

**CYPRESS PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
October 4, 2022**

# **CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT AGENDA**

**Tuesday, October 4, 2022**

**1:30 P.M.**

The Land O'Lakes Heritage Park

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

<b>District Board of Supervisors</b>	Chair	Penny Clark
	Vice-Chair	Eric Davidson
	Supervisor	Stephanie Boretski
	Supervisor	Kathleen Casey Swanson
	Supervisor	Eugenia Lynch
<b>District Manager</b>	Inframark	Heather Dilley
<b>District Attorney</b>	Straley Robin Vericker	Vivek K. Babbar
<b>District Engineer</b>	Johnson Engineering, Inc	Phil Chang

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

The 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:

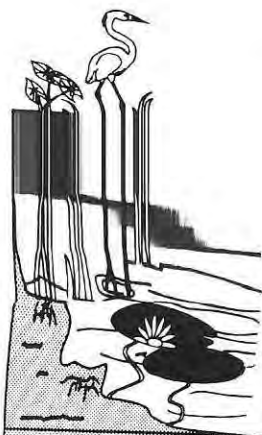
The Regular Meeting s of **Cypress Preserve Community Development District** will be held on **October 4, 2022, at 1:30 P.M.** at the Land O’ Lakes Heritage Park located at 5401 Land O' Lakes Blvd Land O' Lakes, FL 34639. **Please let us know 24 hours before the meeting if you wish to call in for the 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. VENDOR & STAFF REPORTS
    - A. District Counsel
    - B. District Engineer
    - C. District Manager.....Tab 01
      - i. American Ecosystem Aquatic Report
      - ii. Deputy Reports
  4. BUSINESS ITEMS
    - A. Acceptance of District Engineering Services Agreement- Johnson’s Engineering.....Tab 02
    - B. Consideration of Resolution 2023-01; Authorization of Spending Limits.....Tab 03
    - C. General Matters of the District
  5. CONSENT AGENDA
    - A. Consideration of Board of Supervisor Public Hearing & Regular Meeting Minutes August 16, 2022, ..... Tab 04
    - B. Consideration of Operations and Maintenance Expenditures August 2022 ..... Tab 05
    - C. Review of Financial Statements through August 31, 2022,..... Tab 06
  6. SUPERVISORS REQUESTS
  7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM
  8. ADJOURNMENT

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

Sincerely,  
*Heather Dilley*  
Heather Dilley,  
District Manager



# American Ecosystems, Inc.®

Serving Florida Statewide



AQUATIC MANAGEMENT SERVICES

## TREATMENT REPORT

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

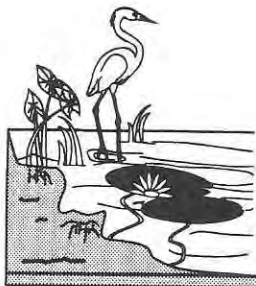
CUSTOMER: Cypress Preserve ACCOUNT # \_\_\_\_\_  
BIOLOGIST: Elizabeth DATE: 8/12/22 TIME: \_\_\_\_\_

SITE	WEEDS TREATED					DAYS RESTRICTED
	ALGAE	GRASSES	UNDERWATER	FLOATING	TERRESTRIAL	
All						
1, 13, 2, 3, 4, 6, 7, 8, 10	✓	✓			✓	✓
11, 18, 19, 21, 20	✓					

### OTHER SERVICES PROVIDED

SITE	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 almost every site treated for algae



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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: Anthony LaRock DATE: 9/9/22 TIME: \_\_\_\_\_

SITE	WEEDS TREATED					DAYS RESTRICTED
	ALGAE	GRASSES	UNDERWATER	FLOATING	TERRESTRIAL	
<u>All</u> <u>1, 20, 2, 3, 5, 15, 6, 7, 8</u> <u>10, 11, 12, 14, 16</u>	✓	✓			✓	<u>A</u>

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 and algae as needed, results may vary due to high water levels, weather and ground is very saturated

Customers Signature \_\_\_\_\_

Date 9/9/22

**Employer:** PSO  
**Report Sent To:** Cypress Preserve  
**Employee Reporting :** Jennifer Rongo  
**Date of Work :** 8/10/2022

**Event Number :** 2022422104  
**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 :**  
Verbal Warnings (parking)

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

Maintained law enforcement presence throughout community. Patrolled development. Issued verbal warnings to vehicle owners parked in the streets. No crimes were committed or observed. No further action was taken.

