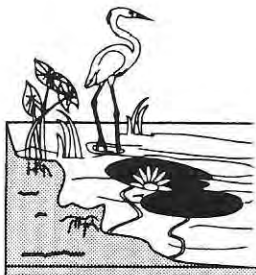
SITE	WEEDS TREATED					DAYS RESTRICTED
	ALGAE	GRASSES	UNDERWATER	FLOATING	TERRESTRIAL	
All		✓			✓	0
1, 13, 3, 4, 7, 10, 11	✓					
14, 15, 16, 20, 21	✓					

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

COMMENTS: All sites treated for invasive growth as needed, sites 1, 13, 3, 4, 7, 10, 11, 14, 15, 16, 20, 21 treated for algae property is very saturated and there was a lot of damage around ponds from mowers

Customers Signature _____

Date 7/13/22



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: Fit Henry DATE: 7/28/22 TIME: _____

SITE	WEEDS TREATED					DAYS RESTRICTED
	ALGAE	GRASSES	UNDERWATER	FLOATING	TERRESTRIAL	
1, 4, 7, 6, 14, 10	✓					

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

COMMENTS: Sites 1, 4, 7, 6, 14, 10 treated for
algae again

Customers Signature _____ Date 7/28/22

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: Cypress Preserve CDD

Report Sent To: Gina Lynch

Employee Reporting: Cpl Jrivera

Date of Work: 07/02/22

Event Number: 2022347162

Arrival Time: 20:00

On arrival did you check in: Yes,

Number of field interview reports: 0

Number of parking tickets: 0

Amount of time running radar: 0

Were there any other types of violations, such as trespassing, written warnings:

0

Please document a detailed Narrative of events that took place during your detail:

Patrolled around neighborhood as requested. Talked to drivers when I observed them running stops signs within the community to explain they need to ensure to stop.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: Cypress Preserve
Report Sent To: Cypress Preserve
Employee Reporting: Garcia, Jeremie
Date of Work : 7/4/22

Event Number : 2022000000
Arrival Time : 1900
On arrival did you check in: yes
Number of field interview reports: 0
Number of parking tickets: 0
Amount of time running radar: 4 hours

Were there any other types of violations, such as trespassing, written warnings:
Numerous citizen contacts

Please document a detailed Narrative of events that took place during your detail:
Upon arrival, I patrolled the entire community as requested and provided traffic control at numerous locations. I did not observe any suspicious activity/persons/vehicles during this detail.

Should you have any questions please contact us.
Sincerely

PCSO Secondary Employment Office
Pasco County Sheriff Office
Telephone: 727-844-7795
E-mail: PascoCountySheriffsOffice@ServiceRequests.us

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: Cypress Preserve
Report Sent To: Cypress Preserve
Employee Reporting : M. Henley
Date of Work : 07/06/2022

Event Number : 2022354538
Arrival Time : 1900
On arrival did you check in : Yes
Number of field interview reports: 0
Number of parking tickets: 0
Amount of time running radar: N/A

Were there any other types of violations, such as trespassing, written warnings:

No

Please document a detailed Narrative of events that took place during your detail:

Patrolled neighborhood. No one in pool area after hours. Responded to 911 call, which was an accidental call. Responded to a trespass on the new construction properties but was unable to locate anyone in area.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: PSO

Report Sent To: Cypress Preserve

Employee Reporting : Jennifer Rongo

Date of Work : 7/13/2022

Event Number : 2022367559

Arrival Time : 1900

On arrival did you check in : Yes

Number of field interview reports: None

Number of parking tickets: None

Amount of time running radar: None

Were there any other types of violations, such as trespassing, written warnings:
None

Please document a detailed Narrative of events that took place during your detail:

Maintained law enforcement presence throughout community and recreational/pool area. Patrolled development. Conducted 1 traffic stop in the pool area. Conversated with members of the community. Members informed me of where they resided and what was stolen from them. They advised reports had been filed earlier in the week. No crimes were committed or observed.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: Cypress Preserve CDD

Report Sent To: Gina Lynch

Employee Reporting : K. Seper

Date of Work : 7/19/22

Event Number : 2022378943

Arrival Time : 1900

On arrival did you check in : Yes

Number of field interview reports: None

Number of parking tickets: NA

Amount of time running radar: NA

Were there any other types of violations, such as trespassing, written warnings:

No

Please document a detailed Narrative of events that took place during your detail:

Patrol community and pool area. No incidents to report

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: Cypress Preserve CDD
Report Sent To: Extra Duty Coordinator
Employee Reporting : Deputy C. Fleury #5181
Date of Work : 07/20/2022

Event Number : 2022380955
Arrival Time : 1900
On arrival did you check in : Yes
Number of field interview reports: 0
Number of parking tickets: 0 (Private streets, no traffic agreement)
Amount of time running radar: 0

Were there any other types of violations, such as trespassing, written warnings:
None

Please document a detailed Narrative of events that took place during your detail:

Patrolled neighborhood

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.
The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: Cypress Preserve CDD
Report Sent To: Extra Duty Coordinator
Employee Reporting : Deputy C. Fleury #5181
Date of Work : 07/24/2022

Event Number : 2022388337
Arrival Time : 2000
On arrival did you check in : Yes
Number of field interview reports: 0
Number of parking tickets: 0 (Private streets, no traffic agreement)
Amount of time running radar: 0

Were there any other types of violations, such as trespassing, written warnings:
None

Please document a detailed Narrative of events that took place during your detail:
Patrolled neighborhood

Should you have any questions please contact us.
Sincerely

PCSO Secondary Employment Office
Pasco County Sheriff Office
Telephone: 727-844-7795
E-mail: PascoCountySheriffsOffice@ServiceRequests.us

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.
The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: PSO
Report Sent To: Cypress Preserve
Employee Reporting : Jennifer Rongo
Date of Work : 7/28/2022

Event Number : 2022396358
Arrival Time : 1900
On arrival did you check in : Yes
Number of field interview reports: None
Number of parking tickets: None
Amount of time running radar: None

Were there any other types of violations, such as trespassing, written warnings:
None

Please document a detailed Narrative of events that took place during your detail:

Maintained law enforcement presence. Patrolled community and recreational areas.
No crimes were committed or observed.

Should you have any questions please contact us.
Sincerely

PCSO Secondary Employment Office
Pasco County Sheriff Office
Telephone: 727-844-7795
E-mail: PascoCountySheriffsOffice@ServiceRequests.us

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: Cypress Preserve CDD

Report Sent To: Gina Lynch

Employee Reporting : Cpl Jrivera

Date of Work : 07/29/22

Event Number : 2022398309

Arrival Time : 1900

On arrival did you check in : yes

Number of field interview reports: 0

Number of parking tickets: 0

Amount of time running radar: 0

Were there any other types of violations, such as trespassing, written warnings:

0

Please document a detailed Narrative of events that took place during your detail:

Provided security as requested and patrolled the community. Talked and engaged with the community.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: Cypress Preserve CDD
Report Sent To: Regina Trani
Employee Reporting : John Gerardi
Date of Work : 08/03/2022

Event Number : 2022407919
Arrival Time : 1900
On arrival did you check in : Yes
Number of field interview reports: 0
Number of parking tickets: 0
Amount of time running radar: 0

Were there any other types of violations, such as trespassing, written warnings:
0

Please document a detailed Narrative of events that took place during your detail:

I conducted directed patrols in the Cypress Preserve subdivision. I did not observe anything suspicious or unusual and no signs of criminal or drug activity. All appeared to be x4...nfa jg5099

Should you have any questions please contact us.Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

RESOLUTION 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATE, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR 2022/2023, AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

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 Pasco, Florida; and

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

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

WHEREAS, the Board is statutorily required to file annually with the local governing authority a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District, for the Fiscal Year 2022/2023, shall be held as provided on the schedule attached as **Exhibit A**.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with the Pasco County a schedule of the district’s regular meetings.

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

PASSED AND ADOPTED THIS 16TH DAY OF AUGUST 2022.

**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN/VICE-CHAIRMAN

ATTEST:

SECRETARY

EXHIBIT A

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS REGULAR MEETING SCHEDULE**

FISCAL YEAR 2022/2023

October 04, 2022	1:30 p.m.
November 01, 2022	1:30 p.m.
December 06, 2022	1:30 p.m.
January 03, 2023	1:30 p.m.
February 07, 2023	1:30 p.m.
March 07, 2023	1:30 p.m.
April 04, 2023	1:30 p.m.
May 02, 2023	1:30 p.m.
June 06, 2023	1:30 p.m.
July 11, 2023	1:30 p.m.
August 01, 2023	1:30 p.m.
September 05, 2023	1:30 p.m.

**All meetings will convene at the Land O' Lakes Branch Heritage Park
located at 5401 Land O' Lakes Blvd, Land O' Lakes FL, 34636**

Qualifications to Provide

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Professional Engineering Services

June 28, 2022



JOHNSON
ENGINEERING

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Cypress Preserve Community Development District
Professional Engineering Services
June 28, 2022



Johnson Engineering, Inc. is an Affirmative Action/Equal Opportunity Employer; a Drug-Free and Smoke-Free Workplace and participates in the federal E-Verify Program.



June 28, 2022

Cypress Preserve Community Development District
Brian Howell, District Manager
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Re: Cypress Preserve Community Development District - Professional Engineering Services

Dear Supervisors:

As a firm, Johnson Engineering has more than 40 years of experience working on independent districts including CDDs throughout Florida and has worked with staff from Meritus/Inframark at other Districts in the Pasco and Tampa Bay area. We know that the District Engineer for a Community Development District is someone who listens to and communicates with the Board as well as District Staff.

Our office is located around the corner from the District in the Ballantrae Professional Center allowing us to be on site literally within minutes if needed. We have also maintained a good working relationship with District staff at the Suncoast, Longleaf and Watergrass I CDDs nearby.

In addition to the District Engineer, you will receive the support of a team of professionals with the knowledge of stormwater management, current environmental issues, transportation/roadway design, utility design, landscape design and construction management/observation along with current permitting requirements in order to efficiently maintain or expand the District's services that are being provided to its residents.

Our team is currently, or has worked in the past, on the following CDDs:

- | | | |
|-----------------------|---------------------------------------|---------------------------------------|
| → Suncoast CDD | → Forest Creek CDD | → Mediterra South CDD |
| → Longleaf CDD | → Water's Edge CDD | → Walnut Creek CDD |
| → Watergrass I CDD | → South Fork East CDD | → Pine Air Lakes CDD |
| → Long Lake Ranch CDD | → Wynnmere East CDD | → Pelican Marsh CDD |
| → Terra Bella CDD | → Verandah East CDD | → CFM CDD (Magnolia Landing) |
| → Park Place CDD | → Bay Creek CDD (Pelican Landing) | → Wentworth Estates CDD (Treviso Bay) |
| → Cory Lakes CDD | → The Brooks II of Bonita Springs CDD | → Miromar CDD |
| → Spring Lake CDD | → Stoneybrook CDD | → Arbor Greene CDD |
| → Highlands CDD | → Verandah West CDD | → Gateway Services CDD |
| → La Collina CDD | → Mediterra North CDD | → Portico CDD |
| → Riverbend West CDD | → Bayside CDD (Pelican Landing) | → Sail Harbour CDD |
| | → Bay Creek CDD (Pelican Landing) | → River Ridge CDD |

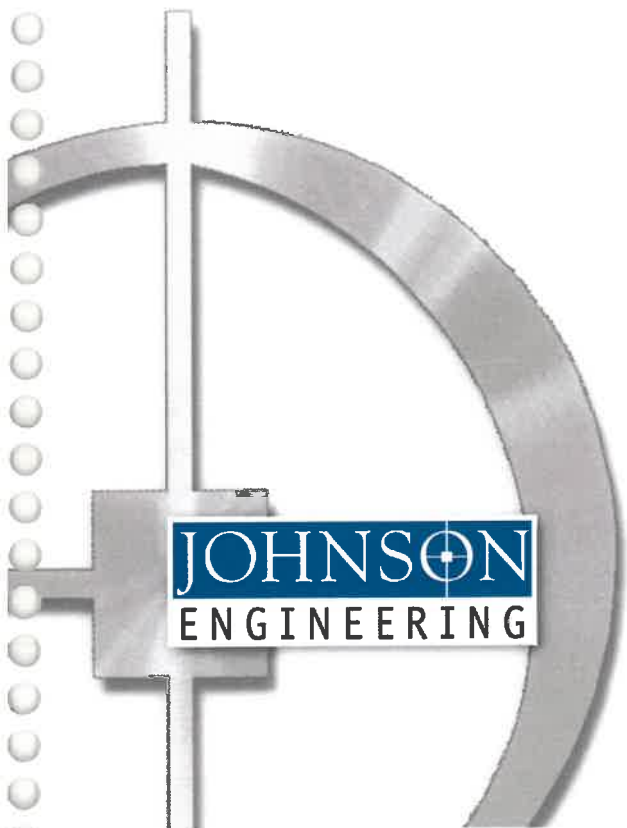
Our team is known for providing outstanding service as well as always being mindful of our client's time and budgetary needs. Our clients find that our vast experience and dedication to professionalism bring success to their projects.

We appreciate the opportunity to submit our qualifications and look forward to building a strong relationship with the Cypress Preserve Community Development District. Please do not hesitate to contact me should you have any questions during your review of our proposal.

Sincerely,
JOHNSON ENGINEERING, INC.

Phil Chang, PE
Lutz Branch Manager
(813) 751-2656, pchang@johnsoneng.com

1. Company Overview & Location



I. Company Overview & Location



Depth of Experience

Centuries of combined experience has immersed our team of licensed professionals into Florida's geography, giving a rare perspective into development of the area and an appreciation of the changes.

Full Range of Services

Specialized teams of licensed engineers, land planners, landscape architects, surveyors, ecologists, water resources experts, transportation and utility designers provide all aspects needed to complete every project.

Long Term Commitment

Our team's average tenure with Johnson Engineering is 13 years, 53% of our employees have been here for more than 10 years, and an unprecedented 21% have been with us for more than 20 years, showing our team's continuity and dedication to the area.

Local Knowledge

We have knowledge of the local area that allows us to provide prompt service and communication through every step of your project.

Firm Overview

When Johnson Engineering was established in 1946, much of Florida was an undisturbed land. More than 76 years later we have seen booms in development and a tremendous population growth alter the landscape permanently. We have been assisting private companies, city, county, federal, and state government through these changes and challenges by offering expertise in a broad spectrum of disciplines.

Just as Florida has transformed dramatically over the years, so has Johnson Engineering. What started as one man surveying Southwest Florida, has developed into a cohesive team of more than 120 professional civil engineers, ecologists, scientists, geologists, surveyors and mappers, certified land planners and landscape architects, located throughout Florida.

We have more than 76 years of professional experience and 46 years of District work throughout Florida. Our extensive list of well-known residential communities, roads, schools, hospitals, airports, resorts, shopping centers, and commercial developments, show our experience and continued responsibility in developing Florida's communities.

Our team has worked closely together on the following CDD's.

- | | |
|-----------------------|---------------------------------------|
| → Suncoast CDD | → Verandah East CDD |
| → Longleaf CDD | → Bay Creek CDD (Pelican Landing) |
| → Watergrass I CDD | → The Brooks II of Bonita Springs CDD |
| → Long Lake Ranch CDD | → Stoneybrook CDD |
| → Terra Bella CDD | → Verandah West CDD |
| → Park Place CDD | → Mediterra North CDD |
| → Cory Lakes CDD | → Bayside CDD (Pelican Landing) |
| → Spring Lake CDD | → Bay Creek CDD (Pelican Landing) |
| → Highlands CDD | → Mediterra South CDD |
| → La Collina CDD | → Walnut Creek CDD |
| → Riverbend West CDD | → Pine Air Lakes CDD |
| → Forest Creek CDD | → Pelican Marsh CDD |
| → Water's Edge CDD | → CFM CDD (Magnolia Landing) |
| → South Fork East CDD | → Wentworth Estates CDD (Treviso Bay) |
| → Wynnmere East CDD | → Miromar CDD |



Cypress Preserve Community Development District
Professional Engineering Services
June 28, 2022



Johnson Engineering, Inc. is an Affirmative Action/Equal Opportunity Employer, a Drug-Free and Smoke-Free Workplace and participates in the federal E-Verify Program.

1. Company Overview & Location

CAPABILITIES SUMMARY

We have an experienced team of professionals located throughout Florida, many of whom have considerable CDD experience. Our extensive list of well-known Florida CDD's, residential communities, roads, schools, hospitals, airports, shopping centers, resorts and commercial developments show our continued responsibility in developing Florida's communities.

LAND DEVELOPMENT



Project Management / Coordination • Due Diligence
Site Design • Cost Estimation • Permitting
Construction Observation & Administration
Single Family Communities • Multi-Family Residential
Assisted Living • Commercial • Industrial • Medical
Institutional • Educational • Recreational

PLANNING



Feasibility & Assessment Studies • Master Planning &
Urban Design • Neighborhood & Sector Planning
Comprehensive Planning & Zoning • Facility Planning
Corridor Planning • Local Government Planning
Public Engagement • GIS Services
Code Writing Redevelopment Planning

SURVEYING & MAPPING



Subsurface Utility Engineering & Mapping (SUE)
Hydrographic Surveying • Transportation Surveying
Bathymetric Surveying • ALTA Surveys
Boundary Surveys • Construction Layout
Platting • Record Surveys
Sketches and Legal Descriptions

ECOLOGICAL/ENVIRONMENTAL CONSULTING



Wetland Delineation, Assessments & Permitting
Protected Species Surveys, Permitting & Relocations
Mitigation Design & Monitoring
Marine & Coastal Environmental Services
Airport Wildlife Hazard Services
Drone Services
Geographic Information Systems

STORMWATER MANAGEMENT



Surface Water Master Planning • Surface Water
Retrofit • BMP Selection and Design
Hydrologic, Hydraulic & Water Quality Modeling
Federal, State and Local Surface Water Permitting
Flow & Stage Monitoring • Water Quality Treatment
Special Governments • Filter Marsh Design

WATER QUALITY STUDIES



Stormwater/Surface Water Quality Studies
Groundwater Quality Studies • Estuarine/Coastal
Water Quality Studies • Subaqueous Sediment
Characterization • TMDL Pollutant Loading
Determination • EPA Section 319 and FDEP SWAG
Assistance • Microbial Source Tracking • Quality
Assurance Project Plan • Non-point Source Evaluation

WATER SUPPLY



Hydrogeological Investigations
Water Resource Assessments • Water Use, Water
Supply System Permitting • Well & Wellfield Design
Regional Water Supply Planning
Groundwater Modeling • Deep Injection Wells
Alternative Water Supplies Studies

ENVIRONMENTAL ASSESSMENT



Phase I Environmental Site Assessments (ESAs)
Phase II Environmental Site Assessments (ESAs)
NPDES Compliance Monitoring
Permit Compliance Monitoring and Reporting
Filter Marsh Efficiency Evaluation
Water Use Accounting Method Calibration
BMAP Nutrient Removal Project Assessment

GEOGRAPHICAL INFORMATION SYSTEMS



ESRI-based GIS Services • Mobile Online Map
(ArcGIS Online) • Custom Client Online Map Services
Geodatabase Development and Implementation
CAD-GIS-DGN Conversions • High Accuracy GNSS
(GPS) Data Collection • Advanced Modelbuilder
& Python Scripting • LiDAR Derivative Products
Cartographic Visualization • Aerial Photo Processing

TRANSPORTATION DESIGN



Roadway Design • Signalization Design
Resurfacing, Rehabilitation and Restoration
Street Lighting Design • Traffic Analyses
Roundabout Design • Signalization Design
Corridor Planning • Bicycle, Transit,
and Pedestrian Facilities

CONSTRUCTION ENGINEERING & INSPECTION



Roadway Construction
Bridge Construction
Roadway Resurfacing Rehabilitation Restoration
Major Drainage Structures Construction
Private Development Construction Assistance
Grant Funded Construction Oversight / Compliance

LANDSCAPE ARCHITECTURE



Landscape/Hardscape/Irrigation Design • Conceptual
Design • Commercial Design • Community
Revitalization & Amenity Design • Streetscape Design
Park Design • Visualization & Graphic Design
Construction Documents & Observation
Arboricultural Consulting Services • Plan Review
Services • Community/Institutional/Hospitality Design

UTILITIES



Utility Planning • Subsurface Utility Engineering (SUE)
Data Collection & Analysis • Hydraulic Modeling
Pipeline Design • Pump Station Design,
Evaluation, and Operational Controls
Utility Permitting • Project Management CEI

ELECTRICAL ENGINEERING (EI&C)



Switchgear, Motor Control Centers, and Generators
Power Distribution Equipment • Lighting
Process & Industrial Control
Systems Integration and Commissioning
Electrical Systems Analysis (Short Circuit and
Protective Coordination)
SCADA Architecture, Networking & Telemetry

SPECIAL DISTRICT ASSISTANCE



Stormwater Management • Water Use
Environmental • Planning
Landscape Architecture
Surveying & Mapping • Utilities
Roadway/Traffic Studies
Geographic Information Systems (GIS)
Construction Engineering & Inspection (CEI)



Cypress Preserve Community Development District
Professional Engineering Services
June 28, 2022

JOHNSON
ENGINEERING

I. Company Overview & Location

ORGANIZATIONAL STRUCTURE

Johnson Engineering is a corporation led by seven Board of Directors and is comprised of seven specialized market groups. Each market group is led by a key officer whose job is to provide beneficial decision making for the company and integrate these decisions with the other market groups.



Lonnie Howard, PE
President



Phil Chang, PE
Project Manager



Laura DeJohn, AICP
Director of
Planning & Landscape
Architecture Services



Michael Dickey, PE
Director of
Utilities Services



Laura Herrero, CSE
Director of
Environmental Services



Andrew Tilton, PE
Director of
Water Resources
Services
(Surface Water,
Groundwater &
Water Quality)



Ryan Bell, PE, PTOE
Director of
Transportation Services



Matt Howard, PSM
Director of
Surveying & Mapping
Services



Dana Hume, PE
Director of
Development
Services



Jeff Nagle, RLA
Landscape Architecture
Services



David Trouteaud, PE
Utilities Project
Manager



Kim Arnold, PG
Hydrogeologist



Vee Lofton
Construction,
Engineering &
Inspection Services

Subsurface Utility
Engineering (SUE)

Hydrographic
Surveying

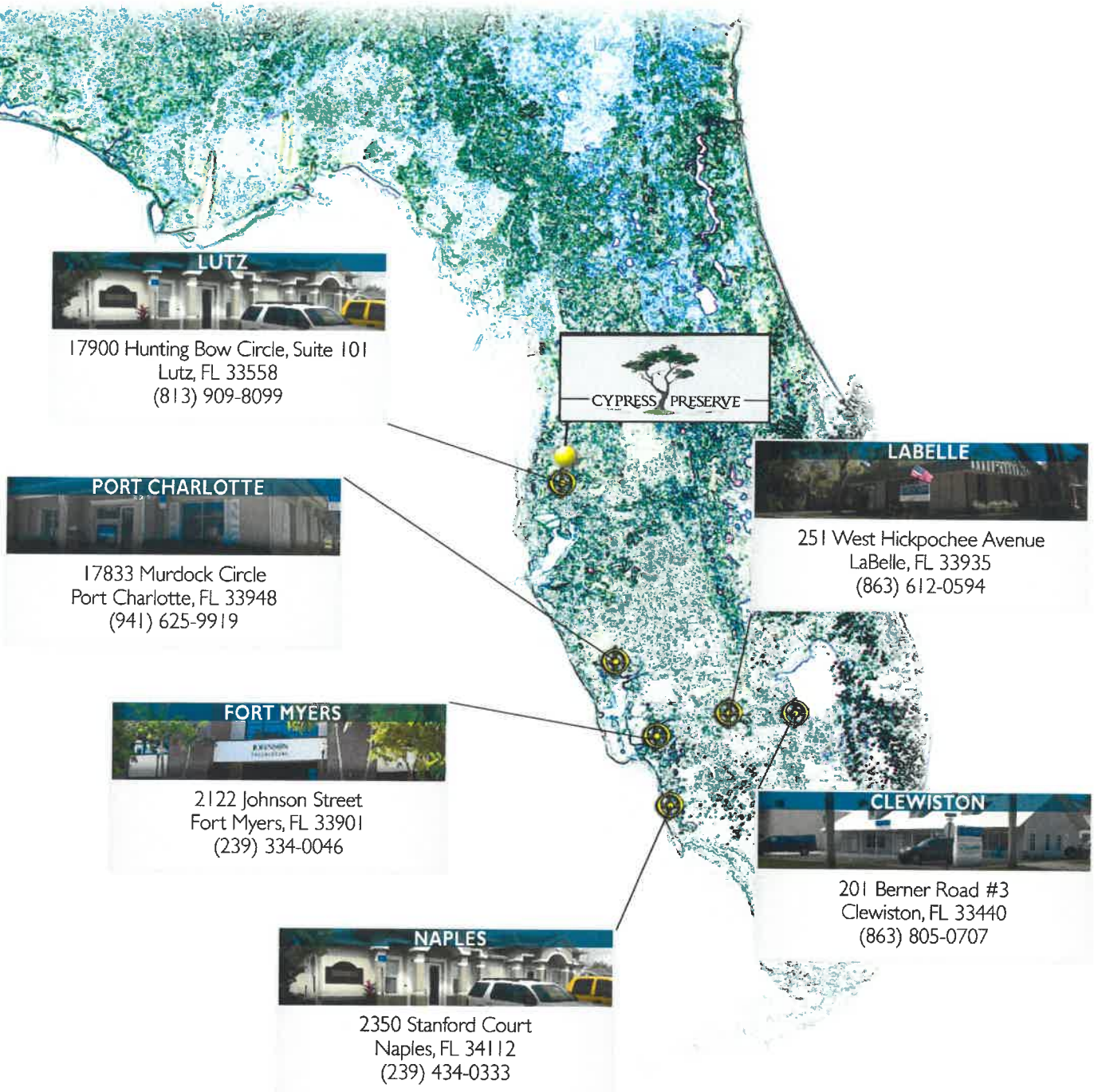
Geographic
Information Systems
(GIS)

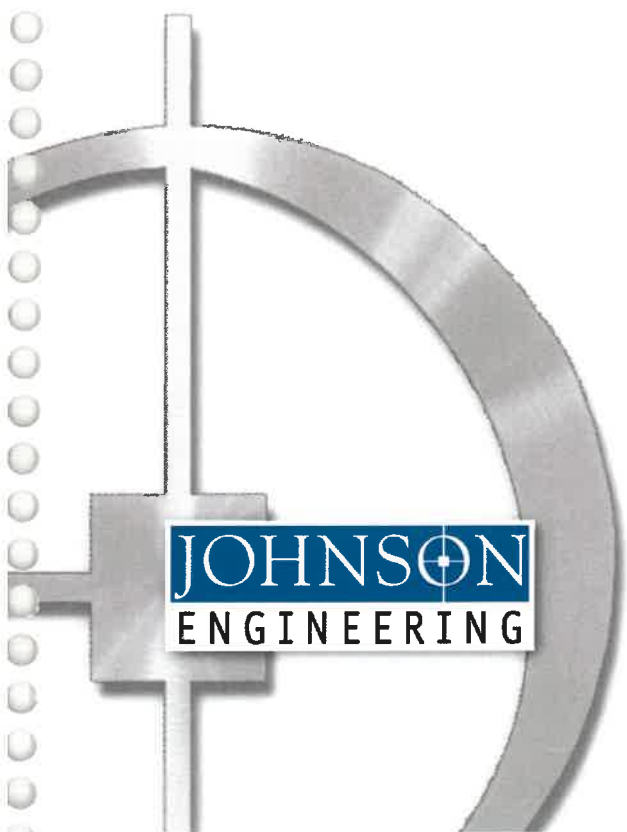


I. Company Overview & Location

OFFICE LOCATIONS

We have seven offices located throughout Florida. Our Lutz office, will be the base of operations providing District Engineering Services to the Cypress Preserve Community Development District.