**Employer:** Cypress Preserve CDD  
**Report Sent To:** Regina Trani  
**Employee Reporting :** John Gerardi  
**Date of Work :** 08/17/2022

**Event Number :** 2022436171  
**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 provided security in the Cypress Preserve CDD. I conducted directed patrols and I did not observe anything suspicious or unusual and no signs of criminal or drug activity. All appeared to be x4...nfa jg5099

**Employer:** Cypress Preserve CDD  
**Report Sent To:** Gina Lynch  
**Employee Reporting :** Christopher Patrick  
**Date of Work :** 08/18/2022

**Event Number :** 2022438125  
**Arrival Time :** 1915  
**On arrival did you check in :** yes  
**Number of field interview reports:** NA  
**Number of parking tickets:** NA  
**Amount of time running radar:** NA

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

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

Made multiple roving patrols around the neighborhood monitoring for speeders and illegal parking. Monitored the community areas for trespassers.

**Employer:** Cypress Preserve  
**Report Sent To:** Server  
**Employee Reporting :** L Winters  
**Date of Work :** 08/19/22

**Event Number :** 2022440129  
**Arrival Time :** 1851  
**On arrival did you check in :** yes  
**Number of field interview reports:** 0  
**Number of parking tickets:** 0  
**Amount of time running radar:** not assigned

**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:**

On arrival I made contact with Gina via text. There were a few residents enjoying the pool on this hot evening, and the Bar B Q truck was here. Remained by the pool for a little while, as it was active in the area still. Patrolled the community, observed normal activity. Returned to the pool area, it was vacant at 8:20 PM as it was getting dark. Patrolled the community several times. Made contact with a suspicious car on Osprey Glade in the empty cul de sac. Was a resident of the community teaching a family member to drive a stick shift. Dog walkers and normal activity otherwise. No one at the pool area the remainder of the shift.

**Employer:** Cypress Preserve  
**Report Sent To:** Server  
**Employee Reporting :** L Winters  
**Date of Work :** 8/23/22

**Event Number :** 2022447976  
**Arrival Time :** 1855  
**On arrival did you check in :** yes  
**Number of field interview reports:** 0  
**Number of parking tickets:** 0  
**Amount of time running radar:** not assigned

**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:**

On arrival I made contact with Gina via text. No one at the pool, playground or dog park. Completed first patrol, since no one was at the pool area. Normal activity, kids playing, people walking, riding bikes etc.. A few construction workers still working on homes under construction. A tree fell on the fence (some fence damage) on Grand Live Oak just west of Old Sycamore, a subject was cleaning up the branches, and clearing the sidewalk. Appears the tree fell from a property on Keene Road. Returned to pool area, no one using the facilities. Second patrol, still normal activity in community. Hung around the back area with houses under construction, and an obvious donut issue in the empty cul de sac. Continued to patrol, and made my way back to the pool area. On arrival there a red car parked in the lot, which immediately left when I pulled in. No one at the pool or facilities. Stayed by the pool for a bit some residents picked up mail. Continued patrolling, no one out after 10PM, no suspicious activity.

**Employer:** Cypress Preserve  
**Report Sent To:** Server  
**Employee Reporting :** L Winters  
**Date of Work :** 8/25/22

**Event Number :** 2022452144  
**Arrival Time :** 1850  
**On arrival did you check in :** yes  
**Number of field interview reports:** 0  
**Number of parking tickets:** 0  
**Amount of time running radar:** not assigned

**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:**

On arrival I made contact with Gina via text. There was one couple using the pool, and two dad~s with their young children playing on the playground. All subjects left the pool and playground area by 1920 hours. Started first patrol. Observed normal activity, very few construction workers cleaning up at a couple houses under construction. Made contact with a young white female reading a book while parked at the dead end of Grand Live Oak, she was clear, and left on her own will. Made contact with a male sitting on the bed of his pickup truck parked on Osprey Glade, he was a community resident flying his small drone in the area. He departed about 15 minutes later.

Returned to the pool area, no one using the facilities, and a rain shower moved in. Stayed by the pool for awhile as it was pouring. I completed another patrol, no activity at this time as it was still raining. Some roads have poor drainage, and were quite flooded with about 3-4 inches of water on some parts of the road. Returned to the pool area at 2130, no one here, and still raining pretty hard at this time. Rain continued until 2245 hours, continued to patrol, no one out due to weather.

**Employer:** Cypress Preserve CDD  
**Report Sent To:** Gina Lynch  
**Employee Reporting :** CPL Donald R. Valverde  
**Date of Work :** 08/27/2022

**Event Number :** 2022456057  
**Arrival Time :** 2000 Hours  
**On arrival did you check in :** Yes  
**Number of field interview reports:** 0  
**Number of parking tickets:** 0  
**Amount of time running radar:** 4

**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:**

On the above-listed time and date, I responded to Cypress Preserves. During my shift, I conducted several patrols around the area. I concluded my shift at 0000 hours, the next day. NFA-DV4897

**Employer:** Cypress Preserve  
**Report Sent To:** Server  
**Employee Reporting :** L Winters  
**Date of Work :** 8/30/22

**Event Number :** 2022462003  
**Arrival Time :** 1855  
**On arrival did you check in :** yes  
**Number of field interview reports:** 0  
**Number of parking tickets:** 0  
**Amount of time running radar:** not assigned

**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:**

On arrival I made contact with Gina via text. No one at the pool, playground, or dog park, as it was raining. A few cars parked in the lot, and they appear to be overflow parking. first patrol, not much activity, a few people out. No construction workers and any homes under construction. I guy had just completed delivering roof trusses, and was leaving. Continued to patrol the community, and pool area, no suspicious activity tonight, very little normal resident activity tonight.

**Employer:** Pasco Sheriff's Office  
**Report Sent To:** Pasco Sheriff's Office  
**Employee Reporting :** M. MacDougall  
**Date of Work :** 09/02/2022

**Event Number :** 2022468143  
**Arrival Time :** 1900 hours  
**On arrival did you check in :** Yes, via phone  
**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 1900-2300 hours. NFA

**Employer:** CYPRESS PRESERVE CDD  
**Report Sent To:** OFF DUTY  
**Employee Reporting :** C.CLAUDIO  
**Date of Work :** 9/3/22

**Event Number :** 2022470254  
**Arrival Time :** 2000 HOURS  
**On arrival did you check in :** YES  
**Number of field interview reports:** NA  
**Number of parking tickets:** NA  
**Amount of time running radar:** NA

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

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

CONDUCTED COMMUNITY PATROL AT 2000, 2045, 2300, AND 2345 HOURS.  
CONDUCTED CLUBHOUSE PATROL AT 2030, 2130, 2230 AND 0000 HOURS.  
WELFARE CHECK AT 2204 HOURS FOR RESIDENT AT 10325 HERON HIDEAWAY LP (EVENT NUMBER 2022470443). CLUBHOUSE IS LOCKED AND SECURED, DID NOT OBSERVE ANY DISTURBANCES OR SUSPICIOUS BEHAVIOR DURING DETAIL.

# Agreement for Professional Engineering Services

This Agreement for Professional Engineering Services (this "**Agreement**") is entered into as of August 16, 2022 between the **Cypress Preserve Community Development District** (the "**District**") and **Johnson Engineering, Inc.**, a Florida corporation ("**Engineer**"), in accordance with the scope of services and for the fees set forth below.

## SCOPE OF SERVICES

The Engineer shall be the District's engineer, and in that capacity, shall perform the following:

1. General Consultation, Meetings, and District Representation:
  - a) Consult with the Board of Supervisors of the District ("**Board**") and its designated representative and participate in such meetings, discussions, project site visits, workshops and hearings as may be necessary for the administration, accomplishment and fulfillment of the professional services set forth herein with regard to those projects authorized by the Board;
  - b) Consultation and representation before the Southwest Florida River Florida Water Management District and such other public agencies and private individuals as may be necessary in connection with the interests of the District and when so directed to do so by the Board or its designated representative;
  - c) Engineer's contract administration services, including: establishing and maintaining project records, files and permitting documents; planning, scheduling, production and quality control; coordinating and invoicing management; coordinating and administrating of various professional service elements; and
  - d) Such other professional and technical services as may be requested by the Board, in accordance with generally accepted engineering practices and procedures.
2. Meetings of the Board. At the District's direction, the Engineer shall attend regular and special meetings of the Board.
3. Operating and Maintenance of District Facilities and Infrastructure. The Engineer shall consult with and advise the Board, or its designated representative, on the operation and maintenance of all District facilities and infrastructure.
4. Inspection of District Facilities and Infrastructure. The Engineer shall make periodic inspections of the District's facilities and infrastructure, at the direction of the Board, and shall provide reports to the Board of these observations.
5. Maintenance Work. The Engineer shall recommend to the Board, such maintenance as is necessary for the District's facilities and infrastructure and shall prepare a project task report for such purposes.
6. Annual Maintenance Budget. The Engineer shall assist in the preparation of the District's annual maintenance budget.