ORGANIZATIONAL CHART



KEY TEAM MEMBER BIOS



Phil Chang, PE

Project Manager/District Engineer

Phil is the branch manager, overseeing all daily operations for our Lutz office. He has worked on various projects throughout Florida, and is the District Engineer for Community Development Districts. He is familiar with the design and permitting procedures of the local municipalities as well as the Southwest Florida Water Management District (SWFWMD) and the Florida Department of Transportation (FDOT). Phil's primary experience as a project manager includes peer review, design and permitting of transportation improvement projects along with other public sector projects. This range of experience results in creative solutions to atypical project challenges.



Andrew Tilton, PE

Water Management Principal-in-Charge

Andy is the director of our water resources market group. He has been with Johnson Engineering since 1978 and is a shareholder of the company. Andy has completed the surface water management design and permitting for the expansion of the Southwest Florida International Airport, with total costs exceeding \$400 million. Andy is District Engineer for Telegraph Cypress Water Management District. The District covers about 28 square miles in Charlotte and Lee Counties. He is also the District Engineer for several Community Development Districts in Lee and Collier Counties. Andy has worked been an expert witness on a limited number of projects. Andy has served as the senior engineer for surface water on many of the firm's roadway projects for Lee County Department of Transportation, City of Cape Coral, City of Fort Myers, Collier County and the Florida Department of Transportation. He provides direction for monitoring, permitting, design and construction related issues.



John Curtis, CSE

Environmental

John is a certified senior ecologist on our environmental team. He has worked on all aspects of environmental projects for the firm, including environmental services for Longleaf and Suncoast CDDs. With 20 years experience at the firm, John has played an instrumental role in environmental permitting, critical habitat and protected species mapping and management, and environmental mitigation design for numerous public and private clients. He was the lead ecologist responsible for the wetland delineations, habitat mapping, mitigation design, and environmental resource permitting for Colonial Country Club. He also managed all aspects of environmental permitting for The Forum, a 700-acre mixed-use development in Fort Myers, and recently obtained the environmental resource permit for the environmental restoration of Gateway Wetlands 47 & 48 for Gateway Services Community Development District. In addition, John has designed and implemented wetland mitigation plans in the Six Mile Cypress Slough Preserve, totaling over 575 acres. He is currently responsible for the environmental permitting of a Florida panther conservation bank in Hendry County totaling more than 600 acres. John obtained his Bachelor of Arts in Biology from Rollins College in 1994.



Jeff Nagle, RLA

Landscape Architecture

Jeff joined Johnson Engineering in 2012 as a principal landscape architect. Jeff brings a versatile skill set and a reputation built on providing the highest quality of service to both public and private sector clients, including Suncoast CDD, with on-time and on-budget deliverables. Having worked in both the public and private sector, Jeff brings a broad range of experience to apply in practice, using an innovative management approach to guide projects from the planning and design phase, through permitting, development and construction. Jeff's specialties include master planning, parks and recreation, streetscapes, roadway, environmental reclamation and mitigation, Low Impact Development, and lighting design. Jeff identifies cost-saving and state-of-the-art design solutions to serve his clients' needs to bring lasting value to every project.



2. Personnel



Matt Howard, PSM

Survey & Mapping

Matt has been with Johnson Engineering since 2000 and has more than four decades of experience in the field of surveying and 22 years as a licensed Professional Surveyor and Mapper. Matt became a partner of Johnson Engineering in 2005 and is the firm's Director of Survey and Mapping. He has performed surveys for many public and private sectors, including performing surveys for large land owners such as Babcock, Kitson Partners, United States Sugar Corporation, Hilliard Brothers of Florida, ALICO, McDaniel Ranch, Bob Paul, Inc. and Bonita Bay Group.



Michael Lohr, PSM

Geographic Information Systems (GIS)

Mike began performing geographic information system (GIS) work for the State of Florida, Bureau of Survey and Mapping in 1995. This work included ownership mapping for the Florida Department of Environmental Protection's C.A.R.L. land acquisition program, cataloging more than 70,000 parcels slated for purchase by the State of Florida. In 2000, Mike completed a large project which included section corner locations and hydrology for Collier County GIS department. In 2004, he completed an enterprise wide GIS mapping/data system for Bonita Springs Utilities. Other GIS projects include: infrastructure data expansion for both the cities of Ft. Myers and Bonita Springs, an NPDES Outfall GIS Mapping project for Bonita Springs and GIS/Web based mapping for The Babcock Preserve; the largest conservation acquisition in Florida's history and The Babcock Ranch Community, a planned community of more than 17,000 acres in Charlotte and Lee County, Florida. Mike coordinates GIS projects for the firm and is currently involved in developing Internet mapping capabilities and services for use in-house and by clients, including project data and digital imagery in a GIS environment.



Ryan Bell, PE, PTOE

Roadways/Traffic

Ryan serves as the director of our transportation group and is a shareholder of the company. With a degree in civil engineering from the University of Florida, Ryan was born and raised in Southwest Florida giving him a keen understanding and inherent appreciation for local transportation issues. Ryan has experience in both the design and construction of various transportation improvement projects. As project manager for various transportation design and CEI projects, such as the Blanton & Lake Iola intersection study, Sea Forest & Marine sidewalks, Chancey Road box culvert project, Elementary School "S" turn lane improvements, Little Road at DeCubellis Road and Massachusetts Avenue intersection study, Little Road and Jaguar Trail turn lanes in Pasco County, Six Mile Cypress widening design, S.R. 31 widening design and the Three Oaks Parkway/Imperial Street CEI, he brings comprehensive management and oversight to all of Johnson Engineering's transportation projects.



Mike Dickey, PE

Utilities

Mike is the director of our utilities market group and is a shareholder of the firm. He has 25 years of experience and has designed utilities for various developments, private utility companies, and municipalities. His utility experience includes master planning, hydraulic modeling, design of water distribution systems, wastewater collection systems, irrigation systems, and pumping facilities. Prior to joining Johnson Engineering, Mike worked for a local utility contractor which gave him a unique perspective of how the utilities he designs today come together in the field. With both utility design and construction experience, he has a comprehensive understanding of the entire utility development process from planning to design, to permitting through construction. Mike knows how to develop a design that works both in theory and in practice.



2. Personnel



Laura DeJohn, AICP

Planning

A Certified Planner since 2001, Laura has 24 years of professional experience in both public and private sector planning, including five years as a planner for the City of Naples. As Johnson Engineering's Director of Planning & Landscape Architecture, Laura manages projects involving development feasibility studies and site assessments, monitoring reports, code writing, preparation and presentation of land use and zoning applications, site design, master planning, and community visioning. Her experience includes entitlement of new development and redevelopment projects; historic preservation; architectural design review; annexation; and incentive-based codes. She has presented for the American Institute of Architects of Southwest Florida, Florida Gulf Coast University, and the Florida Chapter of the American Planning Association, and is an appointed member of the Collier County Development Services Advisory Committee.



Tremayne Whitfield

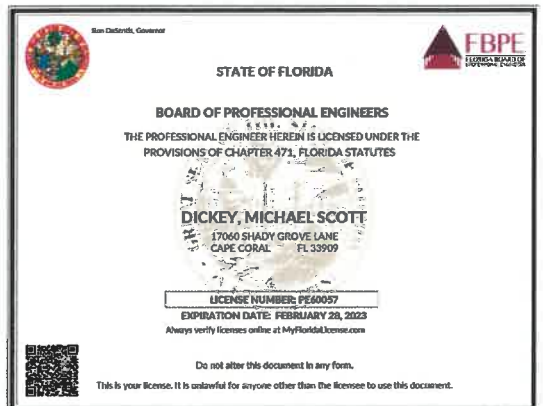
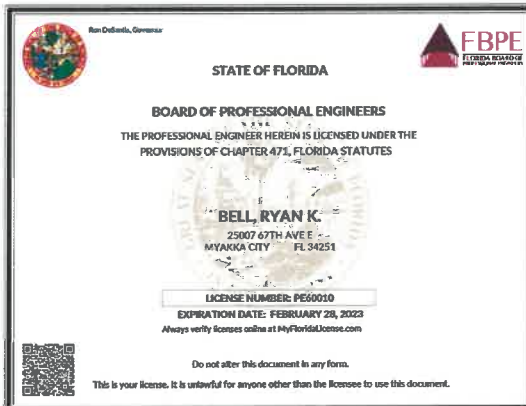
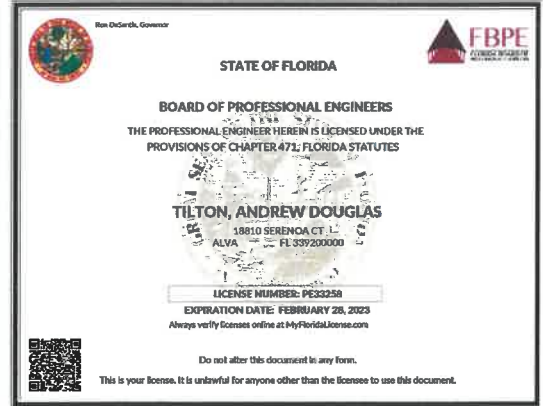
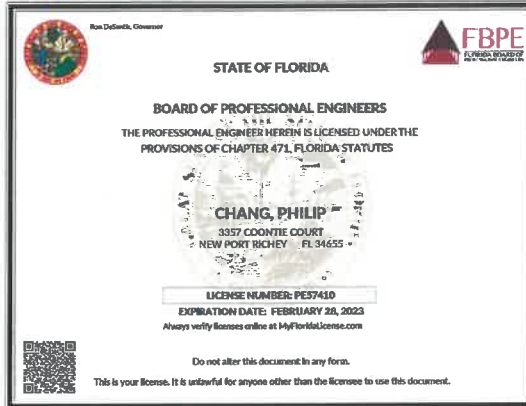
Construction Observer

With over a decade of transportation design knowledge, Tremayne is very familiar with many of the common issues affecting local communities. He has provided design and construction observation assistance on several local CDD and HOA projects that have involved pavement repairs, sidewalk replacement, storm structure outfall maintenance and replacement and pavement restriping projects. His experience also includes condition surveys for storm structures (inlets, outfalls, etc.), pavement and sidewalks.



2. Personnel

BUSINESS & PROFESSIONAL LICENSES



2. Personnel

State of Florida Department of State

I certify from the records of this office that JOHNSON ENGINEERING, INC. is a corporation organized under the laws of the State of Florida, filed on November 3, 1967.

The document number of this corporation is 322710.

I further certify that said corporation has paid all fees due this office through December 31, 2022, that its most recent annual report/uniform business report was filed on March 30, 2022, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Thirtieth day of March, 2022



Paul D. B...
Secretary of State

Tracking Number: 3104295084CC
To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.
<https://services.sos.fl.gov/Filings/CertificateOfStatus/CertificateAuthentication>



Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Parkway Tallahassee, Florida 32399-6500

License No. LS4912
Expiration Date February 28, 2023

Professional Surveyor and Mapper License Under the provisions of Chapter 472, Florida Statutes

MATTHEW M HOWARD
378 POLLYWOG PI
LARGO, FL 33045-9684

Nicole Fried
NICOLE "NIKKI" FRIED
COMMISSIONER OF AGRICULTURE



Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Parkway Tallahassee, Florida 32399-6500

License No. LS5916
Expiration Date February 28, 2023

Professional Surveyor and Mapper License Under the provisions of Chapter 472, Florida Statutes

MICHAEL L LOHR
601 SE 17TH TERRACE
CAPE CORAL, FL 33990

Nicole Fried
NICOLE "NIKKI" FRIED
COMMISSIONER OF AGRICULTURE



THE AMERICAN INSTITUTE OF CERTIFIED PLANNERS

LAURA KATHARINE SPURGEON

Has qualified as a

Member

with all benefits of a Certified Planner and responsibility to the
AICP Code of Ethics and Professional Conduct.

Membership Certificate Number 016747

July 1, 2001

Paul Fam
President

Paul Fam
Executive Director



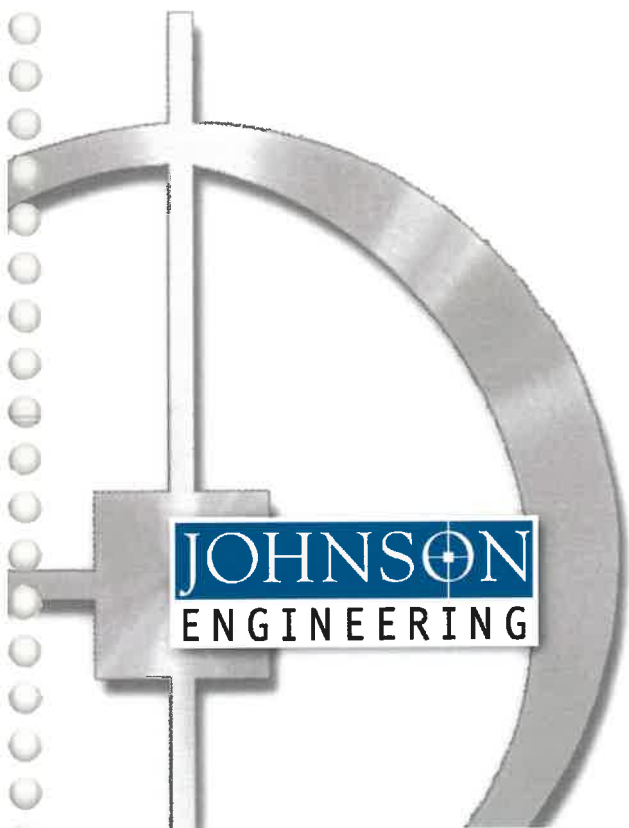
Cypress Preserve Community Development District
Professional Engineering Services
June 28, 2022

**JOHNSON
ENGINEERING**

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3. Past Experience & References



PREVIOUS CDD DISTRICT ENGINEER EXPERIENCE

LONGLEAF CDD

District Engineer

Meritus Districts
Mr. Brian Howell
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
(813) 397-5120

brian.howell@meritusdistricts.com

3. Past Performance & References



Johnson Engineering has provided professional engineering services for the Longleaf Community Development District in Pasco County, Florida since 2009. The work includes establishment, reports for bonds, processing National Pollutant Discharge Elimination System (NPDES) permit compliance, assisting during the construction and development process, as well as during the operation and maintenance of the CDD. Additional services have included sidewalk/ADA surveys, resolution of trip hazards as a result of tree roots, solving drainage issues, pavement condition surveys, construction administration and observation, and regular communication with District Staff.

FOREST CREEK CDD

District Engineer

Inframark
Mr. Andrew Mendenhall
2654 Cypress Ridge Blvd,
Suite 101
Wesley Chapel, FL 33544
(813) 991-1014

andy.mendenhall@inframark.com



Johnson Engineering provides general engineering services to the Forest Creek Community Development District. As District Engineer, we have assisted the District with its needs in the areas of stormwater management, environmental issues, transportation/roadway issues, survey, project bidding and construction observation as well as any additional services on an as-needed basis. Projects have included, but were not limited to, sidewalk repairs, roadway repaving, review of vegetative growth in conservation/preservation areas and permit research.

PARK PLACE CDD

District Engineer

Meritus Districts
Mr. Brian Howell
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
(813) 397-5120

brian.howell@meritusdistricts.com



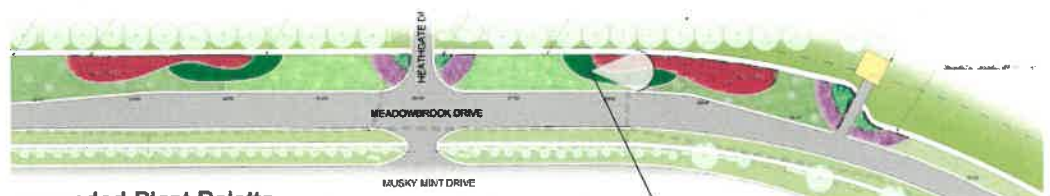
As District Engineer for the Park Place CDD, Johnson Engineering has provided general engineering services related to traffic calming, roadway repairs and improvements (asphalt and brick pavers), ADA compliance, vendor/contractor selection and oversight, parking assessments and inspection of stormwater detention ponds as well as a other professional services on an as-needed basis. By closely coordinating with the District Manager and communicating effectively with the Board, we have been able to assist the District in maintaining its infrastructure at an acceptable level.

SUNCOAST CDD

District Engineer

Meritus Districts
Mr. Brian Howell
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
(813) 397-5120

brian.howell@meritusdistricts.com



Recommended Plant Palette

Johnson Engineering was selected to provide professional engineering services for the Suncoast Community Development District in Pasco County, Florida in August 2013. Our work has included inspection of stormwater detention ponds (for SWFWMD Certification), review of and recommendations pertaining to contractor proposals, facilitating discussions between the Board of Supervisors and County staff, identifying and reporting roadway structural issues and responding to resident inquiries.



Cypress Preserve Community Development District
Professional Engineering Services
June 28, 2022



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3. Past Performance & References

THE BROOKS OF BONITA SPRINGS CDD

District Engineer

Wrathell, Hunt & Associates, LLC.
Mr. Chuck Adams
9220 Bonita Beach Road,
Suite 214
Bonita Springs, FL 34135
(239) 498-9020
adamsc@whhassociates.com



Johnson Engineering is the District Engineer for The Brooks CDD in South Lee County, Florida. Our team provides professional engineering services, including establishment, reports for bonds, assisting during the construction and development process, as well as during the operation and maintenance of the CDD.

CORY LAKES CDD

District Engineer

Wrathell, Hunt & Associates, LLC.
Mr. Chuck Adams
9220 Bonita Beach Road,
Suite 214
Bonita Springs, FL 34135
(239) 498-9020
adamsc@whhassociates.com



Johnson Engineering is the District Engineer for the Cory Lakes Community Development District. This District has an extensive stormwater system consisting of several interconnected lakes and wetlands. Our work has included assisting the District to replace large concrete stormwater structures that were in desperate need of repair as well as assisting with general maintenance issues related to failing inlets, pipes and drainage ditches. Other services have included ADA surveys, new concrete sidewalks and assistance with concrete bridge repairs.

VERANDAH WEST CDD

District Engineer

Wrathell, Hunt & Associates, LLC.
Mr. Chuck Adams
9220 Bonita Beach Road,
Suite 214
Bonita Springs, FL 34135
(239) 498-9020
adamsc@whhassociates.com



Johnson Engineering prepared the original Engineer's Report and amendments along with the other items in the community. During construction, portions of the community assets were reviewed by our team prior to acquisition by the CDD. This included review of construction documents, onsite testing and certifications to the regulatory agencies. We also helped with delineation of conservation areas and private lands within the District for the division of maintenance responsibilities.

PINE AIR LAKES CDD

District Engineer

Governmental Mgmt. Services
Mr. Rich Hans
5701 North Pine Island Road,
Suite 370
Fort Lauderdale, FL 33321
(954) 721-8681
rhans@govmgtsvc.com



Johnson Engineering provides professional engineering services for Pine Air Lakes Community Development District located in Collier County, Florida. The work includes establishment, reports for bonds, assisting during the construction and development process, as well as during the operation and maintenance of the CDD. Our environmental team is currently providing preserve maintenance by overseeing exotic vegetation maintenance events.



Cypress Preserve Community Development District
Professional Engineering Services
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JOHNSON
ENGINEERING

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Johnson Engineering, Inc. is an Affirmative Action/Equal Opportunity Employer, a Drug-Free and Smoke-Free Workplace and participates in the federal E-Verify Program.

3. Past Performance & References

LAKESIDE PLANTATION CDD District Engineer

Governmental Management
Services - Central Florida, LLC
George Flint, District Manager
135 West Central Blvd, Suite 320
Orlando, FL 32801
(407) 841-5524
gflint@gmscfl.com



Johnson Engineering provides professional engineering services for Lakeside Plantation Community Development District. We service as District Engineer in the areas of stormwater management, environmental issues, transportation/roadway issues, utility design, landscape design, and construction management and observation, along with current permitting requirements in order to efficiently maintain or expand the District's services that are being provided to its residents.

MEDITERRA District Engineer

Wrathell, Hunt & Associates
Mr. Chuck Adams
9220 Bonita Beach Road,
Suite 214
Bonita Springs, FL 34135
(239) 498-9020
adamsc@whhassociates.com



Johnson Engineering has been the District Engineering at Mediterra since 2002. Work has included pay request review for release of bond funds, stormwater pond evaluations, fire safety related to naturally vegetated areas, and littoral vegetation maintenance.

PELICAN MARSH CDD District Engineer

Dorrill Management Group
Mr. W. Neil Dorrell
5672 Strand Court, Suite 1
Naples, FL 34110
(239) 592-9115
nsdorrell@aol.com



Johnson Engineering has provided general engineering services for the Pelican Marsh CDD in North Collier County, Florida since 2002. The services we have provided the District include reviewing the stormwater system when flooding has occurred throughout the community, reviewing offsite impacts of existing and proposed facilities affecting the stormwater system and assisting with improving the access control facilities, and reviewing roadway signage and sight distance issues. In 2017, the community began a multi-year roadway paving project of the main CDD roads. Our transportation group provided a pavement condition report and Construction, Engineering, and Inspection (CEI) services during the project to monitor contractor performance and verify invoicing quantities.

PELICAN LANDING Pelican Landing Entry Landscape Renovations

The Pelican Landing community was interested in updating the landscaping around the lake on the southwest corner of one of their entries along U.S. 41. Johnson Engineering prepared three landscape concepts and presented the concepts to the Community Board. The community is currently reviewing the concepts that we created and we anticipate continuing on with the project to formulate construction documents based on the concepts and community feedback.



Cypress Preserve Community Development District
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3. Past Performance & References

CDD CLIENT REFERENCES



5680 W. CYPRESS STREET T: 813-397-5120
SUITE A F: 813-879-7070
TAMPA, FL 33607 WWW.MERITUSDISTRICTS.COM

Subject: Johnson Engineering, Inc.

To Whom It May Concern:

We have worked with Johnson Engineering, Inc. in their capacity as District Engineer for nearly a decade. They are responsive to the needs of the community by working diligently with the Board of Supervisors through our management office and in conjunction with District Counsel. Their firm provides a broad spectrum of services which allows them to do most projects without outside assistance.

They assign a project manager to the Community Development District and then, through that person, bring in other team members as needed. Johnson Engineering has in-house expertise to accomplish groundwater management, surface water management, environmental, transportation, landscape architecture, planning, utilities, surveying and site civil work.

They are a firm that we continually look forward to working with.

Sincerely,
MERITUS DISTRICTS

Brian K. Lamb
Chief Executive Officer
5680 W. Cypress Street, Suite A
Tampa, Florida 33607
(813) 397-5120

"SYNONYMOUS WITH COMMUNITY SERVICE"



Wratbell, Hart, Hunt and Associates, LLC
Building client relationships one step at a time...

Subject: Johnson Engineering, Inc.

To Whom It May Concern:

I have worked with Johnson Engineering, Inc. in their capacity as District Engineer for 17 years. They are responsive to the needs of the community by working diligently for the Board of Supervisors through our management office and in conjunction with the District Attorney. Their firm has a broad spectrum of services, which allow them to do most projects without the need for outside assistance.

They assign a project manager to the Community Development District and then, through that person, bring in other team members as needed. Johnsons Engineering has in-house expertise to accomplish ground water management, surface water management, environmental, transportation, landscape architecture, planning, utilities, surveying and site civil work.

We look forward to working with them on additional projects in the future.

Sincerely,

Chesley E. Adams Jr.
Director of Operations

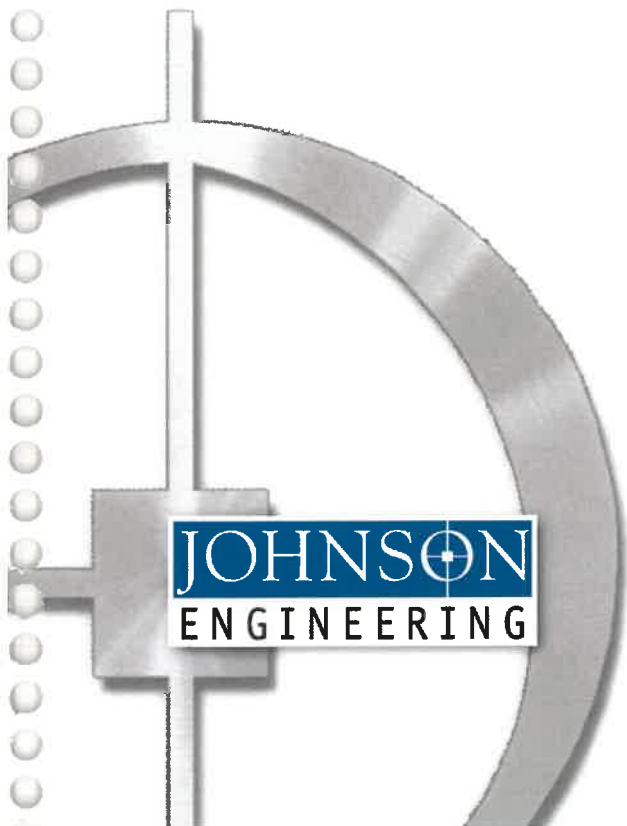


Cypress Preserve Community Development District
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**JOHNSON
ENGINEERING**

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4. Approach

APPROACH & IMPROVEMENT RECOMMENDATIONS



Community Development District Experience

Our team has extensive Community Development District (CDD) experience throughout Florida, as we are the District Engineer for many CDDs. The work for them includes establishment, reports for bonds; and assisting during the construction and development process, as well as during the operation and maintenance of the CDD. During the construction and development process, we prepare the Engineer's Reports and amendments when needed, and review and approve requisitions from bond proceeds. We also participate in the operation and maintenance with the CDD through work of facilities modifications, GATSB 34, upgrades to irrigation and maintenance facilities, as well as modifications to the water management system. We have assisted, and are currently assisting, Districts with sidewalk/ADA assessments, traffic signage and pavement marking surveys, pavement condition assessments, drainage issue resolution, pond and wetland inspections, road resurfacing and improvement projects. We have also developed a Permit Criteria Manual to be used for new phases of development within the District limits of one of our clients.

On a regular basis (sometimes monthly), we survey our existing CDD/HOA communities and provide a report to the District Manager identifying any safety or infrastructure concerns. Our reports have included photos and descriptions of lifted and/or cracked sidewalks (sometimes as a result of tree roots) related to ADA non-compliance, areas of ponding, slope erosion/failure, locations of faded traffic signs or pavement markings and locations of pavement failure. Solutions have included chemical grout injection to address sidewalk trip hazards, saving our clients time and money (we were able to address 10 times the number of trip hazard locations using this method verses the traditional sidewalk removal and replacement method for the same amount of money freeing up funds for other projects). Root barriers have also been implemented in addressing the sidewalk locations being affected by tree roots. Our experience has shown that some issues can be resolved quickly and with minimal disruption to a community's residents by pursuing alternatives to construction.

As an incoming District Engineer, it is important to quickly get up to speed with the goals of the District. Phil will communicate and coordinate with the outgoing District Engineer to obtain as much information as possible as part of his efforts for a smooth transition. He will also familiarize himself with the issues that are affecting the District by reviewing the meeting minutes from the past year that are available on the District's website. This will provide him with a snapshot of the issues as well as provide an indication of the issues that are relevant to the residents based on their public comments. Lastly, he will communicate/coordinate with the District Manager and pose any questions arising from his discussions with the former District Engineer and his review of the public records in preparation for the initial monthly CDD meeting.

NPDES Experience

In 1994, the Environmental Protection Agency (EPA) sent Lee County a letter requiring them to apply for a Municipal Separate Stormwater Sewer System (MS4) permit under the requirements of the Clean Water Act. Lee County, through the Consultants' Competitive Negotiation Act, FS 287.055 (CCNA) process, hired our team to prepare Part I and Part II of their applications. This included data gathering of stormwater systems, legal ordinances and financial information. In addition to the information gathered in the application for Lee County, our team prepared the same information for the City of Sanibel and the City of Fort Myers. We also worked in conjunction with Gateway Services CDD, a Chapter 190 CDD, in Fort Myers, to complete their application at the same time.

Much of the Part I application was a data gathering exercise. This work was not to create new data, but to accumulate and organize data on known facilities. This included culverts, bridges, water control structures, streams, water quality data, operation financial data, maintenance, and construction and for ordinances and rules that gave Lee County, the cities, and the CDDs the legal authority to enforce water quality rules that met the Clean Water Act requirements.

We prepared maps for the application and had them updated, in conjunction with compiling annual reports to the EPA and the Florida Department of Environmental Protection (FDEP). The maps show the location of outfalls, screening locations for dry-weather screening programs, and land use information. Our annual report work included the text writing, data compilation, and field screening for illicit discharges to the stormwater system. This was completed to meet the requirements under the permitting program.



4. Approach



Over the past six years, we have successfully completed annual reports for the City of Sanibel, the City of Bonita Springs and several CDDs throughout Florida. These reports have been submitted to the EPA and FDEP for their review. Few, if any, additional responses were required each year for the annual reporting process. The FDEP has made changes to the required format for the annual reports since taking over delegation, and our firm remains current with these changes.

Transportation

Phil Chang, who would lead the team as District Engineer, has assisted other local CDDs/HOAs with their roadway maintenance issues by communicating solutions promptly as if they had their very own Public Works department. With more than 15 employees supporting him within our transportation market group, we are experienced in a wide of array of roadway design and construction inspection services. We are familiar with the requirements and operating procedures of nearly all municipalities in Florida including the FDOT and Hillsborough County. We are also experienced in all manners of permitting associated with transportation improvements.

Our design services range from sidewalk ADA compliance reviews, corridor analyses, preliminary design studies, and intersection improvements to full scale major roadway design. Roadway design is intricately correlated with the adjacent development, drainage, utilities, and environment. With in-house expertise in these areas as well, we offer a comprehensive design and permitting service. We also have long standing relationships with proven consultants in the transportation sub-disciplines of traffic, lighting, and signalization. These relationships perfectly complement our core design, providing a complete and quality design product.

Our transportation group also offers construction engineering and inspection (CEI). With 10 FDOT certified roadway and utility construction inspectors, we have the means to make sure the design is constructed properly. Our inspection staff is also well versed in the construction and acceptance criteria of the local municipalities. On-site inspection is critical to ensure compliance not only with the plans, but with the specifications and contract documents. Inspection is often required in cases where improvements are to be turned over to a local municipality for maintenance. Our local experience and thorough expertise in all manners of transportation improvement projects will ensure a quality product is delivered in an efficient manner, from conception to completion.

Environmental Monitoring Experience

Our team is adept at the preparation of all types of mitigation and environmental monitoring reports, as required, for the Southwest Florida Water Management District, the Army Corps of Engineers, and any pertinent local agencies requiring this information. In addition, mitigation monitoring protocol is established and designed as specified in the permits issued for development. We have implemented monitoring programs for a variety of mitigation areas ranging from under 10 acres to 7,000 acres. Components of typical monitoring programs include the establishment and analysis of vegetation monitoring transects, groundwater monitoring wells, identification and quantification of fish varieties along with macro-invertebrates for wetland health and surface water quality within freshwater and estuarine wetland ecosystems.



Utilities

Utilities play a fundamental part in our everyday lives, yet we take for granted the vast systems of water, irrigation and sewer lines that run beneath us, and the engineering it took to provide such consistent service. Our utilities market group is a highly motivated and energetic group of professionals dedicated to the water and wastewater industry. Our expertise has brought water to fire hydrants, drinking fountains, and swimming pools throughout Florida and provided wastewater systems for entire communities.



4. Approach

Landscape Architecture

It has been said, "You only get one chance to make a first impression." This adage expresses the primary reasons for developing beautiful landscapes and streetscapes along the main corridors and neighborhood entries within your community. The main portal into this existing residential neighborhood will set the stage for impressions of the community by residents and visitors. The character of this roadway should stand out and reflect that certain level of treatment and attention to detail that represents the lifestyle within the community. At the same time it must emphasize a gracious welcoming into this neighborhood and the variety of amenities it provides.

Our guide for developing a beautiful landscape renovation design will be our focus on complying with the Landscape Committee's goals and "Vision". For this project, the landscape renovation design will include:

- Utilizing "Florida Friendly" and native landscaping,
- Incorporating native and drought tolerant plantings,
- Minimizing landscape maintenance,
- Implementing sustainability with the elimination of standard irrigation practices,
- Compliance with sight visibility requirements,
- Proposed landscape enhancements that provide continuity with existing landscaping surrounding the project area.

Landscape Architecture Services for Community Development Districts (CDD) include:

Design Review for Building Guideline Compliance

- New construction
- Remodeling / Additions
- Color & material change recommendations & approvals

Horticultural Maintenance

- Site walkthrough evaluation & report: Are you paying for too much maintenance? Occasional pruning vs. continual trimming
- Maintenance guide: Excessive trimming...it all looks the same! Fertilization for healthy plants, pest control recommendations

Arboricultural & Coordination Services

- Tree trimming overview & recommendations. Trees can create ongoing concerns if left unattended... insurance implications!
- Coordinate work with Certified Arborists

Design Upgrades to Maintain Property Values:

- Community "Branding" and Master Planning
- Refurbish declining plantings
- Site enhancements with sustainability techniques and Low Impact Development (LID) design
- Landscape modifications, revised plant palette suggestions for better curb appeal, less maintenance, reduced water consumption - sustainability/Florida Friendly/native
- Hardscape refurbishment: fences and buffers, pavements, signs, water features, pools and spas, recreation elements, image & identity, outdoor furniture, etc.
- Landscape lighting design/area lighting design
- Community "Branding" and Master Planning
- Site lighting design
- Refurbishment/enhancements with sustainability techniques and Low Impact Development (LID) design

Irrigation

- Perform a wet check to evaluate proper design & operation
- Design modifications, upgrades & water use improvements
- Water source design and connections (well, potable or reclaim)

Permitting & Compliance

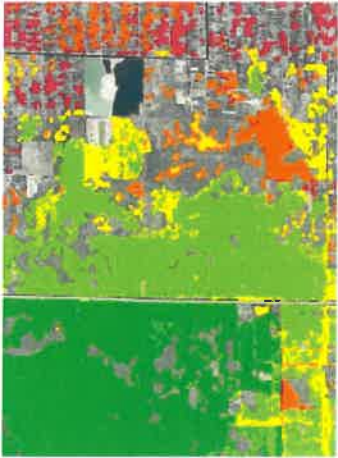
- Americans with Disabilities (ADA) Compliance Audits
- Tree removal permits
- Landscape & Irrigation Certification
- Local government permitting: county, city

Landscape Construction Phase Services

- Plans Preparation
- Bidding Assistance
- Construction Observation & Reporting



4. Approach



WILLINGNESS TO MEET TIME & BUDGET REQUIREMENTS

Geographic Information Systems (GIS)

Our team uses ESRI's ArcGIS technology to provide an array of interactive digital mapping, data management and spatial analysis and 3D modeling solutions. Tailored web-based applications may be developed for secured, client-only access or for public presentation of maps and support analysis of spatial data. Using GPS, conventional surveying and subsurface utility engineering, our team can provide GIS utility mapping, including asset management, inventories, systems analysis tools and real time system conditions and monitoring. We locate and identify the elements, attributes and condition of these networks and offer a true working model to our clients. We also offer the support, update and maintenance of our GIS deliverables to ensure that our clients have the most up-to-date and accurate mapping resources available.

Johnson Engineering's GIS team has developed Mobile Mapping applications for iPhone and iPad devices, as well as for some Android and Blackberry mobile devices. These applications allow you to access and view your project specific data layers on your mobile device, and see your current position relative to those layers with an aerial background using your device's GPS location information. Mobile maps are also viewable using standard desktop web browsers. Data layers vary from point based features to linear or polygon features. Our team currently employs this technology to assist field operations for environmental/species mapping, well locations and stormwater facilities.

Mobile Mapping Application Benefits - ArcGIS Application - Uses

- Navigate to field features like wells, structures, monitoring stations, etc.
- Illustrate for clients, proposed conditions on site.
- Visualize multiple projects with aerial backgrounds.
- Locate and visualize existing/proposed underground facilities.
- Follow onsite drainage patterns and interaction with regional drainage features.
- Track and navigate to project assets and amenities
- Depict and navigate to Boundary Survey and Control monumentation.
- Overlay and visualize a variety of agency polygon coverages with your project limits like Land Use/Land Cover, Wetlands, Soils, Water Body IDs, FEMA Flood Lines, Zoning, Future Land Use, etc.

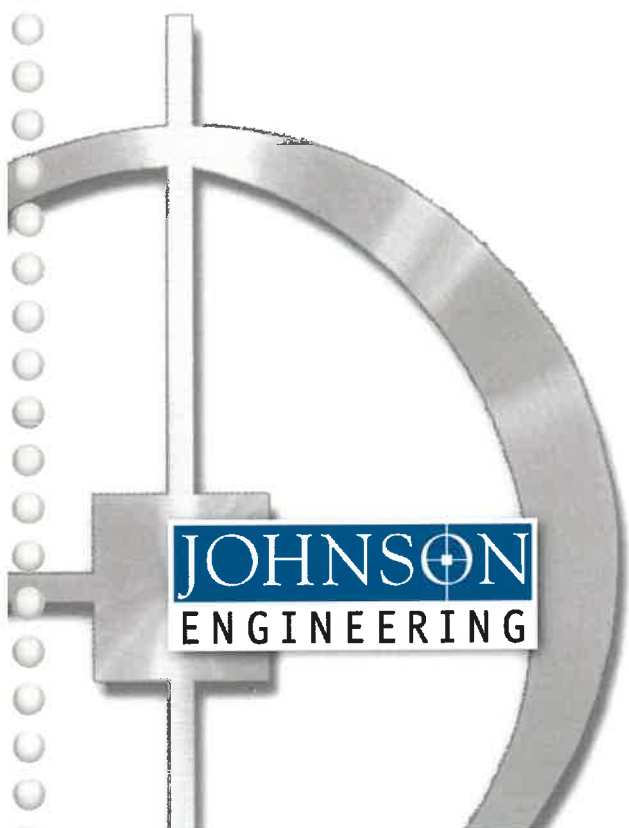
We have a great track record completing quick-turn assignments and we take great pride in developing unique strategies that can help reduce costs. Completing a project within budget and within the scheduled time allotted is our primary goal. Also of major concern is the quality of the product. Attaining these three goals is a matter of prioritizing the company's resources.

Control of the project costs starts in the proposal stage. An in-depth analysis of the proposed project and scope of work, with realistic time-frames and costs, will give the CDD a firm idea of exactly what product they will be getting, when they will get it and how much it will cost.

Should anything unforeseeable delay the project or cause a cost overrun, it is the our responsibility to inform you immediately as to the situation. As the consultant, Johnson Engineering will allocate the necessary resources and/or alter the schedule in an effort to accommodate the CDD's needs.

The quality of the product should not suffer in order to meet cost and schedule constraints. Proper planning, experienced personnel, communication between all parties and a workable QA/QC program produces quality products, within budget and on schedule. Johnson Engineering commits to continue providing this cost-efficient and timely service to the Cypress Preserve CDD, as we have for many other Community Development Districts.





ARCHITECT-ENGINEER QUALIFICATIONS

PART I – CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION (City and State)

Cypress Preserve Community Development District - District Engineer

2. PUBLIC NOTICE DATE

6/5/22

3. SOLICITATION OF PROJECT NUMBER

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Phil Chang, PE, Project Manager

5. NAME OF FIRM

Johnson Engineering, Inc.

6. TELEPHONE NUMBER

(813) 909-8099

7. FAX NUMBER

8. E-MAIL ADDRESS

pchang@johnsoneng.com

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

	(Check)			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V PARTNER	SUBCON-TRACTOR			
a.	X			Johnson Engineering, Inc. <input type="checkbox"/> CHECK IF BRANCH OFFICE	2122 Johnson Street Fort Myers, FL 33901	Project Management, Water Management, Utilities, Surveying, GIS, Environmental, Roadways, Construction Inspection, Planning, Landscape Architecture
b.	X			Johnson Engineering, Inc. <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	17900 Hunting Bow Cir Suite 101 Lutz, FL 33558	Project Management, Traffic Engineering, Roadway Construction Inspection, Minor Drainage, Water Management, Environmental
c.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

☒ (Included within proposal)

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Philip Chang, PE	13. ROLE IN THIS CONTRACT Project Manager	14. YEARS EXPERIENCE a. TOTAL 28 b. WITH CURRENT FIRM 11	
15. FIRM NAME AND LOCATION (City and State) Johnson Engineering, Lutz, Florida			
16. EDUCATION (DEGREE AND SPECIALIZATION) Bachelor of Engineering - Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Florida - PE Virginia - PE	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) FDEP Qualified Stormwater Management Inspector			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
Riverbend West Community Development District Hillsborough County, Florida	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable)
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm As District Engineer, Philip provides professional services as requested by the Board and/or staff. He has worked closely with District Counsel on a number of issues. Services have included pond inspections, review/assessment of infrastructure (sidewalks, site grading/drainage, stormwater facilities, etc.), Engineer's report for new bonds, attendance at monthly Board of Supervisor meetings, responding to resident inquiries and communicating with various regulatory agencies including Hillsborough County and SWFWMD.		
Longleaf Community Development District Pasco County, Florida	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable)
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Philip represents the District as its District Engineer and provides professional services to the Board as needed. Services provided by him and the Johnson Engineering team have included ADA compliance, drainage, roadway improvements, and infrastructure maintenance, resident inquiries and landscape related issues. He has also acted as liaison between the District and the County.		
Cory Lakes Community Development District Tampa, Florida	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable)
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Phil represents the District Engineer for the Cory Lakes Community Development District. This District has an extensive stormwater system consisting of several interconnected lakes and wetlands. Our work has included assisting the District to replace large concrete stormwater structures that were in desperate need of repair as well as assisting with general maintenance issues related to failing inlets, pipes and drainage ditches. Other services have included ADA surveys, new concrete sidewalks and assistance with concrete bridge repairs.		
Suncoast CDD Land O'Lakes, Florida	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) N/A
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm As District Engineer, Philip provides services to the Board as requested related to sidewalk and roadway assessments, ADA compliance, and inspection of CDD maintained ponds. He also facilitated the landscape design of enhanced right-of-way plantings at the gateway to the community (by our Registered Landscape Architect).		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Andrew Tilton, PE	13. ROLE IN THIS CONTRACT Principal-in-Charge	14. YEARS EXPERIENCE a. TOTAL 44 b. WITH CURRENT FIRM 44	
15. FIRM NAME AND LOCATION (City and State) Johnson Engineering, Fort Myers, Florida			
16. EDUCATION (DEGREE AND SPECIALIZATION) M.E. - Hydraulics B.S. - Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Florida - PE	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Co-authored with Dr. B.A. Christensen, "Stormwater Management by Microcomputer" International Conference on the Use of Micros in Fluid Eng., London, England, June 7-8, 1983			

19. RELEVANT PROJECTS

a. (1) TITLE AND LOCATION (City and State) Mediterra CDD – District Engineer Collier County, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Johnson Engineering has been the District Engineer at Mediterra since 2002. Work has included pay request review for release of bond funds, stormwater pond evaluations, fire safety related to naturally vegetated areas, and littoral vegetation maintenance.		
b. (1) TITLE AND LOCATION (City and State) Midfield Terminal Complex for Lee County Port Authority Fort Myers, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) Ongoing
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Andy was involved in the study, design, permitting and provided construction guidance for the water management features of the runway site and the offsite mitigation park. The overall project construction cost was in excess of \$380 million.		
c. (1) TITLE AND LOCATION (City and State) Verandah West CDD - District Engineer Lee County, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Johnson Engineering prepared the original Engineer's Report and amendments, along with the other items in the Verandah West Community, located in Lee County, Florida. During construction, portions of the community assets were reviewed by our team prior to acquisition by the CDD. This included review of construction documents, on-site testing and certifications to the regulatory agencies. We also assisted with delineation of conservation areas and private lands within the District for the division of maintenance responsibilities.		
d. (1) TITLE AND LOCATION (City and State) Burnt Store Road Phase 2 Charlotte County, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2018	CONSTRUCTION (If applicable)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Johnson Engineering recently finished the design on four miles of 2 to 4 lane widening of Burnt Store Road in Charlotte County. Johnson Engineering provided all aspects of roadway, drainage and utility design and permitting. The project included lighting, significant ROW acquisition, bat surveys and volumetric compensation for historic basin storage. Design is complete and final permits are expected in the next month.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME John Curtis, CSE	13. ROLE IN THIS CONTRACT Environmental	14. YEARS EXPERIENCE	
		a. TOTAL 25	b. WITH CURRENT FIRM 25
15. FIRM NAME AND LOCATION (City and State) Johnson Engineering, Fort Myers, Florida			
16. EDUCATION (DEGREE AND SPECIALIZATION) B.A. - Biology - 1994		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Certified Senior Ecologist, FWC Authorized Gopher Tortoise Agent, Burrowing Owl FWC Registered Agent, Florida Association of Environmental Professionals (Former Treasurer), City of Cape Coral Listed Species Stakeholder Group			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
Southwest 6/7 Utilities Extension Project (UEP)/Cape Coral, Florida	2018	
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The City of Cape Coral constructed utility improvements within an area referred to as Southwest 6 & 7. The project involved 51 miles of new utility lines, roadway improvements and storm water improvements. Johnson Engineering ecologists identified a total of 95 burrowing owl burrows, 36 gopher tortoise burrows and five active bald eagle nests within the project vicinity during the protected species surveys. Our environmental team was responsible for obtaining the Environmental Resource Permit (ERP) issued by the FDEP, the burrowing owl Incidental Take Permit and gopher tortoise Conservation Permit required by the Florida Fish and Wildlife Conservation Commission (FWC), and preparation of a bald eagle management plan to address the bald eagle nests within the construction area.		
NN Middle School & K Elementary School/Fort Myers, Florida	Ongoing	
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Johnson Engineering was contracted to perform the engineering and environmental permitting services for the new Middle School and Elementary School on a 68 acre property in south Lee County. The project will provide facilities for additional K-8 students in the Village of Estero and surrounding (South Zone) area, including academic classrooms, music, art, science and environmental labs, media center, gymnasium, auditorium, cafeteria, and administrative offices. Additionally, the facilities will include a storm water management system, athletic facilities/fields, bus ramp and parking areas. Our environmental team conducted listed species surveys and Florida bonneted bat surveys, and is currently overseeing updates and extensions of previously obtained permits by SFWMD and USACE.		
City of Cape Coral Galvanized Pipe Replacement Program-Section 2A/Cape Coral, Florida	Ongoing	
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm The Johnson Engineering environmental team conducted all of the environmental surveys and FWC permitting associated with addressing burrowing owl involvement related to the City's galvanized pipe replacement project - Section 2A. Tasks included conducting GPS surveys of all burrowing owl burrows within 33-feet of the project area, obtaining a listed species nest removal permit from the FWC to excavate and collapse inactive burrows, implementing the permit and overseeing all associated mitigation activities.		
Florida Gulf Coast University South Entrance Road and Recreation Facility/Estero, Florida	Ongoing	
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Mr. Curtis performed all environmental permitting required for the construction of the University's south entrance road and recreation facility. This project involved obtaining environmental resource permits from the USACE and SFWMD, a gopher tortoise relocation permit from the FWC, coordinating listed species mitigation for the Florida panther, wood stork, Eastern indigo snake and Florida bonneted bat with the USFWS and ongoing hydrologic restoration monitoring within the campus's onsite conservation areas.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Jeff Nagle, RLA	13. ROLE IN THIS CONTRACT Landscape Architecture	14. YEARS EXPERIENCE	
		a. TOTAL 38	b. WITH CURRENT FIRM 10
15. FIRM NAME AND LOCATION (City and State) Johnson Engineering, Fort Myers, Florida			
16. EDUCATION (DEGREE AND SPECIALIZATION) B.S./Landscape Architecture Rutgers University, Cook College, 1986		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Florida/Landscape Architecture New Jersey/Landscape Architecture	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Florida Registered Landscape Architect, New Jersey Licensed Landscape Architect, New Jersey Licensed Professional Planner, American Society of Landscape Architects member			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State) South Biscayne Drive Median Landscape Renovations City of North Port, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2014	CONSTRUCTION (If applicable)
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm This landscaping project of 1.5 miles of roadway median renovation is located within the ROW of South Biscayne Drive within in the City of North Port. The outdated landscape medians consisted of mainly of Cabbage Palms that were well beyond their peak of maturity. This renovation was the City's response to the surrounding residential community's desire to improve the neighborhoods main roadway character. The final design will include drought tolerant FL friendly plantings to reflect the character of the community and ensure durability, sustainability, and reduced maintenance requirements. Sustainable practices will include hydrant supplemented low volume irrigation, soil amendments with compost and water absorbing polymers to insure plant health and the removal of all turf areas to reduce maintenance effort and costs.		
(1) TITLE AND LOCATION (City and State) Rotonda West Entry Signs Charlotte County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2014	CONSTRUCTION (If applicable) 2014
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Jeff was responsible for updating the their existing and deteriorating identity signs at five locations. The scope of this project included the development of a new sign that would embody the character of the community while being sensitive to the budget. Through a series of public meetings and concept development a new sign emerged to reflect this established community and its history.		
(1) TITLE AND LOCATION (City and State) Suncoast CDD, Landscape Renovations & Entry Signage Pasco County, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2014	CONSTRUCTION (If applicable)
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Our team's job is to design the replacement of existing turf grass within the County ROW along the community's main entry road with a Florida Friendly and aesthetically pleasing landscape treatment. The design required consideration of the roadway landscape restrictions which limited the plant selections to grasses and groundcover to avoid frangibility concerns of trees within the roadway corridor. The final landscape design consists of the removal of the turf within the verge and replacement with plant materials arranged in sweeping masses to provide a sense of vertical and horizontal transition while creating a manageable and pleasing visual entry aesthetic. He also provided the conceptual sign plans as well as the landscape plantings around the signage as part of the CDD's efforts to update their community signage and to enhance the appearance at the gateway to the community. His efforts included developing concepts for a new community logo that was consistent with the community's personality and surroundings.		
(1) TITLE AND LOCATION (City and State) Harbor Trail & Wayfinding Parmely Street Charlotte County, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) Ongoing
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm This project will both visually and physically enhance the existing corridor connection from the heavily traveled US 41 to the existing and historically significant Bayshore Live Oak Park. Landscape architectural design enhancements include a gateway entry sign at the US Highway 41 entry, way-finding signage for Bayshore Live Oak Park, accessible sidewalk, aesthetically enhanced street intersections, decorative roadway lighting including banners, enhanced and decorative regulatory signage, and visually pleasing Florida Friendly landscaping and low volume irrigation. The landscape architectural improvements were designed to improve both the pedestrian and vehicular experience within this roadway corridor and establish character branding within Charlotte Harbor.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Tremayne Whitfield	13. ROLE IN THIS CONTRACT Construction Observation	14. YEARS EXPERIENCE a. TOTAL 21 b. WITH CURRENT FIRM 17	
15. FIRM NAME AND LOCATION (City and State) Johnson Engineering, Lutz, Florida			
16. EDUCATION (DEGREE AND SPECIALIZATION) Bachelor of Science - Computer Visualization Technology		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
Lingleaf Community Development District New Port Richey, Florida	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable)
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Tremayne has provided general construction observation for capital improvement projects as well as infrastructure maintenance repairs within the CDD. His other duties have included a field review of nearly 300 storm structures as part of a community-wide storm infrastructure condition assessment study.		
Suncoast Community Development District Land O'Lakes, Florida	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable)
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Tremayne has completed several pond inspections under the direct supervision of the District Engineer in order to comply with the Southwest Florida Water Management District's regular periodic inspection of CDD maintained stormwater management ponds as required under the conditions of the Environmental Resource Permit.		
Riverbend West Community Development District Riverview, Florida	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable)
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Tremayne has provided support on a variety of projects within the District including vehicle safe sight distance assessments, stormwater management pond inspections, sidewalk hazard assessments and ADA compliance surveys.		
Forest Creek Community Development District Parrish, Florida	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable)
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Tremayne has completed a number of sidewalk surveys to identify trip hazards and damaged sidewalk within this community. His efforts have identified close to 100 locations requiring repairs.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Matthew Howard, PSM	13. ROLE IN THIS CONTRACT Surveying & Mapping	14. YEARS EXPERIENCE a. TOTAL 46 b. WITH CURRENT FIRM 22	
15. FIRM NAME AND LOCATION (City and State) Johnson Engineering, Fort Myers, Florida			
16. EDUCATION (DEGREE AND SPECIALIZATION)		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Florida - PSM	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State) Hilliard Brothers of Florida Hendry County, Florida	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2015 CONSTRUCTION (If applicable)	
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Matt was the surveyor in charge for a 7,600 acre parcel of land with future development intents. Surveying efforts included a boundary survey of the entire parcel, horizontal location of existing improvements, and title work.		
(1) TITLE AND LOCATION (City and State) Edison Farms, Lee County Board of County Commissioners Lee County, Florida	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2018 CONSTRUCTION (If applicable)	
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Matt was the surveyor in charge for the boundary survey of an approximately 3,800 acre parcel of land to be included in conservation lands for the county. The survey required out parcels for the Florida Department of Transportation, access easements, and location of existing improvements.		
(1) TITLE AND LOCATION (City and State) Fort Denaud Road, Hendry County Board of County Commissioners Hendry County, Florida	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2018 CONSTRUCTION (If applicable)	
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Matt is the surveyor on charge for providing design surveying services for two and one-half miles of roadway for reconstruction. Efforts included horizontal and vertical location of all improvements and drainage facilities for design purposes. This is a county road and does not have an official right-of-way map and the county has requested that these services also include surveying and preparing a occupied and maintained right-of-way map.		
(1) TITLE AND LOCATION (City and State) United States Sugar Corporation Glades, Hendry, Palm Beach Counties, Florida	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2009 CONSTRUCTION (If applicable)	
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Matt was the project manager for United States Sugar Corporation surveys from July 2008 – February 2009. Management of six field crews and over twenty office personnel, professional and technical. This project included boundary survey and mapping of approximately 85,000 acres in Hendry, Glades and Palm Beach counties. Johnson Engineering prepared boundary surveys and right-of-way mapping for approximately sixty miles of United States Sugar Corporation railroad. Our firm was tasked with vesting deeds mapping, deeds in / deeds out, for +/- 187,000 acres of land owned by United States Sugar Corporation in Hendry, Glades and Palm Beach county. This project included mapping of drainage canals in all of the 298 drainage districts within United States Sugar Corporation lands, by our firm.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Michael Dickey, PE	13. ROLE IN THIS CONTRACT Utilities	14. YEARS EXPERIENCE	
		a. TOTAL 25	b. WITH CURRENT FIRM 23
15. FIRM NAME AND LOCATION (City and State) Johnson Engineering, Fort Myers, Florida			
16. EDUCATION (Degree and Specialization) B.S. - Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION (State And Discipline) Florida - PE	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Haestad Methods, Water Distribution Design and Modeling, American Water Works Association			