7. Permitting. The Engineer shall prepare and submit to the appropriate regulatory agency those permit application materials needed for environmental, design and construction elements of the District's facilities and infrastructure and shall assist the District with the processing of such applications.
8. Construction Project Plans and Specifications. The Engineer shall prepare plans and specifications, contract documents, cost estimates, bid evaluations and other allied engineering work for these construction projects undertaken by the District.
9. Surveying Services. The Engineer, or a subconsultant to the Engineer, shall provide boundary, land, topographic construction master control, construction staking and excavation quantity surveys in support of the projects and services described herein, as requested by the Board.
10. Construction Project Oversight. The Engineer shall provide project oversight services for the District on all District construction projects for which the Engineer prepared or assisted in the preparation of construction drawings and specifications, District construction projects for which a work certification or permit is required by a regulatory agency, and all other construction projects for which the Board has requested the Engineer to provide oversight services in the interest of the District ("**Construction Project(s)**"). Project oversight services shall be performed by the Engineer or by persons in the employ of and working under the direction and control of the Engineer. The performance of project oversight services may require one or more full or part-time project representative, depending upon the requirements of the Construction Project. The Engineer, or its representative, shall endeavor to protect the District against all defects and deficiencies in all Construction Projects. However, the Engineer's furnishing of project oversight services does not guarantee the work of any contractor, nor represent the assumption by the Engineer of any obligation for job safety. The Engineer shall not be responsible for the enforcement of safety regulations involving any contract to the District. The Engineer shall file oversight reports with the District, as necessary, based on the length and complexity of the Construction Project, except that the Engineer shall file oversight reports at least monthly.
11. Litigation and Legal Proceedings. The Engineer shall assist the District in all litigation or legal action, or shall act as an expert witness on behalf of the District, as needed.
12. Engineering Records. The Engineer shall maintain copies of all such designs, plans, specifications, construction documents, reports, permits, correspondence, records and other data produced by the Engineer in the performance of services under this agreement. Upon the request of the District, the Engineer shall transfer duplicates of appropriate engineering records to the District's office, and the Engineer shall be reimbursed for the cost of reproduction.
13. Additional Services. The Engineer shall provide such other additional services as may be required by the District and mutually agreed to.

### **ENGINEERING SERVICES WORK AUTHORIZATION**

Performance by the Engineer of the work described in paragraphs 1 through 6, of the Scope of Services shall be approved and authorized upon execution of this Agreement.

Performance by the Engineer of the work described in paragraphs 7 through 13 of the Scope of Services shall be subject to the reasonable approval and direction of the Board, and the issuance of an approved work authorization ("WA"). Each WA issued shall delineate the scope of work to be performed, including that work described in the Scope of Services, that is to be performed; all work set forth in the WA shall have been established at the time the work was requested and shall not be exceeded, except with the prior written

approval of the Board. The Board may increase the maximum fee set forth in a WA when the scope of work, as delineated in the WA, is changed, or when additional work must be performed which could not have been reasonably foreseen or anticipated at the time the WA was authorized and issued.

### **INSURANCE**

The Engineer shall provide the District with evidence of insurance with limits of liability not less than the amounts described below and such insurance policy may not be canceled without a 30-day written notice to the District.

1. Workmen's Compensation: As required by law.
2. General Liability
  - a. Bodily Injury (including contractual): \$2,000,000.00
  - b. Property Damage (including contractual): \$1,000,000.00 Umbrella
3. Automobile Liability
  - a. Bodily Injury/Property Damage: \$2,000,000.00 Combined Single Limit
4. Professional Liability for Errors & Omissions: \$1,000,000.00

### **CODE AND REGULATORY COMPLIANCE**

The Engineer shall prepare all documents in accordance with current, existing and applicable codes and ordinances, resolutions, and laws. The District relies on the Engineer's expertise to evaluate the applicability of these codes, resolutions and laws to the designs, products, studies and decisions that are part of the Scope of Services performed by the Engineer on behalf of the District.