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a.	Southwest 6 & 7 Utility Extension Project Areas 1&2 Cape Coral, Florida	2012	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm As project manager, Mike is responsible for providing utility improvements to approximately 1,100 existing residential properties as part of Cape Corals Southwest 6 & 7 utility extension program. Areas 1 and 2 include approximately 53,000 linear feet of gravity sewer main; 56,000 linear feet of potable water main; 58,000 linear feet of irrigation main; two wastewater pump stations; 9,800 linear feet of wastewater force main; and 5,400 linear feet of storm drain improvements. The construction cost for all improvements in these two areas was \$12.5 million. Johnson Engineering is providing the value engineering, plan adoption of previous design, design modifications, pump station design, permitting, bidding assistance and construction phase services. The estimated construction cost is \$12.5 million.		
b.	16" Water Main U.S. 41 from Rattlesnake Hammock to Barefoot Williams Road, Collier County, Florida	2005	2007
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Mike was the project manager responsible for the design for approximately 15,800 linear feet of 16" water main that was installed within the median of U.S. 41 from Rattlesnake Hammock to Barefoot Williams Road in Collier County. Key design elements included proposing an alignment that would minimize traffic disturbance on U.S. 41, coordinating with FDOT to allow for the main to be installed within the median and preparing maintenance of traffic plan to allow for night work. To avoid open cutting turn lanes approximately Johnson Engineering provided the survey, design, permitting, bidding assistance and construction phase services.		
c.	91st & 92st Water Main Replacement Naples, Florida		Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm As project manager, Mike is responsible for the replacement of approximately 10,000 linear feet of 12" and 8" water main in Collier County along 91st and 92nd Street located within the Naples Park area. Key design elements included indentifying an alignment within congested rights of way that would accomplish project goals while minimizing impacts to the existing residents and allow the existing asbestos cement water main to remain in service during construction. Design also included provisions to remove the entire AC water main once the new system was in service. Johnson Engineering provided the survey, design, permitting and bidding service for this project.		
d.	Hickory Boulevard Water Main Bonita Springs, Florida	2009	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Mike was the project manager responsible for the replacing approximately 12,500 linear feet of 16" water main in Bonita Springs along Hickory Boulevard from Bonita Beach Road to Estero Blvd. Due to limited available right way, the project required a design that limited disturbance to the local residents, maintained traffic flow, maintained bike path access and limited removal of existing landscaping. Through frequent coordination meetings with residents and Lee County the project was successfully completed with minimal complaints. Johnson Engineering provided the survey, design, permitting, bidding services and construction management.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Michael Lohr, PSM	13. ROLE IN THIS CONTRACT GIS	14. YEARS EXPERIENCE a. TOTAL 48 b. WITH CURRENT FIRM 38	
15. FIRM NAME AND LOCATION (City and State) Johnson Engineering, Fort Myers, Florida			
16. EDUCATION (DEGREE AND SPECIALIZATION) A.A./Chemical Engineering/Jefferson Technical College 1974		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Florida - PSM LS # 5916	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Florida Surveying and Mapping Society			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Lee County Utilities - Upper Estero River Basin Historic Imagery and GIS Land Use Analysis	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable)
<input checked="" type="checkbox"/> Check if project performed with current firm Mike has the overall responsibility for GIS analysis including georeferencing historic aerial photography for hundreds of individual imagery tiles dating back to 1944 in seven different time series for use in GIS analysis depicting land use changes since 1944. Work includes watershed basin delineations based on historic aerials and various topographic data sources.		
(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE 2409 Acre Seven Star Survey Southeast Hendry County near Big Cypress Seminole Reservation	PROFESSIONAL SERVICES 2008	CONSTRUCTION (If applicable)
<input checked="" type="checkbox"/> Check if project performed with current firm Mike was the surveyor in responsible charge for this large survey in southeast Hendry County located near Kissimmee Billy Strand and west of the Big Cypress Indian Reservation. The final product was a Boundary Survey aggregating 3 adjacent parcels of previous agricultural lands including recovery of 9 section corners and monumentation for existing drainage easements on and adjacent to the property. In addition, one new parcel of approximately 25 acres was created. Project required coordination with landowners and Seminole Tribe of Florida representatives. GIS applications were used in completing this work including high resolution aerial imagery dated 2007 and internal sharing of project information utilizing network and web based Google Earth KMZ files.		
(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Babcock Ranch Community Charlotte & Lee Counties, Florida	PROFESSIONAL SERVICES 2005-Ongoing	CONSTRUCTION (If applicable)
<input checked="" type="checkbox"/> Check if project performed with current firm Mike performed GIS mapping services and remote data collection responsibilities for proposed development of more than 17,000 acres. Services included installation, programming, calibration of approximately 150 electronic water level sensors and rain gages used to assess baseline conditions and permit requirements in the area. Data management and production of water level charts is also a part of the ongoing task, as well as managing flow measurements and water quality sampling at 23 locations on a monthly basis. Mike is also responsible for providing aerial and GIS mapping services in support of multiple permit application processes, as well as deployment of web based GIS mapping applications. Mike has also developed several Sketch and Descriptions required for permitting processes and reviews survey work on Babcock done for the landowner by other consultants.		
(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE The Brooks Community Development District GIS Web Mapping Estero, south Lee County, Florida	PROFESSIONAL SERVICES 2009	CONSTRUCTION (If applicable)
<input checked="" type="checkbox"/> Check if project performed with current firm Mike has developed a web based mapping application for use by managers of The Brooks CDD, integrating parcel information, current aerial imagery, downloaded scanned files of county public records for deeds, legal descriptions and condominium declarations, photography, lake and conservation easements into a mapping service accessible via internet connection. The web based application has parcel hyperlinks to the property appraiser web sites to access current ownership information.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Ryan Bell, PE, PTOE	13. ROLE IN THIS CONTRACT Roadway/Traffic	14. YEARS EXPERIENCE	
		a. TOTAL 24	b. WITH CURRENT FIRM 24
15. FIRM NAME AND LOCATION (City and State) Johnson Engineering, Fort Myers, Florida			
16. EDUCATION (DEGREE AND SPECIALIZATION) B.S. - Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Florida - P.E. Florida - P.T.O.E.	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) ASCE, FES, FDOT certified in Asphalt I, Asphalt II, Earthwork I, Earthwork II, QC Manager, Advanced MOT and Troxler			

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a.	NE 34th Avenue Roadway Improvements Okeechobee County, Florida	2018	2018
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Ryan was responsible for the design services for this half mile resurfacing project. Services include traffic analysis, pavement design, utility coordination and construction plan preparation for roadway milling and resurfacing and minor drainage improvements. This project is funded through FDOT's Small County Outreach Pro-gram (SCOP) and Small County Rural Assistance Program (SCRAP).		
b.	304th Street Box Culvert Remediation Okeechobee County, Florida	2019	2019
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Ryan was the project manager responsible for the design and construction phase services for this box culvert remediation project in Okeechobee County. The project was funded by FEMA and included repair and reconstruction of facilities damaged in Hurricane Irma. Work included inspection of existing conditions, repair of a roadway washout, channel sedimentation removal, removal of concrete wingwalls and construction of new steel sheet pile wingwalls.		
c.	Helms Road Hendry County, Florida	2013	2019
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Ryan is the project manager for design and CEI of approximately three miles of new four-lane roadway in Hendry County. Work includes all associated drainage, permitting, signalization and signing and marking. This project is currently under construction.		
d.	Turner Avenue LAP Intersection Improvements DeSoto County, Florida	2018	2018
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Ryan is the project manager responsible to design intersection improvements at the intersection of NE Turner Avenue and Roan / Gibson Street. This intersection is directly adjacent to DeSoto High School and was experiencing excessive delay during peak traffic hours. Johnson Engineering performed a traffic analysis to optimize intersection timing and determine the required length of the proposed turn lanes. Design services included the addition of left turn lanes, pavement rehabilitation, improvements to existing pedestrian infrastructure as well as compliance with the Statewide School Zone Implementation plan. This project was federally funded through FDOT's LAP program and plans were reviewed through the Electronic Review Comment (ERC) system. The design was completed ahead of schedule in August 2018.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME Laura DeJohn, AICP	13. ROLE IN THIS CONTRACT Planning	14. YEARS EXPERIENCE	
		a. TOTAL 24	b. WITH CURRENT FIRM 18
15. FIRM NAME AND LOCATION (City and State) Johnson Engineering, Fort Myers, Florida			
16. EDUCATION (Degree and Specialization) Master of Planning - American Urbanism Bachelor of City Planning		17. CURRENT PROFESSIONAL REGISTRATION (State And Discipline) AICP (American Institute of Certified Planners)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Member, APA (American Planning Association)			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
Comprehensive Plan Village of Estero, Florida	2019	
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Laura assisted with the data collection, analysis, public involvement, and drafting of the Village's first Comprehensive Plan and continues in providing similar services in preparation of the Village's first Land Development Code. Laura's focus was the Future Land Use Element and Map, Community Design Sub-Element, formatting of the final comprehensive plan, architectural and landscape standards, and presentations to the Planning and Zoning Board and Village Council.		
Stoneybrook CDD Lee County, FL	2008	
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Laura assisted with the communitywide lake bank restoration project, which included inventory, mapping and coordination with Lee County Development Review staff to justify deviations to allow alternative designs for lank bank restoration to be more cost effective and to minimize impact to property owners.		
Pine Air Lakes CDD Collier County, Florida	2007	
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Laura assisted with establishing a permit tracking system for the CDD to identify and maintain compliance with monitoring, reporting, and other stipulations for the various entitlements and permits issued within the CDD.		
Miromar Square Corporate Center Lee County, Florida	2006	
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Laura prepared commercial planned development and notice of proposed change applications for an 18-acre office and hotel site, coordinated master concept plan, Estero Community Planning Panel presentation, and processed applications with County staff, hearing examiner and Board of County Commissioners.		

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

1

21. TITLE AND LOCATION (City and State)

**Longleaf Community Development District
Pasco County, Florida**

22. YEARS COMPLETED

PROFESSIONAL SERVICES

Ongoing

CONSTRUCTION (If applicable)

Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Meritus Districts

b. POINT OF CONTACT NAME

Mr. Brian Howell

c. POINT OF CONTACT TELEPHONE NUMBER

(813) 397-5120

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT
(Include scope, size, and cost)

Johnson Engineering has provided professional engineering services for the Longleaf Community Development District in Pasco County, Florida since 2009.

The work includes establishment, reports for bonds, processing National Pollutant Discharge Elimination System (NPDES) permit compliance, assisting during the construction and development process, as well as during the operation and maintenance of the CDD.

Our team recently provided design oversight, bidding, contract administration, and construction observation services for infrastructure repairs to a number of CDD maintained roads and drainage facilities.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Johnson Engineering	(2) FIRM LOCATION (City and State) Lutz, Florida	(3) ROLE Water Management, Roads, ADA Compliance for Recreation
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

2

21. TITLE AND LOCATION (City and State)

Forest Creek Community Development District
Manatee County, Florida

22. YEARS COMPLETED

PROFESSIONAL SERVICES

CONSTRUCTION *(If applicable)*

Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Inframark

b. POINT OF CONTACT NAME

Mr. Andrew Mendenhall

c. POINT OF CONTACT TELEPHONE NUMBER

(813) 991-1014

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Johnson Engineering provides general engineering services to the Forest Creek Community Development District. As District Engineer, we have assisted the District with its needs in the areas of stormwater management, environmental issues, transportation/roadway issues, survey, project bidding and construction observation as well as any additional services on an as-needed basis. Projects have included, but were not limited to, sidewalk repairs, roadway repaving, review of vegetative growth in conservation/preservation areas and permit research.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Johnson Engineering	(2) FIRM LOCATION <i>(City and State)</i> Lutz, Florida	(3) ROLE Water Management, Roads, Landscape Architecture, Wetlands
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

3

21. TITLE AND LOCATION (City and State)

**Riverbend West Community Development District
Hillsborough County, Florida**

22. YEARS COMPLETED

PROFESSIONAL SERVICES

CONSTRUCTION (if applicable)

Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Rizzetta & Company

b. POINT OF CONTACT NAME

Ms. Jennifer Goldyn

c. POINT OF CONTACT TELEPHONE NUMBER

(813) 533-2950

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

Johnson Engineering has served as the District Engineer for this community in the Ruskin area of Hillsborough County since 2018. As District Engineer, we have assisted the community with the oversight of a 27.4 acre expansion to the District (an increase in size of almost 50%). We have also assisted the District with issues related to safety, drainage, traffic and District easements.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Johnson Engineering	(2) FIRM LOCATION (City and State) Lutz, Florida	(3) ROLE Safety, drainage, traffic, and District easements
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

4

21. TITLE AND LOCATION (City and State)

**Suncoast Community Development District
Pasco County, Florida**

22. YEARS COMPLETED

PROFESSIONAL SERVICES

Ongoing

CONSTRUCTION (If applicable)

N/A

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Meritus Districts

b. POINT OF CONTACT NAME

Mr. Brian Howell

c. POINT OF CONTACT TELEPHONE NUMBER

(813) 397-5120

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

Johnson Engineering was selected to provide professional engineering services for the Suncoast Community Development District in Pasco County, Florida in August 2013.

Our work has included inspection of stormwater detention ponds (for SWFWMD Certification), review of and recommendations pertaining to contractor proposals, facilitating discussions between the Board of Supervisors and County staff, identifying and reporting roadway structural issues and responding to resident inquiries.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Johnson Engineering	(2) FIRM LOCATION (City and State) Lutz, Florida	(3) ROLE Water Management, Roads, Landscape Architecture, Wetlands
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

5

21. TITLE AND LOCATION (City and State)

**Cory Lake Community Development District
Tampa, Florida**

22. YEARS COMPLETED

PROFESSIONAL SERVICES

CONSTRUCTION (If applicable)

Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Wrathell, Hunt & Associates, LLC.

b. POINT OF CONTACT NAME

Mr. Chuck Adams

c. POINT OF CONTACT TELEPHONE NUMBER

(239) 498-9020

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

Johnson Engineering is the District Engineer for the Cory Lakes Community Development District. This District has an extensive stormwater system consisting of several interconnected lakes and wetlands. Our work has included assisting the District to replace large concrete stormwater structures that were in desperate need of repair as well as assisting with general maintenance issues related to failing inlets, pipes and drainage ditches. Other services have included ADA surveys, new concrete sidewalks and assistance with concrete bridge repairs.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Johnson Engineering	(2) FIRM LOCATION (City and State) Lutz, Florida	(3) ROLE Water Management, ADA Surveys, Sidewalks
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

F. EXAMPLE PROJECTS WITH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATION FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified.)

20. EXAMPLE PROJECT KEY NUMBER

6

21. TITLE AND LOCATION *(City and State)*

**Verandah West Community Development District - District Engineer
Lee County, Florida**

22. YEARS COMPLETED

PROFESSIONAL SERVICES

Ongoing

CONSTRUCTION *(If applicable)*

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

**Verandah West Community
Development District**

b. POINT OF CONTACT NAME

Mr. Chuck Adams

c. POINT OF CONTACT TELEPHONE NUMBER

(239) 498-9020

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(include scope, size, and cost)*

Johnson Engineering prepared the original Engineer's Report and amendments, along with the other items in the Verandah West Community, located in Lee County, Florida.

During construction, portions of the community assets were reviewed by our team prior to acquisition by the CDD. This included review of construction documents, on-site testing and certifications to the regulatory agencies. We also assisted with delineation of conservation areas and private lands within the District for the division of maintenance responsibilities.



19. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Johnson Engineering, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Fort Myers, Florida	(3) ROLE Water Management, Utilities and Environmental Permitting
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

7

21. TITLE AND LOCATION (City and State)

**The Brooks of Bonita Springs Community Development District
Lee County, Florida**

22. YEARS COMPLETED

PROFESSIONAL SERVICES

Ongoing

CONSTRUCTION (If applicable)

Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Wrathell, Hunt & Associates

b. POINT OF CONTACT NAME

Mr. Chuck Adams

c. POINT OF CONTACT TELEPHONE NUMBER

(239) 498-9020

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

Johnson Engineering is the District Engineer for The Brooks CDD in South Lee County, Florida. Our team provides professional engineering services, including establishment, reports for bonds, assisting during the construction and development process, as well as during the operation and maintenance of the CDD.

During the construction and the development process, Johnson Engineering prepared Engineer's Reports and amendments, when needed, and reviewed and approved requisitions from bond proceeds. We participate in the operation and maintenance with the CDD through work of facilities modifications, GATSB 34, as well as modifications to the water management system. Our team also provides site planning, zoning and permit applications.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Johnson Engineering	(2) FIRM LOCATION (City and State) Fort Myers, Florida	(3) ROLE Water Management, Development and Planning
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

F. EXAMPLE PROJECTS WITH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATION FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER
8

21. TITLE AND LOCATION (City and State)

**Pelican Marsh Community Development District - District Engineer
Lee County, Florida**

22. YEARS COMPLETED

PROFESSIONAL SERVICES
Ongoing

CONSTRUCTION (if applicable)

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Pelican Marsh CDD

b. POINT OF CONTACT NAME

Mr. Neil Dorrell

c. POINT OF CONTACT TELEPHONE NUMBER

(239) 592-9115

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

Johnson Engineering has provided general engineering services for the Pelican Marsh CDD in North Collier County, Florida since 2002. The services we have provided the District include reviewing the stormwater system when flooding has occurred throughout the community, reviewing offsite impacts of existing and proposed facilities affecting the stormwater system and assisting with improving the access control facilities, and reviewing roadway signage and sight distance issues.

Our engineering services have included preparing amended Engineer's Reports, review and approve requisitions, and an asset summary. We also provided site planning, zoning, and permit applications for perimeter fencing and an on-site maintenance facility which was completed in May 2010. An analysis of the affect of off-site developments that convey stormwater runoff through the community was made to minimize adverse impacts to the community. The analysis included monitoring of extreme rainfall events and observations of the piped conveyance system. We have also worked with the district attorney to establish values for infrastructure owned by the CDD that were going to be impacted by road widening projects and required adjustments.

Last fall, the community began a multi-year roadway paving of the main roads. Our transportation group provided a pavement condition report and construction engineering and inspection services during the completed paving project to monitor the contractors performance and verify invoicing quantities.



19. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Johnson Engineering, Inc.	(2) FIRM LOCATION (City and State) Fort Myers, Florida	(3) ROLE Water Management, Wetlands and Roads
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

20. EXAMPLE PROJECT KEY NUMBER

9

(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)

21. TITLE AND LOCATION (City and State)

**District Engineer - Pine Air Lakes Community Development District
Collier County, Florida**

22. YEARS COMPLETED

PROFESSIONAL SERVICES

Ongoing

CONSTRUCTION (If applicable)

Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Pine Air Lakes Community Development District

b. POINT OF CONTACT NAME

Mr. Rich Hans

c. POINT OF CONTACT TELEPHONE NUMBER

(954) 721-8681

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

Johnson Engineering provides professional engineering services for Pine Air Lakes Community Development District located in Collier County, Florida. The work includes establishment, reports for bonds, assisting during the construction and development process, as well as during the operation and maintenance of the CDD.

During the construction and the development process, our team prepared the Engineer's Reports and amendments, when needed, and reviewed and approved requisitions from bond proceeds. We participate in the operation and maintenance with the CDD through work of facilities modifications, as well as modifications to the water management system. Our team also provides site planning, zoning and permit applications.

PINE AIR LAKES PUD DEVELOPER COMMITMENTS



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Johnson Engineering	(2) FIRM LOCATION (City and State) Fort Myers, Florida	(3) ROLE Water Management, Development, Planning, Roads
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

10

21. TITLE AND LOCATION (City and State)

**Babcock Ranch Community Independent Special District - District Engineer
Charlotte County, Florida**

22. YEARS COMPLETED

PROFESSIONAL SERVICES

Ongoing

CONSTRUCTION *(If applicable)*

Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Kitson & Partners, LLC.

b. POINT OF CONTACT NAME

Mr. John Broderick

c. POINT OF CONTACT TELEPHONE NUMBER

(941) 235-6907

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Johnson Engineering prepared the original Engineer's Report to support the bond validation. This district was originally over 13,000 acres located in the southeast portion of Charlotte County. It is now over 17,000 acres with adjacent lands in northern Lee County added to it.

As one of the district engineers, we provide engineering, environmental, and surveying services for the community. We are currently working on a revised Engineers Report for bond validation for the expanded District boundary with the addition of some more services. Environmental monitoring for permit compliance is ongoing as the community grows and additional permits are obtained.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Johnson Engineering	(2) FIRM LOCATION <i>(City and State)</i> Fort Myers, Florida	(3) ROLE Water Management, Permitting, Utilities, Roads, and Environmental
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

[illegible]

29. EXAMPLE PROJECTS KEY

NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)	NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)
1	Longleaf Community Development District	6	Verandah West Community Development District
2	Forest Creek Community Development District	7	The Brooks of Bonita Springs Community Development District
3	Riverbend West Community Development District	8	Pelican Marsh Community Development District
4	Suncoast Community Development District	9	Pine Air Lakes
5	Cory Lake Community Development District	10	Babcock Ranch Community Independent Special District

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

When Johnson Engineering was established in 1946, much of Florida was an undisturbed land. More than 76 years later we have seen a boom in development and a tremendous population growth alter the landscape permanently. Johnson Engineering has been helping guide private companies, and city, county, and state governmental institutions through these changes and the challenges they create.

Just as Florida has transformed dramatically over the years, so has Johnson Engineering. What started as one man surveying Florida's west coast has developed into a team of more than 120 professionals throughout Florida, offering their expertise in a broad spectrum of engineering disciplines. Our team provides civil engineering design for land development, planning and landscape architecture, utilities, transportation design, and construction engineering and inspection. Our surveying and mapping group specializes in utility mapping, transportation surveying, hydrographic surveying, and geographic information systems and our water resource management group provides environmental consulting, surface water management, water quality studies, and water supply services.

Our extensive list of well-known Florida airport facilities, roads, shopping centers, schools, hospitals, residential communities, resorts and commercial developments show our continued responsibility in developing Florida's communities.

The company has offices in Lutz, Port Charlotte, Fort Myers, LaBelle, Clewiston, and Naples.

While Johnson Engineering is focused on growing and evolving to continue serving the needs of Florida, it remains true to its past and the values upon which the company was founded.

Depth of Experience

Centuries of combined experience has immersed our team of licensed professionals into Florida's geography, giving a rare perspective into development of the area and an appreciation of the changes.

Full Range of Services

Specialized teams of engineers, planners, landscape architects, surveyors, ecologists, water resources experts, transportation and utility designers provide all aspects needed to complete every project.

Long Term Commitment

Our team's average tenure with Johnson Engineering is 13 years, 53% of our employees have been here for more than 10 years, and an unprecedented 21% have been with us for more than 20 years, showing our team's continuity and dedication to the area.

Local Presence

Over 76 years of service provides invaluable historical data throughout Florida and conveniently located offices means prompt communication through every step of your project

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE



32. DATE

6/28/22

33. NAME AND TITLE

Phil Chang, PE, Project Manager

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION Number (if any)

PART II – GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work)

2a. FIRM (OR BRANCH OFFICE) NAME Johnson Engineering, Inc.			3. YEAR ESTABLISHED 1946	4. DUNS NUMBER 048177498
2b. STREET 2122 Johnson Street			5. OWNERSHIP	
2c. CITY Fort Myers			2d. STATE FL	2e. ZIP CODE 33901
6a. POINT OF CONTACT NAME AND TITLE Phil Chang, PE, Project Manager			B. SMALL BUSINESS STATUS Non-Minority	
6b. TELEPHONE NUMBER (239) 334-0046			6c. E-MAIL ADDRESS pchang@johnsoneng.com	
8a. FORMER FIRM NAME(S) (if any) N/A			7b. YR. ESTABLISHED	7c. DUNS NUMBER

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. No. of Employees	
		(1) FIRM	(2) BRANCH
02	Administrative	18	15
07	Biologist	0	0
08	CADD Technician	28	24
12	Civil Engineer	13	7
15	Construction Inspector	9	10
16	Construction Manager	1	1
19	Ecologist	8	5
21	Electrical Engineer	1	1
23	Environmental Engineer	1	1
24	Environmental Scientist	3	3
29	GIS Specialist	1	1
30	Geologist	3	3
33	Hydrographic Surveyor	2	2
38	Land Surveyor	18	14
39	Landscape Architect	2	2
47	Planner: Urban/Regional	3	2
48	Project Manager	1	1
58	Technician/Analyst	1	1
60	Transportation Engineer	3	1
62	Water Resources Engineer	4	1
Total		120	95

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. Revenue Index Number (see below)
C15	Construction Management	6
D01	Dams (Concrete; Arch)	1
E09	Environmental Impact Studies	6
E10	Environ. & Natural Resource	2
G04	Geographic Information System	4
H07	Highways; Streets; Parking Lots	6
H09	Hospital & Medical Facilities	3
I06	Irrigation; Drainage	6
L02	Land Surveying	7
L03	Landscape Architecture	2
P05	Planning (Community; Regional)	6
R04	Recreation Facilities	3
R11	Rivers; Canals; Waterway; Flood	2
S10	Surveying; Platting; Mapping	7
S13	Storm Water Handling & Fac.	2
W02	Water Res.; Hydro; Ground Wat.	2
Z01	Zoning; Land Use Studies	3

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS

(Insert revenue index number show at right)


a. Federal Work	N/A
b. Non-Federal Work	8
c. Total Work	8

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

- | | |
|---|---|
| 1. Less than \$100,000 | 6. \$2 million to less than \$5 million |
| 2. \$100,000 to less than \$250,000 | 7. \$5 million to less than \$10 million |
| 3. \$250,000 to less than \$500,000 | 8. \$10 million to less than \$25 million |
| 4. \$500,000 to less than \$1 million | 9. \$25 million to less than \$50 million |
| 5. \$1 million to less than \$2 million | 10. \$50 million or greater |

12. AUTHORIZED REPRESENTATIVE

The forgoing is a statement of facts.

a. SIGNATURE 	b. DATE 6/28/22
c. NAME AND TITLE Phil Chang, PE, Project Manager	

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION Number (if any)

PART II – GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work)

2a. FIRM (OR BRANCH OFFICE) NAME Johnson Engineering, Inc.			3. YEAR ESTABLISHED 1946	4. DUNS NUMBER 048177498
2b. STREET 17900 Hunting Bow Circle, Suite 101			5. OWNERSHIP	
2c. CITY Lutz	2d. STATE FL	2e. ZIP CODE 33558	a. TYPE Corporation	
6a. POINT OF CONTACT NAME AND TITLE Phil Chang, PE, Project Manager			B. SMALL BUSINESS STATUS Non-Minority	
6b. TELEPHONE NUMBER (239) 334-0046		6c. E-MAIL ADDRESS pchang@johnsoneng.com		7. NAME OF FIRM (If block 2a is a branch office)
8a. FORMER FIRM NAME(S) (if any) N/A			8b. YR. ESTABLISHED	8c. DUNS NUMBER

9. EMPLOYEES BY DISCIPLINE

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Function Code	b. Discipline	c. No. of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	18	0	C15	Construction Management	6
07	Biologist	0	0	D01	Dams (Concrete; Arch)	1
08	CADD Technician	28	1	E09	Environmental Impact Studies	6
12	Civil Engineer	13	1	E10	Environ. & Natural Resource	2
15	Construction Inspector	9	0	G04	Geographic Information System	4
16	Construction Manager	1	0	H07	Highways; Streets; Parking Lots	6
19	Ecologist	8	0	H09	Hospital & Medical Facilities	3
21	Electrical Engineer	1	0	I06	Irrigation; Drainage	6
23	Environmental Engineer	1	0	L02	Land Surveying	7
24	Environmental Scientist	3	0	L03	Landscape Architecture	2
29	GIS Specialist	1	0	P05	Planning (Community; Regional)	6
30	Geologist	3	0	R04	Recreation Facilities	3
33	Hydrographic Surveyor	2	0	R11	Rivers; Canals; Waterway; Flood	2
38	Land Surveyor	18	0	S10	Surveying; Platting; Mapping	7
39	Landscape Architect	2	0	S13	Storm Water Handling & Fac.	2
47	Planner: Urban/Regional	3	0	W02	Water Res.; Hydro; Ground Wat.	2
48	Project Manager	1	0	Z01	Zoning; Land Use Studies	3
58	Technician/Analyst	1	0			
60	Transportation Engineer	3	0			
62	Water Resources Engineer	4	0			
Total		120	2			

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS

(Insert revenue index number show at right)


a. Federal Work	N/A
b. Non-Federal Work	8
c. Total Work	8

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

- | | |
|---|---|
| 1. Less than \$100,000 | 6. \$2 million to less than \$5 million |
| 2. \$100,000 to less than \$250,000 | 7. \$5 million to less than \$10 million |
| 3. \$250,000 to less than \$500,000 | 8. \$10 million to less than \$25 million |
| 4. \$500,000 to less than \$1 million | 9. \$25 million to less than \$50 million |
| 5. \$1 million to less than \$2 million | 10. \$50 million or greater |

12. AUTHORIZED REPRESENTATIVE

The forgoing is a statement of facts.

a. SIGNATURE 	b. DATE 6/28/22
c. NAME AND TITLE Phil Chang, PE, Project Manager	

Cypress Preserve CDD

Non Resident List			
Address	Start Date	Expired Date	Members in Household
9527 Jaybird Lane	6/22/2022	6/21/2023	Vincent Ellis, Deborah Gulizio, Milania Ellis , Gianna Ellis
9854 Bowden Mill Ct	7/20/2021	7/19/2022	Ryan Kelly, Jena Kelly, Charlotte Cummings, Connor Cummings
9909 Torrisdale Loop	6/15/2022	6/14/2023	Brandy Ridley, Garth Ridley, Rion Ridley, Emmitt Ridly, Nolan Ridley
9954 Perthshire Circle	5/31/2022	5/30/2023	Nevyl Veloz, Felicita Escobrio, Juan Fuentes
10018 Coldwater Loop	4/18/2022	4/17/2023	Tabitha, Anthony Constantinople, Angel Becerra, Alaina Becerra, Alex Diaz
10206 Perthshire Circle	6/14/2022	6/13/2023	Kristen Clevidence, Leonardo Aragoness Jr, Alexander Aragoness, Alaura Aragoness
18306 Dajana Ave	6/6/2022	6/5/2023	Scott Tomasini, Anthoy Tomasini, Trish Tomasini
18325 Kentisbury Ct	6/2/2022	6/1/2023	Sheryl Berthelot, Mike Musser, Marcella Sun
18345 Fish Loop	6/1/2022	6/1/2023	Brian, Megan, Leah, Matthew, Zachary Garner
18605 Dajana Ave	6/22/2022	6/21/2023	William Weiss, Carrie Weiss, Chris Weiss, Weston Jr Weiss, Weston, Brooke
19010 New Passage Blvd	3/9/5022	3/8/2023	Elizabeth , Brandon , Harper, Hayden DeHart

Cypress Preserve Community Development District

Recreational Facilities Policies

(March 2019)

Definitions

“Board” – shall mean the District’s Board of Supervisors.