The Engineer shall maintain in the Engineer's office a complete, current updated library of all of the materials, technical manuals, books, memoranda, including but not limited to codes, laws and ordinances, in Engineer's possession, necessary for Engineer to provide complete, competent services to the District.

The interpretation of codes and regulations may vary within local jurisdictions and may require input from these authorities having jurisdiction over the project. During the permit processing phase, specific interpretations of these codes and resolutions may be made by local authorities that can impact the cost and/or scheduling of the Construction Project and which are largely outside the control of the Engineer, including but not limited to:

1. The application to the construction project of codes and/or after regulatory criteria not published or enacted at the time the WA between the Engineer and the District was entered into,
2. Changes in agency staff, conflict or changes in official interpretations of existing codes and regulations, or the application of a particular code or regulation to the Construction Project, made after the WA was entered into, or
3. Conflicting interpretations of agency inspectors or representatives during or after construction of the Construction Project.

In the event of the occurrence of any of the above-described interpretations, the District may not rely upon any existing contract documents as a basis for it to proceed, with any activity that will cause the District to incur costs or liability above those set forth in the Engineer's cost estimates, prior to receipt of permits or agency approvals.

## **DISTRICT RESPONSIBILITIES**

The District shall:

1. Furnish all permit and governmental inspection fees.
2. The District Manager is authorized to act as the District's representative, for the services to be performed under this Agreement, who shall have the authority to transmit instructions, receive information, interpret and define the policies and decisions of the District with respect to those materials, equipment, elements and systems pertinent to the Engineer's services, except as limited by those special conditions for invoicing items necessary to perform the services, that are ordered or purchased by the Engineer and are furnished by the District under the section entitled "Fees to be Paid".

## **TIME OF PERFORMANCE**

The Engineer shall provide those professional services described in the above Scope of Services, until this Agreement is terminated in accordance with the terms of this Agreement described below.

## **FEES TO BE PAID**

1. Professional Services:

In consideration of the performance of the services set forth in items 1 through 13 of the Scope of Services, or for such additional services as may be agreed to in writing by both parties, the Engineer shall be compensated on the actual hours worked, in accordance with the rate table set forth on **Exhibit A**.

In addition, the Engineer shall be reimbursed for direct non-salary expenses at cost, including, but not limited to, testing of materials, and subsurface explorations, equipment rental, automobile travel, per State of Florida mileage rates, printing and reproduction, plus Florida sales taxes, if applicable.

2. Litigation Support Services:

When requested by the District to assist in any litigation as an expert witness or in any other professional manner, the fee paid the Engineer for such service shall be the fee set forth in **Exhibit A**, which is a reasonable fee, which need not be limited by the finding of any Court concerning the adequacy or inadequacy of the fee.

Invoices for services rendered shall be prepared monthly and submitted to the District for review and payment. The District will pay invoices in accordance with the Florida Prompt Payment Act.

All bills and invoices for fees or other compensation for services or expenses shall be submitted in detail sufficient for a proper pre-audit and post-audit thereof.

All bills and invoices for any travel expenses shall be submitted in accordance with Section 112.061, Florida Statutes.

In no event shall the Engineer be permitted to discontinue or slow down service for any project under this Agreement for any reason whatsoever, without the written approval of the District.

If items are to be sublet, confirmed, certified, or updated, the Engineer shall order the work after receiving the approval of the District. No change in the list of subcontractors submitted as part of Engineer's proposal shall be made without the prior review and approval of the District.

When the Engineer is assisting the District in the applications for permits, or other approvals, the Engineer's fee for such services will not be contingent upon final approval or denial.

### **PROJECT REVIEW SERVICES**

When the Engineer is required to perform services on a Construction Project site that include evaluating the conditions of items such as paving, structural, architectural, building envelope, roofing, mechanical and/or electrical systems, the Engineer's services are limited to the identification of observable conditions only. Systems not visible from within the building envelope or from accessible exterior elements of the project are not part of the Engineer's observations. Review of these systems by the Engineer will occur only when specific and detailed descriptions of the system to be evaluated and the manner in which access is to be provided are detailed in the WA.