“District” – shall mean the Cypress Preserve Community Development District.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“Guest” – shall mean any individual who is invited and must be accompanied to use the Recreational Facilities by a Resident, Non-Resident Member, or Renter.

“Non-Resident Member” – shall mean any individual not owning or renting property in the District who has paid the Non-Resident Annual User Fee to the District for use of the Recreational Facilities.

“Patron” – shall mean Residents, Guests, Non-Resident Members, and Renters, including and members of the households of any of the foregoing, who are eighteen (18) years of age and older.

“Recreational Facilities” – shall mean the properties and areas owned by the District intended for recreational use, including but limited to, the Pool, Playground, and Dog Park together with its appurtenant facilities and areas.

“Renter” – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement, or any person who rents certain portions or spaces of the Recreational Facilities for specified events pursuant to the approval of the District staff.

“Resident” – shall mean any person, spouse or registered domestic partner of a person or family owning property within the District.

Enforcement of Policies

The Board, the District Manager, and any District staff shall have full authority to enforce these policies. However, the District Manager shall have the authority to waive strict application of any of these policies when prudent, necessary, or in the best interest of the District and its Patrons. Such a temporary waiver of any policy by the District Manager shall not constitute a continuous, ongoing waiver of said policy, and the District Manager reserves the right to enforce all of these policies at any time.

Use of Recreational Facilities at Your Own Risk

Patrons are welcome to enjoy the Recreational Facilities at their own risk and pursuant to the District’s rules and policies. The District does not provide on-site staff dedicated for the purpose of monitoring the use of the Recreational Facilities or safety of the Patron. The District will not accept responsibility for any injuries from the use of the Recreational Facilities or damage or theft of personal property.

Persons interested in using the Recreational Facilities are encouraged to consult with a physician prior to commencing a physical fitness program.

General Policies

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these policies at a duly-noticed Board meeting. However, in order to change or modify rates or fees beyond any increases that may be specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing.
2. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Recreational Facilities and shall ensure that any minor for whom they are responsible also complies with the same.
3. All Patrons using the Recreational Facilities are expected to conduct themselves in a responsible, courteous, respectful, and safe manner, in compliance with all District policies, and rules governing the Recreational Facilities. Violation of the District's Policies and/or misuse or destruction of Recreational Facilities equipment may result in the suspension or termination of privileges with respect to the offending Patron in accordance with the policies set forth herein.
4. The Recreational Facilities is available for use by Patrons during normal operating hours to be established and posted by the District.
5. Patrons are responsible for any damage they or their Guests cause to District property and will be responsible for the costs associated with repairing the damage.
6. Patrons are responsible for any and all actions taken by any of their Guests. Violation by a Guest of any of these policies as set forth by the District could result in loss of the privileges and/or membership of that Patron.
7. All Patrons may be required to present a valid government issued identification card in order to gain access to the Recreational Facilities.
8. Vehicles must be parked in designated areas. Vehicles must not be parked on grass lawns, in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations. The District Manager reserves the right to waive this parking restriction in the event overflow parking is needed for a large event.
9. Fireworks of any kind are not permitted anywhere at or in the Recreational Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
10. Only District contractors, vendors, or authorized personnel are allowed in the service areas of the Recreational Facilities.
11. Except for District contractors, vendors, or authorized personnel, no watercrafts of any kind are allowed in any District stormwater ponds.

Cypress Preserve Community Development District
Recreational Facilities Policies

12. No fishing or swimming is permitted in any District stormwater ponds.
13. Audio or Video playing devices must be kept at reasonable volumes.
14. Off-road motorbikes/vehicles are prohibited on all property owned, maintained and operated by the District including, but not limited to, the Recreational Facilities.
15. No signage or advertisements shall be posted or circulated within the Recreational Facilities property or other District property.
16. The Recreational Facilities shall not be used for commercial purposes without written permission from the District Manager. The term “commercial purposes” shall mean those activities which involve, in any way, the provision of goods or services for compensation or advertising.
17. The District Manager reserves the right to authorize all programs and activities, including the number of participants, usage of equipment and supplies etc., at the Recreational Facilities, except usage and rental fees that have been established by the Board. The District Manager also has the right to authorize management sponsored events and programs to better serve the Patrons, and to reserve any Recreational Facilities for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events. Should the District be entitled to any of these revenues based on its established rental or usage fees, the District Manager will be required to compensate the District accordingly.
18. For any emergencies, please call 911. Afterwards please report all emergencies and injuries to the District Manager.

Designation of Renter to Use Resident’s Membership Privileges

1. Residents who rent or lease out their home shall have the right to designate the Renter of their home as the beneficial users of the Resident’s membership privileges for purposes of Recreational Facilities use.
2. A Renter who is designated as the beneficial user of the Resident’s membership shall be entitled to the same rights and privileges to use the Recreational Facilities as a Resident. If the Resident does not designate the Renter as a beneficial user of the Resident’s membership privileges, the Renter will be required to pay the Non-Resident Annual User Fee to acquire a membership, unless that Renter is a Guest.
3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Recreational Facilities with respect to that membership.

Pool Policies

1. There is no lifeguard on duty.
2. Children under the age of 15 years old must be supervised by a Patron
3. No one should use the pool during inclement weather (especially when lightning is present).
4. Proper swimwear is required. Loose clothing, especially with strings, is prohibited.
5. Children under 3 years of age and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper.
6. NO Private parties or decorations are allowed on the pool deck or pool area.
7. No glass containers are permitted in the fenced pool area.
8. No Food or Beverages are permitted in the pool or on the wet deck.
9. Patrons should shower before entering the pool.
10. Pool Furniture should not be removed from the fenced pool area or placed in the pool.
11. No profanity, harassment, diving, running, rough housing, chicken fighting, or horseplay is permitted.
12. No skates, skateboards, scooters, or bicycles are permitted within the fenced pool area.
13. No more than 7 total persons can be brought by any Patron household at any time.

Playground Policies

1. Children under the age of 15 years old must be supervised by a Patron
2. All children must remain in the sight of parents/guardians.
3. All children are expected to play cooperatively with other children.
4. Proper footwear and clothing is required. Loose clothing, especially with strings, is prohibited.
5. Mulch must not be picked up, thrown, or kicked for any reason.
6. No food, drinks or gum are permitted at the playground.
7. No glass containers are permitted at the playground.
8. No jumping off from any climbing bar or platform.
9. Profanity, rough-housing, and disruptive behavior are prohibited.

Dog Park Policies

1. Children under the age of 15 years old must be supervised by a Patron
2. Patrons are legally responsible for their dogs and injuries caused by them.
3. Dogs are required to wear a basic flat buckle collar or harness with identification tags at all times.
4. Patrons must clean up after their dogs and immediately fill any holes their dogs dig.
5. Dogs showing aggression towards people may be removed from the dog park.
6. Dogs using the dog park must be at least 4 months old.
7. Dogs must never be left unattended.
8. Children must be under constant supervision.
9. Dogs "in heat" will not be allowed inside the dog park.
10. Dogs must be leashed before entering and leaving the dog park.
11. Except for treats, no food is allowed inside the dog park.
12. Dogs are the only type animals permitted in dog park.
13. Violators will be subject to removal from the dog park and suspension of privileges.
14. Dogs must be under voice command at all times.
15. No glass containers are permitted at the Dog Park.
16. Profanity, rough-housing, and disruptive behavior are prohibited.

Access Cards for the Use of the Pool

1. The District operates an access system for entry into the District's Pool to ensure that only Patrons and their Guests enjoy the pool.
2. The current owners of a home in the District will be issued 2 initial Access Cards at no charge. If the current owners sell their property, then they may transfer their Access Cards to the purchaser of their home. If no transfer is made, then the new owners may purchase an Access Card from the District for a non-refundable fee of \$25.00 per card.
3. Renters who have proof of a valid rental agreement will be issued Access Cards after they pay the District a non-refundable fee of \$25.00 per Access Card.
4. There is a \$25.00 non-refundable fee to replace a lost Access Card or to purchase an additional Access Card. No more than 4 Access Cards (issued to those 18 years or older) may be held by any Patron's household at any time.
5. Under no circumstance should a Patron provide their Access Cards to another person to allow them to utilize the Pool. To obtain an Access Card, proof of residence (Driver's License, State ID, utility bill or a vehicle registration) is required.

Suspension and Termination of Privileges

1. **Violations.** The privileges of a Patron to use the Recreational Facilities may be suspended or terminated if the Patron engages in any of the following behavior:
 - a. Submits false information on any application for use of the Recreational Facilities.
 - b. Permits the unauthorized use of an Access Card.
 - c. Exhibits unsatisfactory behavior or appearance.
 - d. Fails to pay fees or assessments owed to the District in a proper and timely manner.
 - e. Fails to abide by any policies or rules established for the use of the Recreational Facilities.
 - f. Treats the District's supervisors, contractors, or other representatives, or other Patrons, in an unreasonable or abusive manner.
 - g. Damages or destroys District property.
 - h. Engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the District, or its supervisors, staff, facility management, contractors, or other representatives, or other Patrons.
2. **Documentation of Violations.** The District Manager shall record all violations, including repeat violations, on written incident reports and shall include the date, time, name of the parties involved, and nature of the violation. The District Manager shall file such report with the District Manager within 24 hours of the incident. The District Manager shall maintain all records in accordance with public record laws.
3. **Suspension by the District Manager**
 - a. The District Manager, may at any time suspend a Patron's privileges to use the Recreational Facilities for committing any of the violations outlined above.
 - b. The District Manager shall ask the Patron to leave the Recreational Facilities immediately, and shall call local law enforcement for assistance if the Patron fails to comply with the request.
 - c. Such suspension shall be for a maximum period of 30 consecutive days.
 - d. In determining the length of any suspension, the District Manager, shall take into account the nature of the conduct and any prior violations.
4. **Appeal of Suspension**
 - a. A Patron subject to a suspension may appeal the suspension to the District's Board by filing a written request for an appeal, which written request shall be immediately sent to the District's Chairperson with a copy to the District Manager.
 - b. The filing of a request for an appeal shall not result in the stay of the suspension.
 - c. The District shall consider the appeal at its next Board meeting and shall provide reasonable notice to the Patron of the Board meeting where the appeal will be considered.
 - d. At that meeting, the Board shall allow the Patron to appear and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose.
 - e. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning or otherwise modifying the suspension, to address the appeal and any violations.

Cypress Preserve Community Development District
Recreational Facilities Policies

- f. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

5. Longer Suspension or Termination of Privileges by the Board.

- a. The District Manager may recommend to the Board, or the Board on its own initiative may elect to consider, a longer suspension or termination of a Patron's privileges for committing any of the violations.
- b. At least 15 days prior to any Board meeting where a longer suspension or termination is to be considered, the District shall send written notice of the meeting by United States mail to the Patron's last known address.
- c. Upon prior written request submitted by the Patron to the District at least 5 days prior to the meeting, the Board shall allow the Patron to appear at the meeting and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose.
- d. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations, including imposing a longer suspension or permanent termination of a Patron's privileges to use the Recreation Facilities.
- e. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

- 6. **Trespass.** If a Patron subject to a suspension or termination is found on the premises, such Patron may be subject to arrest for trespassing.

Cypress Preserve Community Development District

Incident Report

Date of Incident: _____ Time of Incident: _____ (am/pm)

Party Involved: _____ Sex: Male/Female

Is this person 18 years or older? Yes/No

If not, name of Parent or Guardian: _____

Mailing Address: _____

Was local law enforcement called? Yes/No

Description of what happened (include location):

Names, phone numbers, and addresses of who witnessed the incident:

Immediately Suspended: Yes/No

If yes, the reason: _____

Recommendation: _____

Name of Staff Member writing this report: _____

Signature of Staff Member writing this report: _____

Date: _____

Exhibit A

Cypress Preserve Community Development District

Policy and Fee Schedule for Non-Resident Use of District Recreational Facilities

Policy

The Cypress Preserve Community Development District (the “**District**”) owns, maintains, and operates the recreational facilities within the District, including, but not limited to, the pool, playground, and dog park. The residents of the District pay both debt assessments and annual operation and maintenance assessments in exchange for the benefits provided by the District’s infrastructure and services, including but not limited to the recreational facilities.

To be fair and equitable to the residents of the District, any non-residents who wish to enjoy the District’s recreational facilities will be required to pay a fair and reasonable user fee that covers a proportional share of the District’s infrastructure expenses and operation and maintenance expenses of the recreational facilities and the requisite supporting infrastructure.

Upon payment of the non-resident user fees, any person shall be entitled to non-exclusive enjoyment of the District’s recreation facilities in the same manner as residents and subject to rules and policies of the District. Policies of the District can be found online and may be modified from time to time. Violations of the District’s rules and policies may result in the revocation of access privileges without a refund.

The District’s Board of Supervisors may elect to cap the number of non-resident users to account for size and capacity limitations of the District facilities. Non-residents interested in using the District’s recreational facilities should contact the District Manager.

Fee Schedule

Yearly Pass	\$1,500*	365 day period from the date paid
--------------------	-----------------	--

This fee includes the costs of 2 Access Cards for gaining access to the pool. There is a \$25.00 non-refundable fee to replace a lost Access Card or to purchase an additional Access Card.



727-998-1903 | ateaselighting@gmail.com | www.ateaselighting.com

RECIPIENT:

Heather Dilley

18728 Mossy Timber Boulevard
Land O' Lakes, Florida 34638

Quote #119

Sent on Aug 15, 2022

Total \$7,074.55

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Holiday Lighting	63 ft - Outline Roofline of Front Entry Sign w/ C9s - Warm White (WW) 1 - 48" Evergreen Prelit WW Wreath on front of sign 1 - 18" Red and Gold Bow 6 - Palm Wraps - WW - Minis 608 ft - Ground Stakes Surrounding each Palm and ends of entry - C9s - WW 240 ft roofline - C9 - WW 1 - 36" Wreath - Evergreen - Prelit - WW 1 - 15" Red and Gold Bow 8 Palm Wraps around amenity area Material Labor Timers Install Service/maintenance (weekly checks) Tear down Install will be completed last week of OCT 2022	1	\$8,323.00	\$8,323.00

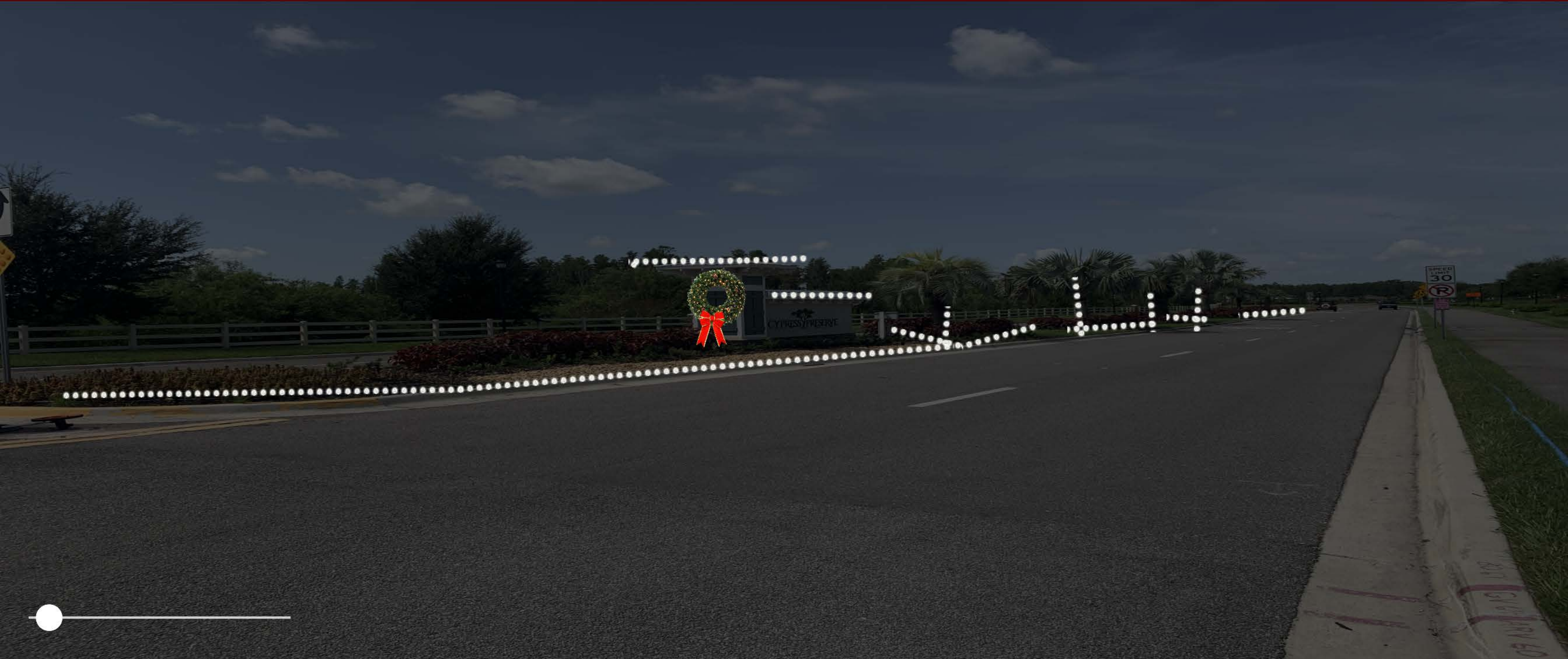
A deposit of \$3,537.28 will be required to begin.

Christmas in July Sale ends AUG 31. Price will go back up to \$8081 if deposit has not been received by 1SEP.

I am more than open to hearing different ideas or changing this quote if needed.
This is not a "all or nothing" quote.

This quote is valid for the next 30 days, after which values may be subject to change.

Subtotal	\$8,323.00
Discount (15.0%)	- \$1,248.45
Total	\$7,074.55





ILLUMINATIONS HOLIDAY LIGHTING

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Cypress Preserve CDD
2005 Pan Am Cir, Suite 120
Tampa, FL 33607

JOB DESCRIPTION
Cypress Preserve Holiday Lighting Proposal Scope: Front Entrance monument and Amenity Center

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Mossy Timber Dr - Front Entrance Sign Install clear C9s across the top of entrance sign and entrance monument end cap Install 2 x 36" wreaths with lights and bow on entry monument column Install warm white, LED mini lights on 6 palm trees down center median	\$3,500.00
Option Install optional colored Starburst (5) on 2 Bismarck palms (color options: Red, Green, Warm White)	1,750.00
Mossy Timber Dr - Clubhouse Install warm white, LED C9s outlining roof edge of all 3 levels of Clubhouse Maintenance throughout holiday season Requires 50% Deposit	3,350.00
TOTAL ESTIMATED JOB COST	\$6,850.00

* Price includes rental of materials, labor, installation, service and removal.

* Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.

* Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.

* Assumes adequate power available.

* Please note: Loss of material due to theft or vandalism is reimbursable at cost

* Remaining balance of project due upon receipt of invoice after installation.

* Removal process begins after New Years Day. It can take up to a week or more for completion. Power can be turned off in the interim.

* Note: Options Listed Above Are NOT Included In Total Estimated Job Cost

Tim Gay

PREPARED BY

8/8/2022

DATE

AUTHORIZED SIGNATURE FOR CYPRESS PRESERVE CDD

DATE

CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel and Board Members of Cypress Preserve CDD only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

June 14, 2022, 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, June 14, 2022, at 1:30 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 of the Cypress Preserve Community Development District to order on **Tuesday, June 14, 2022, at 1:30 p.m.**

Board Members Present and Constituting a Quorum:

Penny Clark	Chair	
Stephanie Boretski	Supervisor	(via conference call)
Kathleen Swanson	Supervisor	
Eugenia Lynch	Supervisor	

Staff Members Present:

Brian Howell	District Manager, Inframark
Angie Grunwald	Property Manager, Inframark
Heather Dilley	District Manager, Inframark

There were twenty-eight (28) audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no questions or comments on agenda items.

3. VENDOR/STAFF REPORTS

A. District Counsel

There were no reports on behalf of the District Counsel.

B. District Engineer

i. Discussion on RFQ for District Engineer

Mr. Howell stated there was nothing to report from counsel and that the current engineer was going to resign, and the Board needed to go out to RFQ for a new CDD engineer. Board will review submittals at the August meeting and choose a new engineer.

MOTION TO: Approve the RFQ for a new CDD engineer.
MADE BY: Supervisor Clark
SECONDED BY: Supervisor Lynch
DISCUSSION: None further.
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

C. District Manager

i. American Ecosystem Aquatic Report

ii. Cypress Preserve Amenity Survey Summary 2022

4. BUSINESS ITEMS

A. Consideration of Resolution 2022-01; Re-Designating Officers

The Board reviewed the resolution and motioned to approve.

MOTION TO: Approve Resolution 2022-01.
MADE BY: Supervisor Clark
SECONDED BY: Supervisor Swanson
DISCUSSION: None further.
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

B. Consideration of Resolution 2022-02; Approving Fiscal Year 2023 Proposed Budget & Setting Public Hearing

The Board reviewed the resolution. Mr. Howell went over the proposed 2022 budget and noted that once the community was built out the Budget would allow the district to maintain items at a high level and provide good services to the residents. BH went over current cash flow and developer funding. There were many comments from the audience on the pool and problems with vandalism, nonmembers using the pool, fights between people at the pool, pool being used after hours and a host of other issues. Mr. Howell and Supervisor Clark advised the HOA had some surplus funds and those funds would be used to engage off duty sheriff and a part time pool monitor to help curb these issues. The CDD will look to have the sheriff and pool monitor engaged by the end of the month (*entire discussion on tape*).

91 MOTION TO: Approve Resolution 2022-02 Budget with no increase
92 in fees for 2023.
93 MADE BY: Supervisor Clark
94 SECONDED BY: Supervisor Boretski
95 DISCUSSION: None further.
96 RESULT: Called to Vote: Motion PASSED
97 4/0 - Motion Passed Unanimously

98
99 **C. Annual Notice of Qualified Electors**

100
101
102 **D. Consideration of Resolution 2022-03; Announcing Landowner Election. Sample**
103 **Ballot & Proxy**

104
105 Mr. Howell went over landowner election process and a motioned to approve Resolution 2022-
106 03.
107

108 MOTION TO: Approve Resolution 2022-03
109 MADE BY: Supervisor Clark
110 SECONDED BY: Supervisor Lynch
111 DISCUSSION: None further.
112 RESULT: Called to Vote: Motion PASSED
113 4/0 - Motion Passed Unanimously

114
115 **E. Discussion on Mossy Timber Entrance Median Revamp Proposal 06**
116

117 The Board reviewed the proposal and approved the landscape proposal to enhance front entrance.
118 Staff and Chairman will work with contractor to verify plant sizes and use plants with some
119 color.
120

121 MOTION TO: Approve Resolution 2022-03
122 MADE BY: Supervisor Clark
123 SECONDED BY: Supervisor Lynch
124 DISCUSSION: None further.
125 RESULT: Called to Vote: Motion PASSED
126 3/1 – Motion Passed; Supervisor Lynch opposed.

F. Discussion on Amenity Center Security

The amenity concerns were discussed during Budget discussion.

F. General Matters of the District

There were no general matters to be discussed at this time.

5. CONSENT AGENDA

A. Consideration of Board of Supervisor Regular Meeting Minutes March 1, 2022,

B. Consideration of Board of Supervisor Regular Meeting Minutes May 3, 2022,

C. Consideration of Operations and Maintenance Expenditures February – May 2022

D. Review of Financial Statements through May 31, 2022

MOTION TO:	Approve Consent Agenda A-D.
MADE BY:	Supervisor Clark
SECONDED BY:	Supervisor Lynch
DISCUSSION:	None further.
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

6. SUPERVISOR REQUESTS

The Board discussed on Grand Live Oak entrance and work on Highway 41. Mr. Howell to get sponsors for books for the library. New library cabinet will be installed early July. The Board is working on events for the coming year. Also, to add light at mailbox kiosk on turning leaf. Add dog waste station on Grand Live Oak. Supervisor Clark will work on 41, and Supervisor Swanson commented on the pipe that had not been done by CDD landscaper yet.

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION

The audience expressed concern on pool security, landscape maintenance, rats, builder trash, website, meeting schedule and potential evening meetings and speeding on the roads.

8. ADJOURNMENT

MOTION TO:	Adjourn at 3:05 p.m.
MADE BY:	Supervisor Clark
SECONDED BY:	Supervisor Lynch
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:

Title:

☐ **Secretary**

☐ **Chairman**

☐ **Assistant Secretary**

☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

Cypress Preserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
American Ecosystems, INC	12312108	\$ 1,890.00		Water Management Treatment - June
Inframark	77934	4,805.11		District Management Services - 5.26.2022.
Yellowstone	375739	21,533.74		Landscape Maintenance - 5.31.2022
Monthly Contract Sub-Total		\$ 28,228.85		

Variable Contract				
Supervisor: Eugenia Lynch	EL 060422	\$ 200.00		Supervisor Fee - 6.4.2022
Supervisor: Kathleen Swanson	KS 060422	200.00		Supervisor Fee - 6.4.2022
Supervisor: Stephanie Boretski	SB 060422	200.00		Supervisor Fee - 6.4.2022
Variable Contract Sub-Total		\$ 600.00		

Utilities				
Pasco County Utilities	16682393	\$ 438.69		Water & Sewer Services Thru 5.19.2022
Pasco County Utilities	16682394	162.40		Water & Sewer Services Thru 5.19.2022
Pasco County Utilities	16682547	206.50		Water & Sewer Services Thru 5.19.2022
Pasco County Utilities	16683747	430.50		Water & Sewer Services Thru 5.19.2022
Pasco County Utilities	16683748	212.10	\$ 1,450.19	Water & Sewer Services Thru 5.19.2022
Withlacoochee River Electric	2039647 060622	35.55		Electric Service Thru 6.01.2022
Withlacoochee River Electric	2039650 060622	39.25		Electric Service Thru 6.01.2022
Withlacoochee River Electric	2044854 060622	1,416.10		Electric Service Thru 6.01.2022
Withlacoochee River Electric	2144006 060622	39.03		Electric Service Thru 6.01.2022
Withlacoochee River Electric	2144012 060622	39.15	\$ 1,569.08	Electric Service Thru 6.01.2022
Utilities Sub-Total		\$ 3,019.27		

Regular Services				
Don Harrison Enterprises	2901	\$ 250.00		Routine Maintenance - 5.31.2022
Florida Land Design & Permitting	11150	382.50		Engineering Service - 5.27.2022

Cypress Preserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Florida Natives Nursery, Inc	18585	3,700.00		Mitigation Maintenance - 5.3.2022
Neptune Multi Services LLC	53156	650.00		Trash Pick up - Thru 5.27.2022
Southern Automated Access Services Inc.	11159	32.95		Cellular Usage - 5.23.2022
Southern Automated Access Services Inc.	11283	1,191.16		Product Purchase - 6.16.2022
Southern Automated Access Services Inc.	11297	32.95	\$ 1,257.06	Cellular Usage - 6.24.2022
Spearem Enterprises	5334	875.00		Cleaning Service - 06.09.2022
Spearem Enterprises	5351	300.00	\$ 1,175.00	Repair Services - 6.21.2022
Spectrum	084742901060222	157.98		Internet Service Thru 6.30.2022
Straley Robin Vericker	21589	546.50		Professional Service Thru 05.15.2022.
Suncoast Pool Service	8326	1,050.00		Pool Service - 6.1.2022
Tampa Bay Times	163473 060522	191.00		Advertising Service - 6.5.2022
Tampa Bay Times	163473 060522 2	142.00	\$ 333.00	Advertising Service - 6.5.2022
Waste Connections of Florida	6101990W425	61.20		Waste Management - 5.20.2022
Yellowstone	375728	126.44		Landscape Maintenance - 6.2.2022
Yellowstone	389185	1,207.50	\$ 1,333.94	Landscape Maintenance - 6.27.2022
Regular Services Sub-Total		\$ 10,897.18		
Additional Services				
Cypress Preserve 941, LLC	CP060122	\$ 7,044.20		Reimbursement For Ferguson - 6.01.2022
Additional Services Sub-Total		\$ 7,044.20		
TOTAL:		\$ 49,789.50		

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
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

AMERICAN ECOSYSTEMS, INC

P.O. BOX 40517
ST. PETERSBURG, 33743

Invoice

DATE	INVOICE #
6/1/2022	12312108

Phone #	Fax #
727-545-4404	727-545-0770

BILL TO

Cypress Preserve CDD
c/o: Meritus Corp
2045 Pan Am Circle, Suite 120
Tampa, FL 33607

P.O. NO.	TERMS	PROJECT
	Due on receipt	

DESCRIPTION	QTY	RATE	AMOUNT
WATER MANAGEMENT TREATMENT FOR THE CURRENT MONTH - SEE DATE LISTED ABOVE Double Treatment WA 4307 5390	1	1,890.00	1,890.00
AUTOPAY IS AVAILABLE Please call (727) 545-4404 to set up your account today!		Total	\$1,890.00

Meritus Districts

A Division of Inframark, LLC

INVOICE

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE#
#77934

DATE
5/26/2022

CUSTOMER ID
C2297

NET TERMS
Net 30

PO#

DUE DATE
6/25/2022

BILL TO

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

Services provided for the Month of: May 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Copies - B/W Copies- May	22	Ea	0.15	3.30
Assessment Methodology - Assessment Methodology	1	Ea	12.50	12.50
Copies - Color Copies- May	30	Ea	0.50	15.00
Postage - Postage- May	51	Ea	0.64	32.64
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00	125.00
Accounting Services - Accounting Services	1	Ea	375.00	375.00
Dissemination Services - Dissemination Services	1	Ea	700.00	700.00
District Management Services - District Management	1	Ea	3,541.67	3,541.67
Subtotal				4,805.11

Subtotal \$4,805.11

Tax \$0.00

Total Due \$4,805.11

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

Please include CUSTOMER ID and the invoice number on the check stub of your payment.
Phone: 813-397-5122 | Fax: 813-873-7070





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 375739	5/31/2022
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: June 30, 2022

Invoice Amount: \$21,533.74

Description	Current Amount
Monthly Landscape Maintenance May 2022	\$21,533.74

Invoice Total **\$21,533.74**

TM 4604 5350
Excellence
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

Cypress Preserve CDD

MEETING DATE: June 4, 2022

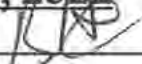
DMS Staff Signature [Signature]

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Penny Clark	✓	Salary Waived	\$0.00
Eric Davidson		Salary Waived	\$0.00
Stephanie Boretski	✓	Salary Accepted	\$200.00
Kathleen Casey Swanson	✓	Salary Accepted	\$200.00
Eugenia Lynch	✓	Salary Accepted	\$200.00

EL 060422

Cypress Preserve CDD

MEETING DATE: June 4, 2022

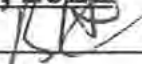
DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Penny Clark	✓	Salary Waived	\$0.00
Eric Davidson		Salary Waived	\$0.00
Stephanie Boretski	✓	Salary Accepted	\$200.00
Kathleen Casey Swanson	✓	Salary Accepted	\$200.00
Eugenia Lynch	✓	Salary Accepted	\$200.00

KS 060422

Cypress Preserve CDD

MEETING DATE: June 4, 2022

DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Penny Clark	<input checked="" type="checkbox"/>	Salary Waived	\$0.00
Eric Davidson	<input type="checkbox"/>	Salary Waived	\$0.00
Stephanie Boretski	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Kathleen Casey Swanson	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Eugenia Lynch	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00

SB 060422



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: 1-855-786-5344



226 1 1
22-70345

CYPRESS PRESERVE AMENITY CENTER

Service Address: **18728 MOSSY TIMBER BOULEVARD**

Bill Number: 16682393
Billing Date: 6/3/2022
Billing Period: 4/19/2022 to 5/19/2022

**New Water, Sewer, Reclaim rates, fees and charges took effect Oct. 1, 2021.
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	4/19/2022	1073	5/19/2022	1109	30	36

Usage History

Water	
May 2022	36
April 2022	27
March 2022	26
February 2022	10
January 2022	11
December 2021	22
November 2021	14
October 2021	26
September 2021	34
August 2021	20
July 2021	19
June 2021	21

Transactions

Previous Bill	353.64
Payment 05/19/22	-353.64 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	38.06
Water Tier 1 25.0 Thousand Gals X \$2.01	50.25
Water Tier 2 11.0 Thousand Gals X \$3.19	35.09
Sewer	
Sewer Base Charge	89.93
Sewer Charges 36.0 Thousand Gals X \$6.26	225.36
Total Current Transactions	438.69
TOTAL BALANCE DUE	\$438.69

Annual Water Quality Report: The 2021 Consumer Confidence Report is currently available online at bit.ly/PascoRegional2021. To request a paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

Received
JUN 9 2022

Account # 0986155
Customer # 01366618

Balance Forward 0.00
Current Transactions 438.69

Total Balance Due \$438.69
Due Date 6/20/2022

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.
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013666187098615501668239320000438692



UTILITIES SERVICES BRANCH
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SERVICE DEPT.
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NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
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DADE CITY (352) 521-4285
utilcustserv@pascocountyfl.net
Pay By Phone: 1-855-788-5344



227 1 1
22-70345

CYPRESS PRESERVE AMENITY CENTER

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

Bill Number: 16682394

Billing Date: 6/3/2022

Billing Period: 4/19/2022 to 5/19/2022

New Water, Sewer, Reclaim rates, fees and charges took effect Oct. 1, 2021.

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	4/19/2022	7698	5/19/2022	7930	30	232

Usage History

Water

May 2022	232
April 2022	176
March 2022	120
February 2022	54
January 2022	239
December 2021	264
November 2021	222
October 2021	243
September 2021	264
August 2021	192
July 2021	201
June 2021	185

Transactions

Previous Bill	123.20
Payment 05/19/22	-123.20 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	232 Thousand Gals X \$0.70 162.40
Total Current Transactions	162.40
TOTAL BALANCE DUE	\$162.40

Annual Water Quality Report: The 2021 Consumer Confidence Report is currently available online at bit.ly/PascoRegional2021. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

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

Received
JUN 16 2022

Round Up Donation to Charity

Amount Enclosed

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

013666187098616041668239490000162405



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DADE CITY

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(352) 521-4285

utilcustserv@pascocountyfl.net
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228 1 1
22-70346

CYPRESS PRESERVE CDD

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

Bill Number: 16682547

Billing Date: 6/3/2022

Billing Period: 4/19/2022 to 5/19/2022

New Water, Sewer, Reclaim rates, fees and charges took effect Oct. 1, 2021.
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	4/19/2022	17932	5/19/2022	18227	30	295

Usage History Water

May 2022	295
April 2022	276
March 2022	243
February 2022	236
January 2022	278
December 2021	271
November 2021	262
October 2021	291
September 2021	277
August 2021	289
July 2021	266
June 2021	247

Transactions

Previous Bill	193.20
Payment 05/19/22	-193.20 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	295 Thousand Gals X \$0.70 206.50
Total Current Transactions	206.50
TOTAL BALANCE DUE	\$206.50

Annual Water Quality Report: The 2021 Consumer Confidence Report is currently available online at bit.ly/PascoRegional2021. To request a paper copy, please call (813) 929-2733.



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

Received
JUN 14 2022

Account # 0993870
Customer # 01372506

Balance Forward 0.00
Current Transactions 206.50

Total Balance Due \$206.50
Due Date 6/20/2022

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
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013725066099387021668254730000206507



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228 1 1
22-70345

CYPRESS PRESERVE CDD

Service Address: **18144 GRAND LIVE OAK BOULEVARD**

Bill Number: 16683747

Billing Date: 6/3/2022

Billing Period: 4/19/2022 to 5/19/2022

New Water, Sewer, Reclaim rates, fees and charges took effect Oct. 1, 2021.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
1096165	01413628
Please use the 15-digit number below when making a payment through your bank	
109616501413628	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161997	4/19/2022	7692	5/19/2022	8307	30	615

Usage History

Water

May 2022	615
April 2022	652
March 2022	583
February 2022	432
January 2022	277
December 2021	497
November 2021	486
October 2021	345
September 2021	468
August 2021	519
July 2021	687
June 2021	776

Transactions

Previous Bill	456.40
Payment 05/19/22	-456.40 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	615 Thousand Gals X \$0.70 430.50
Total Current Transactions	430.50
TOTAL BALANCE DUE	\$430.50

Annual Water Quality Report: The 2021 Consumer Confidence Report is currently available online at bit.ly/PascoRegional2021. To request a paper copy, please call (813) 929-2733.

RECEIVED
JUN 14 2022



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

Account # 1096165
Customer # 01413628
Balance Forward 0.00
Current Transactions 430.50

Total Balance Due \$430.50
Due Date 6/20/2022

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.
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NEW PORT RICHEY, FL 34656-2139

014136283109616581668374780000430500



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DADE CITY (352) 521-4285
utilcustserv@pascocountyfl.net
Pay By Phone: 1-855-786-5344



230 1 1
22-70345

CYPRESS PRESERVE CDD

Service Address: **18325 GRAND LIVE OAK BOULEVARD**

Bill Number: 16683748

Billing Date: 6/3/2022

Billing Period: 4/19/2022 to 5/19/2022

New Water, Sewer, Reclaim rates, fees and charges took effect Oct. 1, 2021.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
1096180	01413628
Please use the 15-digit number below when making a payment through your bank	
109618001413628	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161995	4/19/2022	6186	5/19/2022	6489	30	303

Usage History
Water

May 2022	303
April 2022	318
March 2022	286
February 2022	236
January 2022	247
December 2021	397
November 2021	405
October 2021	494
September 2021	454
August 2021	452
July 2021	586
June 2021	646

Transactions

Previous Bill	222.60
Payment 05/19/22	-222.60 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	303 Thousand Gals X \$0.70 212.10
Total Current Transactions	212.10
TOTAL BALANCE DUE	\$212.10

Annual Water Quality Report: The 2021 Consumer Confidence Report is currently available online at bit.ly/PascoRegional2021. To request a paper copy, please call (813) 929-2733.



Please return this portion with payment

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

Received
JUN 18 2022

Account # 1096180
Customer # 01413628
Balance Forward 0.00
Current Transactions 212.10

Total Balance Due \$212.10
Due Date 6/20/2022

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

014136283109618011668374850000212106

**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 **06/06/2022**
Amount Due **35.55**
Current Charges Due **06/24/2022**

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
Jun 2022	30	0
May 2022	31	0
Jun 2021	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							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/02	06/01		210				5

Previous Balance 35.53
Payment 35.53CR
Balance Forward 0.00

Customer Charge 34.16
Energy Charge 5 KWH @ 0.05017 0.25
Fuel Adjustment 5 KWH @ 0.05000 0.25
FL Gross Receipts Tax 0.89

Total Current Charges 35.55
Total Due Please Pay 35.55

**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: 06/06/2022

Use above space for address change ONLY.

District: BP03



9-996

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 06/24/2022
TOTAL CHARGES DUE 35.55
Total Charges Due After Due Date 40.55

000203964700000355500000405501

**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 **06/06/2022**
Amount Due **39.25**
Current Charges Due **06/24/2022**

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
Jun 2022	30	1
May 2022	31	2
Jun 2021	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.



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account on-line through Smarthub at
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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
05/02	2522	06/01	2563				41

Previous Balance **39.67**
Payment **39.67CR**
Balance Forward **0.00**

Customer Charge **34.16**
Energy Charge 41 KWH @ 0.05017 **2.06**
Fuel Adjustment 41 KWH @ 0.05000 **2.05**
FL Gross Receipts Tax **0.98**

Total Current Charges **39.25**
Total Due **39.25** 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: 06/06/2022

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	06/24/2022
TOTAL CHARGES DUE	39.25
Total Charges Due After Due Date	44.25

000203965000000392500000442509

**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2044854** Cycle **03**
Meter Number **84508721**
Customer Number **20026869**
Customer Name **CYPRESS PRESERVE CDD**

Bill Date **06/06/2022**
Amount Due **1,416.10**
Current Charges Due **06/24/2022**

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**

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/02	84663	06/01	96190		18.87	19	11527

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2022	30	384
May 2022	31	379
Jun 2021	29	409

**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 1,390.09
Payment 1,390.09CR
Balance Forward 0.00

Customer Charge 34.16
Energy Charge 11,527 KWH @ 0.05017 578.31
Fuel Adjustment 11,527 KWH @ 0.05000 576.35
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 @ 0.05000 7.50
Poles (QTY 6) 60.00
FL Gross Receipts Tax 30.78

Total Current Charges 1,416.10
Total Due Please Pay 1,416.10

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

**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: 06/06/2022

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	06/24/2022
TOTAL CHARGES DUE	1,416.10
Total Charges Due After Due Date	1,437.34

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**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2144006** Cycle **03**
Meter Number **83430025**
Customer Number **20026869**
Customer Name **CYPRESS PRESERVE CDD**

Bill Date **06/06/2022**
Amount Due **39.03**
Current Charges Due **06/24/2022**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address **18138 GRAND LIVE OAK BLVD**
Service Description **IRRIGATION**
Service Classification **General Service Non-Demand**

Comparative Usage Information

Average kWh		
Period	Days	Per Day
Jun 2022	30	0
May 2022	31	0
Jun 2021	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

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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
05/02	228	06/01	239				11

Previous Balance **38.99**
Payment **38.99CR**
Balance Forward **0.00**

Customer Charge **34.16**
Energy Charge 11 KWH @ 0.05017 **0.55**
Fuel Adjustment 11 KWH @ 0.05000 **0.55**
FL Gross Receipts Tax **0.90**
State Tax **2.51**
Pasco County Tax **0.36**

Total Current Charges **39.03**
Total Due **39.03** Please Pay **39.03**

**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: 06/06/2022

Use above space for address change ONLY.

District: BP03

2144006 **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	06/24/2022
TOTAL CHARGES DUE	39.03
Total Charges Due After Due Date	44.03

000214400600000390300000440307

**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2144012** Cycle **03**
Meter Number **336835186**
Customer Number **20026869**
Customer Name **CYPRESS PRESERVE CDD**

Bill Date **06/06/2022**
Amount Due **39.15**
Current Charges Due **06/24/2022**

District Office Serving You
Bayonet Point

Service Address **18293 GRAND LIVE OAK BLVD**
Service Description **IRRIGATION**
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/02	182	06/01	194				12

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2022	30	0
May 2022	31	0
Jun 2021	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.

Previous Balance **39.09**
Payment **39.09CR**
Balance Forward **0.00**

Customer Charge **34.16**
Energy Charge 12 KWH @ 0.05017 **0.60**
Fuel Adjustment 12 KWH @ 0.05000 **0.60**
FL Gross Receipts Tax **0.91**
State Tax **2.52**
Pasco County Tax **0.36**

Total Current Charges **39.15**
Total Due **39.15** 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: 06/06/2022

Use above space for address change ONLY.

District: BP03

2144012
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	06/24/2022
TOTAL CHARGES DUE	39.15
Total Charges Due After Due Date	44.15

000214401200000391500000441505

[illegible]



Florida Land Design & Permitting

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

Meritus Districts
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
districtinvoices@merituscorp.com

Invoice Date: 5/27/2022
Invoice #: 11150
Invoice Period: 4/30/2022 to 5/27/2022
Project #: 2019-1012-A

Re: Cypress Preserve - CDD Services

BSA
3/10/23 5/13/23

Services Performed:

Task 0900 - District Engineer			
1. In early May FLD&P staff went to 10787 Hawks Landing Drive to evaluate an erosion complaint in the adjacent pond.			
Classification	Hours	Rate	Amount Due
Sr. Project Manager (Mazur)	0.5	\$165.00	\$82.50
Sr. Field Representative (Smith)	3.0	\$100.00	\$300.00
Total			\$382.50

TOTAL DUE THIS INVOICE	\$382.50
-------------------------------	-----------------


Edward Mazur, Jr., P.E., President

c: Teresa Farlo, teresa.farlow@merituscorp.com
Penny Clark

Florida Natives Nursery, Inc.

4115 Native Garden Drive
Plant City, Florida 33565
813-754-1900

Invoice

Date	Invoice #
5/23/2022	18585

Bill To
Cypress Preserve CDD Meritus District 2005 Pan Am Circle Suite 120 Tampa, Fl. 33607

Ship To

154 460532

Terms	Due Date	Project
Net 30	6/22/2022	

Date	Description	Qty	Rate	Amount
	Quarterly Mitigation Maintenance: Creation & Enhancement Mitigation maintenance includes manual, mechanical, and herbicide maintenance controls of nuisance/invasive vegetation.	1	2,900.00	2,900.00
	Quarterly Mitigation Maintenance: Area F Mitigation maintenance includes manual, mechanical, and herbicide maintenance controls of nuisance/invasive vegetation.	1	800.00	800.00
	Sales Tax		7.00%	0.00

Thank you for your business.

Total \$3,700.00

A service charge will be added to past due accounts equal to 1.5% per month (18% annually) on previous month's balance less payments received during the month.

Payments/Credits \$0.00

Balance Due \$3,700.00



Neptune Multi services LLC

11423 Crestlake Village Dr
 Riverview, FL, 33569
 Neptunemts@gmail.com
<https://www.facebook.com/101624548259772/posts/228424315579794/?sfnsn=mo>
 813-778-9857

Invoice

Invoice No: 0053156
Date: 05/31/2022
Terms: NET 0
Due Date: 05/31/2022

Bill To: Cypress Preserve cdd Land o Lakes
 teresa.farlow@merituscorp.com

Description	Quantity	Rate	Amount
Trash pick up may 13,27	1	\$650.00	\$650.00

PA 4307 5390

Subtotal	\$650.00
TAX 0%	\$0.00
Total	\$650.00
Paid	\$0.00

Balance Due \$650.00

Pay Now

Invoice2go
 a Bill.com company





Southern Automated Access Services, Inc

P.O. Box 46535

Tampa, FL 33646

Invoice

Date	Invoice #
5/23/2022	11159

Bill To
CYPRESS PRESERVE

			Job Name	Terms
			CELLULAR	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Cellular usage.	32.95		32.95
	813-528-2936			
	Sales Tax	7.00%		0.00
	BSB 4904 5724			

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

Total \$32.95

Southern Automated Access Services, Inc. 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 \$32.95

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.



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/16/2022	11283

Bill To
CYPRESS PRESERVE

			Job Name	Terms
			DKS PROX CARDS	Due on receipt
Quantity	Description	Rate	Serviced	Amount
200	DKS PROX CARD	5.75		1,150.00
	Shipping Fees	41.16		41.16
	WILL SHIP ONCE PAYMENT IS RECEIVED.			
	Sales Tax	7.00%		0.00
VSA 49045725				

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

Total \$1,191.16

Southern Automated Access Services, Inc. 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 \$1,191.16

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.



Southern Automated Access Services, Inc

P.O. Box 46535

Tampa, FL 33646

Invoice

Date	Invoice #
6/24/2022	11297

Bill To
CYPRESS PRESERVE

			Job Name	Terms
			CELLULAR	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Cellular usage.	32.95		32.95
	813-528-2936			
	Sales Tax	7.00%		0.00
	SA 4604 5723			

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

Total \$32.95

Southern Automated Access Services, Inc. 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 \$32.95

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.

Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
+1 8139979520
spearem.jmb@gmail.com



INVOICE

BILL TO

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

INVOICE # 5334

DATE 06/09/2022

DUE DATE 06/24/2022

TERMS Net 15

Handwritten: R/A 4/6/5 57200

ACTIVITY	QTY	RATE	AMOUNT
Labor clubhouse cleaning services dog waist cans and community trashcan services 4 weeks at 2 times a/week	4	172.50	690.00
Material paper goods garbage and dog can bags	1	110.00	110.00
Fuel Surcharge cost of fuel has went up DRASTICALLY.	1	75.00	75.00

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".

BALANCE DUE

\$875.00

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

+1 8139979520

spearem.jmb@gmail.com

**INVOICE****BILL TO**

Cypress Preserve

Meritus

2005 Pan Am Circle Ste

300

Tampa, FL 33607

INVOICE # 5351**DATE 06/21/2022****DUE DATE 07/06/2022****TERMS Net 15**

Handwritten signature: JMB 4605 5351

ACTIVITY	QTY	RATE	AMOUNT
Repair repair vandalized utility door at the pool	1	150.00	150.00
Repair repair and adjust service gate at the dog park	1	150.00	150.00

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**\$300.00**



June 2, 2022

Invoice Number: 084742901060222

Account Number: 0050847429-01

Security Code: 1256

Service At: 18728 MOSSY TIMBER BLVD

CBHS

LAND O LAKES, FL 34638

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness.net

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

Summary

Services from 06/01/22 through 06/30/22
details on following pages

Previous Balance	157.98
Payments Received - Thank You	-157.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	157.98
Current Charges	\$157.98
Total Due by 06/18/22	\$157.98



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
7535 1610 NO RP 02 06022022 NNNNNY 01 000581 0002

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



June 2, 2022

CYPRESS PRESERVE CDD

Invoice Number: 084742901060222

Account Number: 0050847429-01

Service At: 18728 MOSSY TIMBER BLVD

CBHS

LAND O LAKES, FL 34638

Total Due by 06/18/22	\$157.98
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7195
PASADENA, CA 91109-7195



0001100100508474290162015798



Invoice Number:
Account Number:
Security Code:

CYPRESS PRESERVE CDD
084742901060222
0050847429-01
1256

Contact Us

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

7635 1610 NO RP 02 06022022 NNNNNY 01 000561 0002

Charge Details

Previous Balance	157.98
Payments Received - Thank You 05/25	-157.98
Remaining Balance	\$0.00

Payments received after 06/02/22 will appear on your next bill.

Services from 06/01/22 through 06/30/22

Spectrum Business™ Internet

Spectrum Business Internet Ultra	199.99
Business WiFi	7.99
Bundle Discount	-50.00
	\$157.98

Spectrum Business™ Internet Total \$157.98

Current Charges	\$157.98
Total Due by 06/18/22	\$157.98

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.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

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.

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

Sign up for Paperless Billing.
It's easy, convenient and secure.

Get your statement as soon as it's available. Instead of receiving a paper bill through the mail, sign up for paperless billing.

It's easy - enroll in paperless billing visit SpectrumBusiness.net.

It's convenient - you can access your statement through SpectrumBusiness.net.

It's secure - we deliver securely to your SpectrumBusiness.net account and only you can access through a secure sign-in process.

Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.



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.

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.

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 - If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

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.



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

June 01, 2022

Client: 001490

Matter: 000001

Invoice #: 21589

Page: 1

RE: General

RV 3107 5148

For Professional Services Rendered Through May 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
4/26/2022	VKB	REVIEW AND REVISE CONTINUING DISCLOSURE QUARTERLY REPORT FOR BONDS.	0.2	\$57.00
4/27/2022	VKB	REVIEW AND REVISE RESOLUTION ADOPTING PRELIMINARY BUDGET AND SETTING PUBLIC HEARING FOR FINAL BUDGET ADOPTION.	0.2	\$57.00
4/27/2022	MS	FINALIZE AND PROCESS RESOLUTION APPROVING 2022/2023 BUDGET AND SETTING PUBLIC HEARING.	0.1	\$16.00
4/29/2022	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT RE PERIOD ENDED MARCH 31, 2022; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT TRANSMITTING SAME.	0.2	\$32.00
5/2/2022	VKB	REVIEW AND REPLY TO EMAILS FROM B. HOWELL AND P. CLARK RE: COMPLETION OF LANDSCAPING INSTALLATION WORK AND RELEASE OF PAYMENT AND PERFORMANCE BONDS; DRAFT LETTER RE: SAME; REVIEW AGENDA PACKAGE; FOLLOW UP WITH B. HOWELL RE: UPCOMING BOARD MEETING.	0.9	\$256.50
5/4/2022	MS	PREPARE PUBLICATION NOTICES FOR 2022/2023 BUDGET HEARING.	0.8	\$128.00
Total Professional Services			2.4	\$546.50

June 01, 2022

Client: 001490

Matter: 000001

Invoice #: 21589

Page: 2

Total Services	\$546.50	
Total Disbursements	\$0.00	
Total Current Charges		\$546.50
Previous Balance		\$153.00
Less Payments		(\$153.00)
PAY THIS AMOUNT		\$546.50

Please Include Invoice Number on all Correspondence

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
6/1/2022	8326

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

P.O. No.	Terms	Project
June 2022	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. 134 4618 5720	1,050.00	1,050.00
Thank you for your business.		Total	\$1,050.00

Phone #

(727) 271-1395

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
06/ 5/22		CYPRESS PRESERVE	
Billing Date	Sales Rep	Customer Account	
06/05/2022	Deirdre Bonett	163473	
Total Amount Due		Ad Number	
\$191.00		0000229596	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
06/05/22	06/05/22	0000229596	Times	Legals CLS	Meeting Change	1	2x55 L	\$189.00
06/05/22	06/05/22	0000229596	Tampabay.com	Legals CLS	Meeting Change AffidavitMaterial	1	2x55 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	
06/ 5/22		CYPRESS PRESERVE	
Billing Date	Sales Rep	Customer Account	
06/05/2022	Deirdre Bonett	163473	
Total Amount Due		Ad Number	
\$191.00		0000229596	

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

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
06/ 5/22		CYPRESS PRESERVE	
Billing Date	Sales Rep	Customer Account	
06/05/2022	Deirdre Bonett	163473	
Total Amount Due		Ad Number	
\$142.00		0000229785	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
06/05/22	06/05/22	0000229785	Times	Legals CLS	RFQ for District Engineering	1	2x41 L	\$140.00
06/05/22	06/05/22	0000229785	Tampabay.com	Legals CLS	RFQ for District Engineering AffidavitMaterial	1	2x41 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	
06/ 5/22		CYPRESS PRESERVE	
Billing Date	Sales Rep	Customer Account	
06/05/2022	Deirdre Bonett	163473	
Total Amount Due		Ad Number	
\$142.00		0000229785	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

CYPRESS PRESERVE
2005 PAN AM CIRCLE #300
TAMPA, FL 33607

REMIT TO:

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 Bonett** 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: RFQ for District Engineering** was published in said newspaper by print in the issues of: **6/ 5/22** or by publication on the newspaper's website, if authorized, on

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 **06/05/2022**


 Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____

**REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES
 THE CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

The Cypress Preserve Community Development District, located in Pasco County, Florida announces that professional engineering services will be required on a continuing basis. Services to include planning, preparing, reports, and preparing plans, designs, and specifications and construction supervision services for:

1. Water management system and facilities.
2. Water and sewer system and facilities.
3. Roads, landscaping, and street lighting.
4. Other community infrastructure provided by the District as authorized in Chapter 190, Florida Statutes.
5. Affiliated projects to include engineering contract management and inspection services during construction.

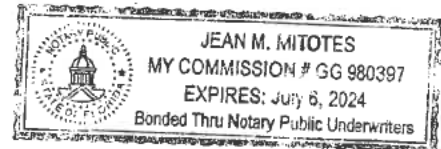
The engineering firm selected will act in the general capacity of District Engineer and will provide the above engineering services as required. Any firm or individual desiring to provide professional services to the district must furnish a resume of its qualifications and past experience on Standard Form 330 with pertinent supporting data.

The District will review all applicants and will comply with the State procedures as established by the Consultants Competitive Negotiations Act, Chapter 287, Florida Statutes. All applicants interested must submit six (6) copies each of Standard Form 330 and a letter of interest by 9:00 a.m. on Tuesday June 28, 2022, to the attention of the District Manager, The Cypress Preserve Community Development District at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. Any questions, please contact Meritus Districts at 813-873-7300.

Brian Howell
 District Manager

Publication Date: June 5, 2022

0000229785





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
6101990W425
05/20/22
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
05/20/22	BASIC SERVICE CHARGE 6/1/2022-6/30/2022	1.00 4.00YD \$ 57.20
05/20/22	BASIC CONTAINER CHARGE 6/1/2022-6/30/2022	1.00 4.00YD \$ 4.00
	Invoice Total	\$ 61.20
	Account Balance	\$ 61.20

Your next invoice will include a rate adjustment. Please contact us if you have any questions or objections.

****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.

Given the ongoing challenges resulting from the COVID-19 pandemic and widespread related staffing issues, many of our suppliers are experiencing supply shortages, delays in production, delays in service and delays in delivery. To ensure your timely receipt of bills, consider enrolling on our website, <https://wcicustomer.com> to view and pay your invoices. You can continue to get paper bills or you can also choose to go paperless (receive an email that a new bill is available to view). You can also choose to set up recurring payments so you don't have to worry about paying your bills on time.

Please remit to the address below and return your remit stub with your payment.



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

AB 01 000593 99836 H 2 A



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

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

6425-103179
6101990W425
05/20/22
Upon Receipt
\$61.20

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



6425 00000000000000000000X1031797 000000061200000000000006101990 9

000593 1/1



6



INVOICE

INVOICE #	INVOICE DATE
TM 375728	6/2/2022
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: July 2, 2022

Invoice Amount: \$126.44

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

May Irrigation Repairs

May Irrigation Repairs, Including:

- Two 4" Rotor Replacements
 - Two Nozzle Replacements
 - Drip Line Repair
- Irrigation Repairs

\$126.44

Invoice Total

\$126.44

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

**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 389185	6/27/2022
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 27, 2022

Invoice Amount: \$1,207.50

Description	Current Amount
Summer Annual Rotation 2022	
Annual Installation	\$1,207.50

Invoice Total **\$1,207.50**

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


DISTRICT CHECK REQUEST FORM

Today's Date **June 1, 2022**

District Name **Cypress Preserve CDD**

Check Amount **\$7,044.20**

Payable: **Cypress Preserve 841, LLC**

Mailing Address 

Check Description **Reimburse for Ferguson overpayment/credit refund**

Special Instructions

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

DM	_____
Fund	_____
G/L	53900/6403
Object Cd	
CK #	_____
Date	_____

Eric Davidson
Approved Signature


6/1/22

FERGUSON

12490 Jefferson Ave
Newport News VA 23602

May 25, 2022



>000267 8992258 0001 092574 10Z
CYPRESS PERSERVE COMMUNITY DEV
ACCOUNTS PAYABLE
2005 PAN AM CIR STE 300
TAMPA FL 33607

VENDOR NUMBER: 1362104
CHECK DATE: 05/25/2022
CHECK NUMBER: 2000194739
CHECK AMOUNT: \$7,044.20

PAGE: 1 OF 1

DATE	INVOICE NUMBER	P.O. NUMBER	GROSS AMOUNT	ADJUSTMENT AMOUNT	NET AMOUNT
05/24/22	RPYCM113737		\$7,044.20	\$0.00	\$7,044.20
TOTAL			\$7,044.20	\$0.00	\$7,044.20

800901301 (08/13)

FERGUSON

12490 Jefferson Ave
Newport News VA 23602

Pay To The Order Of: CYPRESS PERSERVE COMMUNITY DEV
ACCOUNTS PAYABLE
2005 PAN AM CIR STE 300
TAMPA, FL 33607

2000194739
May 25, 2022

60 - 162 / 433

VOID AFTER 90 DAYS

*****\$7,044.20***

Amount: SEVEN THOUSAND AND FORTY-FOUR DOLLARS 20/100

PNC Bank, N.A. 001

Authorized Signature

DOCUMENT CONTAINS COLORED BACKGROUND ON WHITE PAPER, "VOID" FEATURE, SIMULATED WATERMARK (REVERSE SIDE) MICRO-PRINT BORDER.

2000 194739 04330 1627 1059628868

Cypress Preserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Don Harrison Enterprises	2909	\$ 824.00		Routine Maintenance - 06/30/2022
Inframark	79397	4,763.26		District Management Service - 06/30/2022
Yellowstone	396143	21,533.73		Landscape Maintenance - 06/30/2022
Monthly Contract Sub-Total		\$ 27,120.99		

Variable Contract				
Variable Contract Sub-Total		\$ 0.00		

Utilities				
Pasco County Utilities	16829460	\$ 276.85		Water Service - 06/20/2022
Pasco County Utilities	16829461	154.70		Water Service - 07/06/2022
Pasco County Utilities	16829615	212.80		Water Service - 06/20/2022
Pasco County Utilities	16830810	279.30		Water Service - 06/20/2022
Pasco County Utilities	16830813	168.70	\$ 1,092.35	Water Service - 06/20/2022
Withlacoochee River Electric	2039650 070722	37.15		Electric Services - 07/07/2022
Withlacoochee River Electric	2039647 070722	35.57		Electric Services - 07/07/2022
Withlacoochee River Electric	2044854 070722	1,418.81		Electric Services - 07/07/2022
Withlacoochee River Electric	2144006 070722	36.19		Electric Services - 07/07/2022
Withlacoochee River Electric	2144012 070722	36.31	\$ 1,564.03	Electric Services - 07/07/2022
Utilities Sub-Total		\$ 2,656.38		

Regular Services				
American Ecosystems, Inc	20220585	\$ 1,890.00		Water Management Treatment - 07/01/2022
Don Harrison Enterprises	2917	210.00		Routine Maintenance - 07/13/2022
MHD Communications	26059	75.00		Installation - 07/12/2022
Neptune Multi Services LLC	53170	650.00		Trash Pick Up - 06/27/2022

Cypress Preserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Southern Automated Access Services Inc.	11424	32.95		Cellular Usage - 07/18/2022
Southern Automated Access Services Inc.	11488	416.00	\$ 448.95	Product Purchase - 07/18/2022
Spearem Enterprises	5355	1,000.00		Cleaning Services - 06/30/2022
Spearem Enterprises	5366	325.00		Installing Dog Waste Can - 07/10/2022
Spearem Enterprises	5382	870.00		Clubhouse Cleaning - 07/10/2022
Spearem Enterprises	5389	250.00	\$ 2,445.00	Repair Services - 07/21/2022
Spectrum	084742901070222	157.98		Internet Service - 07/02/2022
Straley Robin Vericker	21757	224.00		Professional Services - 07/12/2022
Suncoast Pool Service	8406	1,050.00		Pool Services - 07/02/2022
Waste Connections of Florida	6160618W425	66.92		Waste Connections - 06/20/2022
Waste Connections of Florida	6218394W425	66.92	\$ 133.84	Waste Management - 07/20/2022
Yellowstone	391919	181.74		Landscape Maintenance - 06/30/2022
Regular Services Sub-Total		\$ 7,466.51		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 37,243.88		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#79397

DATE

6/30/2022

CUSTOMER ID

C2297

NET TERMS

Net 30

PO#**DUE DATE**

7/30/2022

BILL TO

Cypress Preserve CDD
2005 Pan Am Circle
Suite 700
Tampa FL 33607
United States

Services provided for the Month of: June 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage- May	3	Ea	0.53		1.59
Color Copies- May	6	Ea	0.50		3.00
B/W Copies- May	30	Ea	0.15		4.50
Assessment Methodology	1	Ea	12.50		12.50
Website Maintenance / Admin	1	Ea	125.00		125.00
Accounting Services	1	Ea	375.00		375.00
Dissemination Services	1	Ea	700.00		700.00
District Management	1	Ea	3,541.67		3,541.67
Subtotal					4,763.26

Subtotal \$4,763.26

Tax \$0.00

Total Due \$4,763.26

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

**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 396143	6/30/2022
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 30, 2022

Invoice Amount: \$21,533.73

Description	Current Amount
Monthly Landscape Maintenance June 2022	\$21,533.73

4/604
53905 no

Invoice Total **\$21,533.73**

Excellence
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



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: 1-855-786-5344



216 1 1
22-70345

CYPRESS PRESERVE AMENITY CENTER

Service Address: **18728 MOSSY TIMBER BOULEVARD**

Bill Number: 16829460

Billing Date: 7/6/2022

Billing Period: 5/19/2022 to 6/20/2022

New Water, Sewer, Reclaim rates, fees and charges took effect Oct. 1, 2021.
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	5/19/2022	1109	6/20/2022	1127	32	18

Usage History

Water

June 2022 18
May 2022 36
April 2022 27
March 2022 26
February 2022 10
January 2022 11
December 2021 22
November 2021 14
October 2021 26
September 2021 34
August 2021 20
July 2021 19

Transactions

Previous Bill 438.69
Payment 06/14/22 -438.69 CR
Balance Forward 0.00
Current Transactions
Water
Water Base Charge 38.06
Water Tier 1 18.0 Thousand Gals X \$2.01 36.18
Sewer
Sewer Base Charge 89.93
Sewer Charges 18.0 Thousand Gals X \$6.26 112.68
Total Current Transactions 276.85
TOTAL BALANCE DUE \$276.85

Annual Water Quality Report: The 2021 Consumer Confidence Report is currently available online at bit.ly/PascoRegionalCCR. 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.

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

Received
JUL 08 2022

Account # 0986155
Customer # 01366618
Balance Forward 0.00
Current Transactions 276.85

Total Balance Due \$276.85
Due Date 7/25/2022

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

013666187098615501682946000000276856



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

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

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(727) 847-8131
(352) 521-4285

utilcustserv@pascocountyfl.net
Pay By Phone: 1-855-786-5344



217 1 1

22-70345

CYPRESS PRESERVE AMENITY CENTER

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

Bill Number: 16829461

Billing Date: 7/6/2022

Billing Period: 5/19/2022 to 6/20/2022

New Water, Sewer, Reclaim rates, fees and charges took effect Oct. 1, 2021.
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	5/19/2022	7930	6/20/2022	8151	32	221

Usage History

Water

June 2022	221
May 2022	232
April 2022	176
March 2022	120
February 2022	54
January 2022	239
December 2021	264
November 2021	222
October 2021	243
September 2021	264
August 2021	192
July 2021	201

Transactions

Previous Bill	162.40
Payment 06/14/22	-162.40 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	221 Thousand Gals X \$0.70
Total Current Transactions	154.70
TOTAL BALANCE DUE	\$154.70

Annual Water Quality Report: The 2021 Consumer Confidence Report is currently available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Received
JUL 08 2022

Account #	0986160
Customer #	01366618
Balance Forward	0.00
Current Transactions	154.70
Total Balance Due	\$154.70
Due Date	7/25/2022

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

013666187098616041682946170000154703



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: 1-855-786-5344



218 1 1

22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 16829615

Billing Date: 7/6/2022

Billing Period: 5/19/2022 to 6/20/2022

New Water, Sewer, Reclaim rates, fees and charges took effect Oct. 1, 2021.
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	5/19/2022	18227	6/20/2022	18531	32	304

Usage History

Water

June 2022	304
May 2022	295
April 2022	276
March 2022	243
February 2022	236
January 2022	278
December 2021	271
November 2021	262
October 2021	291
September 2021	277
August 2021	289
July 2021	266

Transactions

Previous Bill	206.50
Payment 06/14/22	-206.50 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	304 Thousand Gals X \$0.70 212.80
Total Current Transactions	212.80
TOTAL BALANCE DUE	\$212.80

Annual Water Quality Report: The 2021 Consumer Confidence Report is currently available online at bit.ly/PascoRegionalCCR. 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.



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

Received
JUL 08 2022

Account # 0993870
Customer # 01372506

Balance Forward 0.00
Current Transactions 212.80

Total Balance Due \$212.80
Due Date 7/25/2022

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

013725066099387021682961580000212805



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

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

(813) 235-6012
(727) 847-8131
(352) 521-4285

utilcustserv@pascocountyfl.net
Pay By Phone: 1-855-786-5344



219 1 1

22-70345

CYPRESS PRESERVE CDD

Service Address: **18144 GRAND LIVE OAK BOULEVARD**

Bill Number: 16830810

Billing Date: 7/6/2022

Billing Period: 5/19/2022 to 6/20/2022

New Water, Sewer, Reclaim rates, fees and charges took effect Oct. 1, 2021.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
1096165	01413628
Please use the 15-digit number below when making a payment through your bank	
109616501413628	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161997	5/19/2022	8307	6/20/2022	8706	32	399

Usage History

Water

June 2022	399
May 2022	615
April 2022	652
March 2022	583
February 2022	432
January 2022	277
December 2021	497
November 2021	486
October 2021	345
September 2021	468
August 2021	519
July 2021	687

Transactions

Previous Bill	430.50
Payment 06/14/22	-430.50 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	399 Thousand Gals X \$0.70
Total Current Transactions	279.30
TOTAL BALANCE DUE	\$279.30

Annual Water Quality Report: The 2021 Consumer Confidence Report is currently available online at bit.ly/PascoRegionalCCR. 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.

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

ROCK
JUL 08 2022

Account # 1096165
Customer # 01413628
Balance Forward 0.00
Current Transactions 279.30

Total Balance Due \$279.30
Due Date 7/25/2022

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

014136283109616581683081010000279305



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: 1-855-786-5344



220 1 1

22-70345

CYPRESS PRESERVE CDD

Service Address: **18325 GRAND LIVE OAK BOULEVARD**

Bill Number: 16830813

Billing Date: 7/6/2022

Billing Period: 5/19/2022 to 6/20/2022

New Water, Sewer, Reclaim rates, fees and charges took effect Oct. 1, 2021.

Please visit bit.ly/pcurates for additional details.

Account #	Customer #
1096180	01413628
Please use the 15-digit number below when making a payment through your bank	
109618001413628	

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	201161995	5/19/2022	6489	6/20/2022	6730	32	241

Usage History

Water

June 2022	241
May 2022	303
April 2022	318
March 2022	286
February 2022	236
January 2022	247
December 2021	397
November 2021	405
October 2021	494
September 2021	454
August 2021	452
July 2021	586

Transactions

Previous Bill	212.10
Payment 06/14/22	-212.10 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	241 Thousand Gals X \$0.70
Total Current Transactions	168.70
TOTAL BALANCE DUE	\$168.70

Annual Water Quality Report: The 2021 Consumer Confidence Report is currently available online at bit.ly/PascoRegionalCCR. 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.

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

RECEIVED
JUL 08 2022

Account # 1096180
Customer # 01413628
Balance Forward 0.00
Current Transactions 168.70

Total Balance Due \$168.70
Due Date 7/25/2022

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

014136283109618011683081320000168704

**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 **07/07/2022**
Amount Due **37.15**
Current Charges Due **07/27/2022**

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
06/01	2563	07/01	2583				20

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2022	30	1
Jun 2022	30	1
Jul 2021	30	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 39.25
Payment 39.25CR
Balance Forward 0.00

Customer Charge 34.16
Energy Charge 20 KWH @ 0.05017 1.00
Fuel Adjustment 20 KWH @ 0.05300 1.06
FL Gross Receipts Tax 0.93

Total Current Charges 37.15
Total Due 37.15

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: 07/07/2022

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 07/27/2022
TOTAL CHARGES DUE 37.15
Total Charges Due After Due Date 42.15

000203965000000371500000421509

**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 **07/07/2022**
Amount Due **35.57**
Current Charges Due **07/27/2022**

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**

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/01	215	07/01	220				5

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2022	30	0
Jun 2022	30	0
Jul 2021	30	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.

Previous Balance 35.55
Payment 35.55CR
Balance Forward 0.00

Customer Charge 34.16
Energy Charge 5 KWH @ 0.05017 0.25
Fuel Adjustment 5 KWH @ 0.05300 0.27
FL Gross Receipts Tax 0.89

Total Current Charges 35.57
Total Due 35.57
Please Pay 35.57

**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: 07/07/2022

Use above space for address change ONLY.

District: BP03



9 - 9563

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	07/27/2022
TOTAL CHARGES DUE	35.57
Total Charges Due After Due Date	40.57

000203964700000355700000405701

**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2044854** Cycle 03
Meter Number 84508721
Customer Number 20026869
Customer Name CYPRESS PRESERVE CDD

Bill Date **07/07/2022**
Amount Due **1,418.81**
Current Charges Due **07/27/2022**

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

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/01	96190	07/01	7403		19.30	19	11213

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2022	30	374
Jun 2022	30	384
Jul 2021	30	388

**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 1,416.10
Payment 1,416.10CR
Balance Forward 0.00

Customer Charge 34.16
Energy Charge 11,213 KWH @ 0.05017 562.56
Fuel Adjustment 11,213 KWH @ 0.05300 594.29
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 @ 0.05300 7.95
Poles (QTY 6) 60.00
FL Gross Receipts Tax 30.85

Total Current Charges 1,418.81
Total Due Please Pay 1,418.81

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

**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: 07/07/2022

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	07/27/2022
TOTAL CHARGES DUE	1,418.81
Total Charges Due After Due Date	1,440.09

000204485400014188100014400907

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2144006** Cycle **03**
Meter Number **83430025**
Customer Number **20026869**
Customer Name **CYPRESS PRESERVE CDD**

Bill Date **07/07/2022**
Amount Due **36.19**
Current Charges Due **07/27/2022**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 18138 GRAND LIVE OAK BLVD
Service Description IRRIGATION
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/01	239	07/01	250				11

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2022	30	0
Jun 2022	30	0
Jul 2021	30	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.

Previous Balance 39.03
Payment 39.03CR
Balance Forward 0.00

Customer Charge 34.16
Energy Charge 11 KWH @ 0.05017 0.55
Fuel Adjustment 11 KWH @ 0.05300 0.58
FL Gross Receipts Tax 0.90

Total Current Charges 36.19
Total Due Please Pay 36.19

**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: 07/07/2022

Use above space for address change ONLY.

District: BP03



2144006 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	07/27/2022
TOTAL CHARGES DUE	36.19
Total Charges Due After Due Date	41.19

000214400600000361900000411909

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2144012** Cycle 03
Meter Number 336835186
Customer Number 20026869
Customer Name CYPRESS PRESERVE CDD

Bill Date **07/07/2022**
Amount Due **36.3**
Current Charges Due **07/27/2022**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 18293 GRAND LIVE OAK BLVD
Service Description IRRIGATION
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/01	194	07/01	206				12

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2022	30	0
Jun 2022	30	0
Jul 2021	30	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.

Previous Balance 39.15
Payment 39.15CR
Balance Forward 0.00

Customer Charge 34.16
Energy Charge 12 KWH @ 0.05017 0.60
Fuel Adjustment 12 KWH @ 0.05300 0.64
FL Gross Receipts Tax 0.91

Total Current Charges 36.31
Total Due Please Pay 36.31

**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: 07/07/2022

Use above space for address change ONLY.

District: BP03



2144012 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	07/27/2022
TOTAL CHARGES DUE	36.31
Total Charges Due After Due Date	41.31

000214401200000363100000413109

P.O. BOX 40517
ST. PETERSBURG, 33743

DATE	INVOICE #
7/1/2022	20220585

Phone #	Fax #
727-545-4404	727-545-0770

Cypress Preserve CDD
c/o: Meritus Corp
2045 Pan Am Circle, Suite 120
Tampa, FL 33607

P.O. NO.	TERMS	PROJECT
	Due on receipt	

DESCRIPTION	QTY	RATE	AMOUNT
WATER MANAGEMENT TREATMENT FOR THE CURRENT MONTH - SEE DATE LISTED ABOVE Double Treatment <i>VS 11 5376</i> <i>4307</i>	1	1,890.00	1,890.00
AUTOPAY IS AVAILABLE Please call (727) 545-4404 to set up your account today!		Total \$1,890.00	

[illegible]



MHD Communications
5808 Breckenridge Pkwy Ste G
Tampa, FL 33610
(813) 948-0202

Date	Invoice
07/12/2022	26059
Account	
Cypress Preserves CDD	

Bill To:
Cypress Preserves CDD Attn: Gene Roberts 18728 Mossy Timber Blvd Land O Lakes, FL 34638

AD

Ship To
Cypress Preserves CDD 18728 Mossy Timber Blvd Land O Lakes, FL 34638

Terms	Due Date	PO Number	Reference
NET30	08/11/2022		

Service Request Number	268795
Summary	Install iVMS application for CCTV
Billing Method	Actual Rates
Detail	<p>Tue 7/12/2022/10:50 AM UTC-04/ Michael Combs (time)- Monica called back in and Took the call. She needed iVMS installed on her system as when Meritus/Inframark reinstalled systems they lost the access. Placed the installer on her system however our credentials are not working and the system is on a "WATER" domain. She will be reaching out to their IT Department to get the application installed and will need to get connected to their NVR. Marking as closed.</p> <p>Tue 7/12/2022/10:30 AM UTC-04/ Michael Combs (time)- Hello Monica,</p> <p>We were unable to address your ticket today. We understand how important your technology is to your business and it is our goal to address this matter on the next business day. Please be on the look out for an email from TimeZest, so that you will be able to schedule the next best time for us to reach out and assist with this issue.</p> <p>Thank you,</p> <p>Tue 7/12/2022/10:15 AM UTC-04/ Michael Combs (time)- Attempted to call user - No answer, left VM. - Emailing.</p> <p>Fri 7/8/2022/3:51 PM UTC-04/ Ryan Goodman (time)- Hello Monica,</p> <p>We were unable to address your ticket today. We understand how important your technology is to your business and it is our goal to address this matter on the next business day. Please be on the look out for an email from TimeZest, so that you will be able to schedule the next best time for us to reach out and assist with this issue.</p> <p>Thank you,</p> <p>Ryan Goodman MHD Communications</p> <p>Fri 7/8/2022/3:47 PM UTC-04/ Ryan Goodman (time)- Attempted to call user - No answer, left VM. - Emailing.</p>

Fri 7/8/2022/1:29 PM UTC-04/ Gene.Roberts@Inframark.com
[This message originated from outside our organization. Do not click links or open attachments unless you know the content is safe]

Ryan,
You can reach Monica at 813-873-7300 ext 325

Thanks,
Gene

Fri 7/8/2022/10:57 AM UTC-04/ Ryan Goodman (time)-
Hi Gene,

The other day Monica Alvarez called in requesting that we reinstall iVMS for her. However it seems that we do not have a best contact number for her, would you be able to provide one? She mentioned that you had approved this request so I figured that you would be the best to reach out to for her contact.

Regards,

Ryan Goodman
MHD Communications

Fri 7/8/2022/10:43 AM UTC-04/ Ryan Goodman (time)-
Called provided number
- Call routes to Meritus Corp's main number
- Attempted to dial operator but a VM picked up

Checked in with Justin and JC and was given Gene's cell number
- Called and left a VM requesting a call back with Monica's best contact number

Emailing

Wed 7/6/2022/3:09 PM UTC-04/ Matt Rios-
Monica called with approval from Gene Roberts and asked that we install iVMS application because it was removed from her workstation.
Location: Cypress Preserves CDD
Contact 813 873 7300 Monica Alvarez

Resolution

Company Name Cypress Preserves CDD
Contact Name Monica Alvarez

Services	Work Type	Hours	Rate	Amount
Billable Services				
Help Desk Technician	IT - Remote - Business Hours	0.50	150.00	\$75.00
Total Services:				\$75.00
We appreciate your business! MHD Communications accepts checks and all major credit cards. A late payment charge of 5% per month will be applied to all unpaid balances.		Invoice Subtotal:	\$75.00	
		Sales Tax:	\$0.00	
		Invoice Total:	\$75.00	
		Payments:	\$0.00	
		Credits:	\$0.00	
		Balance Due:	\$75.00	

Invoice Time Detail

Invoice Number: 26059
 Company: Cypress Preserves CDD

Charge To: Cypress Preserves CDD / Install iVMS application for CCTV Location: Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
07/08/2022	Goodman, Ryan	Service Ticket:268795 Summary:Install iVMS application for CCTV Called provided number - Call routes to Meritus Corp's main number - Attempted to dial operator but a VM picked up Checked in with Justin and JC and was given Gene's cell number - Called and left a VM requesting a call back with Monica's best contact number Emailing	Y	0.25	150.00	\$37.50
07/08/2022	Goodman, Ryan	Service Ticket:268795 Summary:Install iVMS application for CCTV Attempted to call user - No answer, left VM. - Emailing.	Y	0.25	150.00	\$37.50

Subtotal: \$75.00

Invoice Time Total:

Billable Hours: 0.50



Neptune Multi services LLC

11423 Crestlake Village Dr
Riverview, FL, 33569
Neptunemts@gmail.com
<https://www.facebook.com/101624548259772/posts/228424315579794/?sfnsn=mo>
813-778-9857

Invoice

Invoice No: 0053170
Date: 06/27/2022
Terms: NET 0
Due Date: 06/27/2022

Bill To: Cypress Preserve cdd Land o Lakes
teresa.farlow@merituscorp.com

Description	Quantity	Rate	Amount
Trash pick up June 10,24 2022	10	\$65.00	\$650.00
Subtotal			\$650.00
TAX 0%			\$0.00
Total			\$650.00
Paid			\$0.00
Balance Due			\$650.00

Pay Now

Invoice2go
a Bill.com company





Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/18/2022	11424

Bill To
CYPRESS PRESERVE

			Job Name	Terms
			CELLULAR	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Cellular usage.	32.95		32.95
	813-528-2936			
	Sales Tax	7.00%		0.00
	BN 4904 5394			
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$32.95
Southern Automated Access Services, Inc. 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	\$32.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/18/2022	11488

Bill To
CYPRESS PRESERVE

Handwritten: 856 4904 5723

			Job Name	Terms
				Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Report that pool gates aren't working.		7/21/2022	
	Pool gate functions properly.			
	The playground gate needed a new exit button. Replaced, all performing properly at this time.			
3	Hourly Tech Charge	105.00		315.00
1	No touch exit sensor.	101.00		101.00
	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 \$416.00

Southern Automated Access Services, Inc. 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 \$416.00

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.

Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
+1 8139979520
spearem.jmb@gmail.com



INVOICE

BILL TO

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

INVOICE # 5355

DATE 06/30/2022

DUE DATE 07/15/2022

TERMS Net 15

Handwritten notes:
RPA
4605
5390

ACTIVITY	QTY	RATE	AMOUNT
Labor pressure Wash the amenity center including the porches and furniture	1	850.00	850.00
Labor pressure wash all signs and streetlamps along Bulloch Blvd.	1	150.00	150.00

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

\$1,000.00

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

+1 8139979520

spearem.jmb@gmail.com



INVOICE

BILL TO

Cypress Preserve

Meritus

2005 Pan Am Circle Ste

300

Tampa, FL 33607

INVOICE # 5366

DATE 07/10/2022

DUE DATE 07/25/2022

TERMS Net 15

88 4605 5366

ACTIVITY	QTY	RATE	AMOUNT
Labor provide and install dog waste station on the corner of grand oak blvd and gliding eagle . cost includes materials shipping and installation	1	325.00	325.00

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

\$325.00

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
+1 8139979520
spearem.jmb@gmail.com



INVOICE

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

INVOICE 5382
DATE 07/10/2022
TERMS Net 15
DUE DATE 07/25/2022

ACTIVITY	QTY	RATE	AMOUNT
Labor 6/9 to 7/9 4 weeks Weekly Cleaning Service of pool area , restrooms and Dog Park, Two other dog Waste cans thru out neighborhood. Restock paper goods Empty all dog waste cans thru out neighborhood, restock Empty all trash at amenities. Empty Mail Trash Can Blow off pool deck, wipe pool tables, drinking fountain located at pool area. Three times per week. **Please note that three more garbage cans through out neighborhood have ben added to schedule (Hiking Trail, Bus Stop and Mail Pavilion) as well as two additional dog waste cans.**	4	172.50	690.00
Material Mutt Mitts (10 boxes) 1 box per dog waste can per week. (200 per roll) Dog Waste Can liners	1	60.00	60.00
Material Paper Goods (toilet paper, Trifold paper towels, Soap, trash bags, urinal cakes for mens restroom. ,	1	45.00	45.00
Fuel Surcharge Due to the cost of Fuel/Diesel that has gone up drastically, a fuel surcharge has been added to invoice for this billing cycle.	1	75.00	75.00

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

\$870.00

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

+1 8139979520

spearem.jmb@gmail.com

**INVOICE****BILL TO**

Cypress Preserve

Meritus

2005 Pan Am Circle Ste

300

Tampa, FL 33607

INVOICE # 5389**DATE 07/21/2022****DUE DATE 08/05/2022****TERMS Net 15**

1311
4605 5390

ACTIVITY	QTY	RATE	AMOUNT
Labor remove and dispose of shopping cart full of trash from entrance. repair requested perimeter fence behind pond. upright road closed sign	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**



July 2, 2022
Invoice Number: 084742901070222
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

NEWS AND INFORMATION

Summary Services from 07/01/22 through 07/31/22 details on following pages

Previous Balance	157.98
Payments Received - Thank You	-157.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	157.98
Current Charges	\$157.98
Total Due by 07/18/22	\$157.98

Received
JUL 11 2022

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 07022022 NNNYNY 01 000518 0002

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



July 2, 2022

CYPRESS PRESERVE CDD

Invoice Number: 084742901070222
Account Number: 0050847429-01
Service At: 18728 MOSSY TIMBER BLVD
CBHS
LAND O LAKES, FL 34638

Total Due by 07/18/22	\$157.98
Amount you are enclosing	\$

Please Remit Payment To:
CHARTER COMMUNICATIONS
PO BOX 7195
PASADENA, CA 91109-7195



0001100100508474290162015798

July 2, 2022



Invoice Number:
Account Number:
Security Code:

CYPRESS PRESERVE CDD
084742901070222
0050847429-01
1256

Contact Us

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

7635 1610 NO RP 02 07022022 NNNYNY 01 000518 0002

Charge Details

Previous Balance		157.98
Payments Received - Thank You	06/28	-157.98
Remaining Balance		\$0.00

Payments received after 07/02/22 will appear on your next bill.

Services from 07/01/22 through 07/31/22

Spectrum Business™ Internet

Spectrum Business Internet Ultra	199.99
Business WIFI	7.99
Bundle Discount	-50.00
	\$157.98

Spectrum Business™ Internet Total \$157.98

Current Charges \$157.98
Total Due by 07/18/22 \$157.98

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.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

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.

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

Sign up for Paperless Billing.
It's easy, convenient and secure.

Get your statement as soon as it's available. Instead of receiving a paper bill through the mail, sign up for paperless billing.

It's easy - enroll in paperless billing visit SpectrumBusiness.net.

It's convenient - you can access your statement through SpectrumBusiness.net.

It's secure - we deliver securely to your SpectrumBusiness.net account and only you can access through a secure sign-in process.

Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.



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.

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.

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 - If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

**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.



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

July 12, 2022

Client: 001490

Matter: 000001

Invoice #: 21757

Page: 1

RE: General

For Professional Services Rendered Through June 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
6/1/2022	MS	PREPARE MAILED NOTICE LETTER FOR 2022/2023 BUDGET.	0.4	\$64.00
6/10/2022	MS	PREPARE BUDGET RESOLUTIONS.	1.0	\$160.00
Total Professional Services			1.4	\$224.00
Total Services			\$224.00	
Total Disbursements			\$0.00	
Total Current Charges				\$224.00
Previous Balance				\$546.50
Less Payments				(\$546.50)
PAY THIS AMOUNT				\$224.00

Please Include Invoice Number on all Correspondence

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
7/2/2022	8406

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

P.O. No.	Terms	Project
July 2022	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>KJA 4618 572w</i>	1,050.00	1,050.00

Thank you for your business.

Phone #

(727) 271-1395

Total

\$1,050.00



WASTE CONNECTIONS OF FLORIDA
PASCO HAULING
6800 OSTEEN ROAD
NEW PORT RICHEY FL 34853-3667
DISTRICT NO. 6425

ACCOUNT NO.
INVOICE NO.
STATEMENT DATE
DUE DATE

6425-103179
6180818W425
06/20/22
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) 589-2719

105

007906 1/1

INVOICE STATEMENT

Date	Description	Amount
	Service Location Acct #103179-0001	CYPRESS PRESERVE AMENITY CENTER 18728 MOSSY TIMBER BLVD LAND O L
06/20/22	BASIC SERVICE CHARGE 7/1/2022-7/31/2022	1.00 4.00YD \$ 62.92
06/20/22	BASIC CONTAINER CHARGE 7/1/2022-7/31/2022	1.00 4.00YD \$ 4.00
	Invoice Total	\$ 66.92
	Account Balance	\$ 66.92

****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.

Given the ongoing challenges resulting from the COVID-19 pandemic and widespread related staffing issues, many of our suppliers are experiencing supply shortages, delays in production, delays in service and delays in delivery. To ensure your timely receipt of bills, consider enrolling on our website, <https://wcicustomer.com> to view and pay your invoices. You can continue to get paper bills or you can also choose to go paperless (receive an email that a new bill is available to view). You can also choose to set up recurring payments so you don't have to worry about paying your bills on time.

Please remit to the address below and return your remit stub with your payment.

Received
JUL 05 2022



WASTE CONNECTIONS OF FLORIDA
PASCO HAULING
6800 OSTEEN ROAD
NEW PORT RICHEY FL 34853-3667

AB 01 007906 47537 H 20 A



CYPRESS PRESERVE AMENITY CENTER
SUITE 300
2005 PAN AM CIRCLE
TAMPA FL 33607-8008

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

6425-103179
6180818W425
06/20/22
Upon Receipt
\$66.92

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



6425 00000000000000000000X1031797 00000006672000000000000006160618 5



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
6218394W425
07/20/22
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
	Previous Balance	\$ 66.92
	Service Location Acct #103179-0001	CYPRESS PRESERVE AMENITY CENTER 18728 MOSSY TIMBER BLVD LAND O L
07/20/22	BASIC SERVICE CHARGE 8/1/2022-8/31/2022	1.00 4.00YD \$ 62.92
07/20/22	BASIC CONTAINER CHARGE 8/1/2022-8/31/2022	1.00 4.00YD \$ 4.00
	Invoice Total	\$ 66.92
	Account Balance	\$ 133.84

****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.

Given the ongoing challenges resulting from the COVID-19 pandemic and widespread related staffing issues, many of our suppliers are experiencing supply shortages, delays in production, delays in service and delays in delivery. To ensure your timely receipt of bills, consider enrolling on our website, <https://wcicustomer.com> to view and pay your invoices. You can continue to get paper bills or you can also choose to go paperless (receive an email that a new bill is available to view). You can also choose to set up recurring payments so you don't have to worry about paying your bills on time.

Please remit to the address below and return your remit stub with your payment.



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
6218394W425
07/20/22
Upon Receipt
\$133.84

AB 01 001020 82921 H 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



6425 00000000000000000000X1031797 0000001338400000000000006218394 0

001020 1/1





YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
TM 391919	6/30/2022
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: July 30, 2022

Invoice Amount: \$181.74

Description	Current Amount
June Irrigation Repairs	
June Irrigation Repairs - Details included in the separate Irrigation Report	
Irrigation Repairs	\$181.74

Invoice Total **\$181.74**

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

Cypress Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2022



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

Cypress Preserve
Balance Sheet
As of 7/31/2022

(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	(2,613.00)	0.00	0.00	0.00	0.00	0.00	0.00	(2,613.00)
Investments - Revenue 2017 (2000)	0.00	455,474.00	0.00	0.00	0.00	0.00	0.00	455,474.00
Investments - Interest 2017 (2001)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Sinking 2017 (2002)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Reserve 2017 (2003)	0.00	310,678.00	0.00	0.00	0.00	0.00	0.00	310,678.00
Investments - Prepayment 2017 (2004)	0.00	465.00	0.00	0.00	0.00	0.00	0.00	465.00
Investments - Construction 2017 (2005)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Revenue 2019 (0000)	0.00	0.00	54,207.00	0.00	0.00	0.00	0.00	54,207.00
Investments - Interest 2019 (0001)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Sinking 2019 (0002)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Reserve 2019 (0003)	0.00	0.00	388,131.00	0.00	0.00	0.00	0.00	388,131.00
Investments - Construction 2019 (0005)	0.00	0.00	0.00	0.00	969.00	0.00	0.00	969.00
Accounts Receivable-Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Assessments Receivable - Tax Roll	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Assessments Receivable - Off Roll	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due From General Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due From Debt Service Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due from Developer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Items	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid General Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Professional Liability	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Trustee Fees	5,294.00	0.00	0.00	0.00	0.00	0.00	0.00	5,294.00
Deposits	7,035.00	0.00	0.00	0.00	0.00	0.00	0.00	7,035.00
Construction Work In Progress	0.00	0.00	0.00	0.00	0.00	14,257,191.00	0.00	14,257,191.00
Amount Available-Debt Service	0.00	0.00	0.00	0.00	0.00	0.00	1,035,699.00	1,035,699.00
Amount To Be Provided-Debt Service	0.00	0.00	0.00	0.00	0.00	0.00	14,609,301.00	14,609,301.00
Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Assets	9,716.00	766,617.00	442,338.00	0.00	969.00	14,257,191.00	15,645,000.00	31,121,832.00
Liabilities								
Accounts Payable	2,415.00	0.00	0.00	0.00	0.00	0.00	0.00	2,415.00
Accounts Payable - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due to Developer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due To General Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due to Debt Service	(1,200.00)	0.00	0.00	0.00	0.00	0.00	0.00	(1,200.00)
Due to Capital Projects Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accrued Expenses Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Deferred Revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unearned Revenues	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

(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
Revenue Bonds Payable-2017	0.00	0.00	0.00	0.00	0.00	0.00	9,135,000.00	9,135,000.00
Revenue Bonds Payable-2019	0.00	0.00	0.00	0.00	0.00	0.00	6,510,000.00	6,510,000.00
Total Liabilities	1,215.00	0.00	0.00	0.00	0.00	0.00	15,645,000.00	15,646,215.00
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0.00	559,787.00	481,981.00	465.00	645.00	0.00	0.00	1,042,878.00
Fund Balance-Unreserved	(89,493.00)	0.00	0.00	0.00	0.00	0.00	0.00	(89,493.00)
Investment In General Fixed Assets	0.00	0.00	0.00	0.00	0.00	14,257,191.00	0.00	14,257,191.00
Other	97,995.00	206,830.00	(39,643.00)	(465.00)	324.00	0.00	0.00	265,042.00
Total Fund Equity & Other Credits	8,501.00	766,617.00	442,338.00	0.00	969.00	14,257,191.00	0.00	15,475,617.00
Total Liabilities & Fund Equity	9,716.00	766,617.00	442,338.00	0.00	969.00	14,257,191.00	15,645,000.00	31,121,832.00

Cypress Preserve
Statement of Revenues Expenditures
From 10/1/2021 Through 7/31/2022

001 - General Fund
(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	388,398.00	389,242.00	844.00	0 %
O&M Assessments - Off Roll	25,000.00	37,810.00	12,810.00	51 %
Interest Earnings				
Interest Earnings	0.00	0.00	0.00	0 %
Contributions & Donations From Private Sources				
Developer Contributions	85,917.00	863,527.00	777,609.00	905 %
Other Miscellaneous Revenues				
Miscellaneous	0.00	48,122.00	48,122.00	0 %
Total Revenues	499,315.00	1,338,702.00	839,387.00	168 %
Expenditures				
Legislative				
Supervisor Fees	2,400.00	3,000.00	(600.00)	(25)%
Financial & Administrative				
District Manager	42,500.00	31,875.00	10,625.00	26 %
District Engineer	5,000.00	3,113.00	1,888.00	38 %
Disclosure Report	8,400.00	6,300.00	2,100.00	25 %
Trustees Fees	8,200.00	4,697.00	3,503.00	43 %
Assessment Roll	150.00	263.00	(113.00)	(75)%
Accounting Services	6,000.00	3,225.00	2,775.00	46 %
Auditing Services	5,900.00	1,258.00	4,642.00	79 %
Postage, Phone, Faxes, Copies	220.00	413.00	(193.00)	(88)%
Public Officials Insurance	2,663.00	0.00	2,663.00	100 %
Legal Advertising	2,000.00	1,381.00	620.00	31 %
Bank Fees	200.00	0.00	200.00	100 %
Dues, Licenses & Fees	197.00	747.00	(550.00)	(279)%
Office Supplies	500.00	107.00	393.00	79 %
Website Administration	1,500.00	1,125.00	375.00	25 %
ADA Website Compliance	1,500.00	1,616.00	(116.00)	(8)%
Legal Counsel				
District Counsel	7,500.00	3,118.00	4,382.00	58 %
Utility Services				
Street Lights	30,000.00	10,575.00	19,425.00	65 %
Other Electric Services	5,000.00	2,527.00	2,473.00	49 %
Potable Water Utility Services	6,000.00	10,357.00	(4,357.00)	(73)%
Other Physical Environment				
Waterway Management System	22,000.00	27,785.00	(5,785.00)	(26)%
General Liability & Property Casualty Insurance	23,385.00	0.00	23,385.00	100 %
Landscape Maintenance	209,000.00	192,306.00	16,694.00	8 %
Miscellaneous Repairs & Maintenance	20,000.00	27,494.00	(7,494.00)	(37)%
Hardscape Maintenance	7,500.00	126.00	7,374.00	98 %
Plant Replacement Program	15,000.00	12,788.00	2,212.00	15 %
Improvements Other Than Buildings	0.00	600,533.00	(600,533.00)	0 %
Capital Improvements	20,600.00	302,249.00	(281,649.00)	(1,367)%
Road & Street Facilities				
Sidewalk & Pavement Repairs	3,000.00	0.00	3,000.00	100 %
Parks & Recreation				
Cabana Janitorial & Cleaning	16,000.00	6,755.00	9,245.00	58 %

Cypress Preserve
Statement of Revenues Expenditures
 From 10/1/2021 Through 7/31/2022

Recreation Facility Maintenance	5,000.00	3,479.00	1,521.00	30 %
Recreation Equipment Maintenance	2,500.00	316.00	2,184.00	87 %
Pool Operations & Maintenance	12,000.00	27,204.00	(15,204.00)	(127)%

Cypress Preserve
Statement of Revenues Expenditures
From 10/1/2021 Through 7/31/2022

001 - General Fund
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Security System	<u>7,500.00</u>	<u>3,529.00</u>	<u>3,971.00</u>	<u>53 %</u>
Total Expenditures	<u>499,315.00</u>	<u>1,290,261.00</u>	<u>(790,946.00)</u>	<u>(158)%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	<u>49,554.00</u>	<u>49,554.00</u>	<u>0 %</u>
Total Other Financing Sources	<u>0.00</u>	<u>49,554.00</u>	<u>49,554.00</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>97,995.00</u>	<u>97,995.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	(89,493.00)	(89,493.00)	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>8,501.00</u>	<u>8,501.00</u>	<u>0 %</u>

Cypress Preserve

Statement of Revenues Expenditures

From 10/1/2021 Through 7/31/2022

200 - Debt Service Fund - Series 2017
(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	620,244.00	608,073.00	(12,171.00)	(2)%
DS Assessments - Off Roll	0.00	211,005.00	211,005.00	0 %
Interest Earnings				
Interest Earnings	0.00	612.00	612.00	0 %
Total Revenues	<u>620,244.00</u>	<u>819,691.00</u>	<u>199,447.00</u>	<u>32 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	440,244.00	443,325.00	(3,081.00)	(1)%
Principal Payments	<u>180,000.00</u>	<u>170,000.00</u>	<u>10,000.00</u>	<u>6 %</u>
Total Expenditures	<u>620,244.00</u>	<u>613,325.00</u>	<u>6,919.00</u>	<u>1 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0.00	465.00	465.00	0 %
Total Other Financing Sources	<u>0.00</u>	<u>465.00</u>	<u>465.00</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>206,830.00</u>	<u>206,830.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	454,393.00	454,393.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>661,223.00</u>	<u>661,223.00</u>	<u>0 %</u>

Cypress Preserve
Statement of Revenues Expenditures
From 10/1/2021 Through 7/31/2022

201 - Debt Service Fund - Series 2019
(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	383,894.00	166,685.00	(217,209.00)	(57)%
DS Assessments - Off Roll	0.00	179,635.00	179,635.00	0 %
Interest Earnings				
Interest Earnings	0.00	364.00	364.00	0 %
Total Revenues	<u>383,894.00</u>	<u>346,684.00</u>	<u>(37,210.00)</u>	<u>(10)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	258,894.00	261,003.00	(2,109.00)	(1)%
Principal Payments	<u>125,000.00</u>	<u>125,000.00</u>	<u>0.00</u>	<u>0 %</u>
Total Expenditures	<u>383,894.00</u>	<u>386,003.00</u>	<u>(2,109.00)</u>	<u>(1)%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0.00	(324.00)	(324.00)	0 %
Total Other Financing Sources	<u>0.00</u>	<u>(324.00)</u>	<u>(324.00)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(39,643.00)</u>	<u>(39,643.00)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	481,981.00	481,981.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>442,338.00</u>	<u>442,338.00</u>	<u>0 %</u>

Cypress Preserve
Statement of Revenues Expenditures
From 10/1/2021 Through 7/31/2022

300 - Capital Projects Fund - Series 2017
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	(465.00)	(465.00)	0 %
Total Other Financing Sources	<u>0.00</u>	(465.00)	(465.00)	0 %
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	(465.00)	(465.00)	0 %
Fund Balance, Beginning of Period	0.00	465.00	465.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>

Cypress Preserve
Statement of Revenues Expenditures
From 10/1/2021 Through 7/31/2022

301 - Capital Projects Fund - Series 2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0.00	1.00	1.00	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0.00	49,554.00	49,554.00	0 %
Total Revenues	0.00	49,554.00	49,554.00	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0.00	324.00	324.00	0 %
Interfund Transfer				
Interfund Transfer	0.00	(49,554.00)	(49,554.00)	0 %
Total Other Financing Sources	0.00	(49,230.00)	(49,230.00)	0 %
Excess of Revenues Over (Under) Expenditures	0.00	324.00	324.00	0 %
Fund Balance, Beginning of Period				
	0.00	645.00	645.00	0 %
Fund Balance, End of Period	0.00	969.00	969.00	0 %

Cypress Preserve
Statement of Revenues Expenditures
From 10/1/2021 Through 7/31/2022

900 - General Fixed Assets Account Group
(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	<u>0.00</u>	<u>14,257,191.00</u>	<u>14,257,191.00</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0.00</u>	<u>14,257,191.00</u>	<u>14,257,191.00</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>14,257,191.00</u>	<u>14,257,191.00</u>	<u>0 %</u>

Cypress Preserve
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked

Bank Balance	42,981.11
Less Outstanding Checks/Vouchers	45,618.96
Plus Deposits in Transit	25.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	(2,612.85)
Balance Per Books	<u>(2,612.85)</u>
Unreconciled Difference	<u>0.00</u>

Click the Next Page toolbar button to view details.

Cypress Preserve
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
2283	4/8/2022	Series 2019 FY22 Tax Dist ID 03/01-03/31	2,120.42	Cypress Preserve CDD
2284	4/8/2022	Series 2017 FY22 Tax Dist ID 03/01-03/31	7,735.39	Cypress Preserve CDD
2252	6/21/2022	Series 2017 FY22 Off Roll Lot Closings	1,563.43	Cypress Preserve CDD
2253	6/21/2022	Series 2019 FY22 Off Roll Lot Closings	1,200.00	Cypress Preserve CDD
2244	6/22/2022	System Generated Check/Voucher	200.00	Eugenia Lynch
2255	7/7/2022	System Generated Check/Voucher	4,763.26	Inframark LLC
2266	7/21/2022	System Generated Check/Voucher	210.00	Don Harrison Enterprises
2269	7/21/2022	Series 2019 FY22 Off Roll Lot Closings	1,200.00	Cypress Preserve CDD
2270	7/21/2022	Series 2017 FY22 Off Roll Lot Closings	1,563.43	Cypress Preserve CDD
2271	7/27/2022	System Generated Check/Voucher	448.95	Southern Automated Access Services, Inc
2272	7/27/2022	System Generated Check/Voucher	250.00	Spearem Enterprises, LLC
2273	7/27/2022	System Generated Check/Voucher	66.92	Waste Connections of Florida
2274	7/27/2022	System Generated Check/Voucher	21,533.73	Yellowstone Landscape
2275	7/29/2022	Series 2017 FY22 Off Roll Lot Closings	1,563.43	Cypress Preserve CDD
2276	7/29/2022	Series 2019 FY22 Off Roll Lot Closings	<u>1,200.00</u>	Cypress Preserve CDD
Outstanding Checks/Vouchers			<u>45,618.96</u>	

Cypress Preserve
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Outstanding Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
CR558	7/6/2022	Pool Key 7.6.2022	<u>25.00</u>	
Outstanding Deposits			<u>25.00</u>	

Cypress Preserve
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
2193	4/8/2022	Series 2019 FY22 Tax Dist ID 3/1-3/31	(2,120.42)	Cypress Preserve CDD
2193	4/8/2022	Series 2019 FY22 Tax Dist ID 3/1-3/31	2,120.42	Cypress Preserve CDD
2194	4/8/2022	Series 2017 FY22 Tax Dist ID 3/1-3/31	7,735.39	Cypress Preserve CDD
2194	4/8/2022	Series 2017 FY22 Tax Dist ID 3/1-3/31	(7,735.39)	Cypress Preserve CDD
2243	6/22/2022	System Generated Check/Voucher	1,615.93	ADA Site Compliance
2249	6/29/2022	System Generated Check/Voucher	32.95	Southern Automated Access Services, Inc.
2250	6/29/2022	System Generated Check/Voucher	300.00	Spearem Enterprises, LLC
2251	6/29/2022	System Generated Check/Voucher	1,207.50	Yellowstone Landscape
2254	7/7/2022	System Generated Check/Voucher	1,890.00	American Ecosystems, Inc.
2256	7/7/2022	System Generated Check/Voucher	650.00	Neptune Multi Services LLC
2257	7/7/2022	System Generated Check/Voucher	1,000.00	Spearem Enterprises, LLC
2258	7/7/2022	System Generated Check/Voucher	1,050.00	Suncoast Pool Service
2259	7/7/2022	System Generated Check/Voucher	181.74	Yellowstone Landscape
2260	7/14/2022	System Generated Check/Voucher	824.00	Don Harrison Enterprises
2261	7/14/2022	System Generated Check/Voucher	1,092.35	Pasco County Utilities
2262	7/14/2022	System Generated Check/Voucher	1,195.00	Spearem Enterprises, LLC
2263	7/14/2022	System Generated Check/Voucher	157.98	Charter Communications
2264	7/14/2022	System Generated Check/Voucher	66.92	Waste Connections of Florida
2265	7/14/2022	System Generated Check/Voucher	1,564.03	Withlacoochee River Electric Cooperative, Inc.
2267	7/21/2022	System Generated Check/Voucher	75.00	MHD Communications
2268	7/21/2022	System Generated Check/Voucher	<u>224.00</u>	Straley Robin Vericker
Cleared Checks/Vouchers			<u>13,127.40</u>	

Cypress Preserve
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Cleared Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
CR1001	11/1/2021	Off Roll Assessments	3,247.72	
CR1002	11/3/2021	Tax Distribution - 11.03.21	2,994.00	
169138-1	11/5/2021	Off roll Distribution 169137 - 169138	1,790.50	
CR1006	11/5/2021	Tax Distribution - 11.5.21	525.98	
CR549	6/10/2022	Off Roll 6.10.2022	10,626.98	
CR553	6/13/2022	Off Roll 6.13.2022	4,139.16	
CR557	6/20/2022	Off Roll CHK#178617- 6.20.2022	590.50	
CHK#4727	6/22/2022	Non Resident Access Card - 6.22.2022	1,500.00	
CR554	6/22/2022	Non - Resident Access Cards - 6.22.2022	1,500.00	
CHK#1012	6/25/2022	Pool Key 6.25.2022	30.00	
CHK#1181	6/25/2022	Pool Key 6.25.2022	30.00	
CR565	7/18/2022	Off roll Assessment 7.18.2022 CHK NO. 179625 & 179623	4,139.16	
CR567	7/18/2022	Off roll Assessment 7.18.2022 CHK NO. 179625 & 179623	(4,139.16)	
CR560	7/21/2022	Off roll Assessment 7.21.2022 CHK NO. 179206 & 179207	4,139.16	
CR561	7/22/2022	Off roll Assessment 7.21.2022	3,926.15	
CR571	7/28/2022	Non Resident Access Card - 7.28.22	3,000.00	
CR572	7/28/2022	Non Resident Access Card - 7.28.22	(3,000.00)	
Cleared Deposits			<u>35,040.15</u>	