### **SHOP DRAWING AND SAMPLING REVIEW**

When required by the District to provide shop drawing and sample review services as part of the construction administration phase of a project, the Engineer's responsibilities shall be to review the quality and quantity of materials, drawings, methods and means of construction for conformance with the design criteria required in the contract documents.

### **ESTIMATES**

Because the Engineer has no control over the cost of labor and materials, or competitive bidding and market conditions, all estimates of construction cost provided for herein are to be made on the basis of experience and qualifications. Accordingly, the Engineer does not guarantee the accuracy of such estimates when compared with a contractors' bid or the project construction cost.

### **TERMINATION**

This Agreement may be terminated by either party's giving of 30 days advance written notice. The Engineer shall be paid the reasonable value of such services or portion of service satisfactorily completed prior to the date of termination and for any unpaid reimbursable expenses.

The District shall further have the right to unilaterally cancel this Agreement for refusal by the Engineer to allow public access to all documents, papers, letters or other material subject to the provisions of Chapter 119, Florida Statutes, and made or received by the Engineer in conjunction with this Agreement.

### **PUBLIC RECORDS AND USE OF DOCUMENTS**

All documents, including, but not limited to, drawings, specifications, electronic data files, correspondence and contracts, as instruments of service are public records and shall be treated as such in accordance with Florida law. As required under Section 119.0701, Florida Statutes, the Engineer shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and

transfer, at no cost, to the District all public records in possession of the Engineer upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District. The drawings and specifications may be used by the District on other construction projects, additions to the construction project, or for completion of the construction project by others, provided that the Engineer will owe no duty to or have any liability to the District as to such other projects, or for use of the Engineer's designs for purposes other than as specifically designed in the project. The District agrees, to the fullest extent permitted by law, to indemnify and hold the Engineer harmless from any claim, liability or cost (including reasonable attorneys' fees and defense costs) arising or allegedly arising out of the District's reuse or modification of the documents. Nothing in this Agreement shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to Section 768.28, Florida Statutes.

**IF THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ENGINEER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 813.873.7300 EXT. 107, [HEATHER.DILLEY@INFRAMARK.COM](mailto:HEATHER.DILLEY@INFRAMARK.COM), OR AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607.**

#### **PROHIBITION AGAINST CONTINGENCY FEES**

The Engineer warrants that the Engineer has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer to solicit or secure this Agreement and that the Engineer has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

#### **TRUTH IN NEGOTIATION**

In conformance with Section 287.055(5), Florida Statutes, a truth in negotiation certificate shall be executed by Engineer, and any contract price and any additions thereto approved by the District shall be adjusted to exclude any significant sums by which the District determines that the contract price was increased due to inaccurate, incomplete, or on-current wage rates and other factual unit costs. All such adjustments shall be made within 1 year following the end of the completion of the project for which such services were rendered.

#### **AUDIT**

The Engineer agrees that the District or any of its duly authorized representatives shall, until the expiration of 3 years after expenditure of funds under this Agreement, have access to and the right to examine any directly pertinent books, documents, papers, and records of the Engineer involving transactions related to this Agreement. The Engineer agrees that payment made under this Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved, or 3 years after completion of all services under this Agreement.

### **NONDISCRIMINATION**

The Engineer covenants and agrees that they shall not discriminate against any employee or applicant for employment to be employed in the performance of this Agreement with respect to hiring, tenure, terms, conditions, or privileges of employment, or any matter directly or indirectly related to employment because of age, sex, or physical handicap (except where based on a bona fide occupational qualification); or because of marital status, race, color, religion, national origin, or ancestry.

### **VERIFICATION OF EMPLOYMENT STATUS**

The Engineer agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement.

Pursuant to Section 448.095(2), Florida Statutes, Engineer represents that Engineer is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.

If the District has a good faith belief that the Engineer has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Engineer otherwise complied with its obligations thereunder, the District shall promptly notify the Engineer and the Engineer will immediately terminate its contract with the subcontractor.

### **PUBLIC ENTITY CRIMES**

Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Engineer represents that in entering into this Agreement, the Engineer has not been placed on the convicted vendor list within the last 36 months and, in the event that the Engineer is placed on the convicted vendor list, the Engineer shall immediately notify the District whereupon this Agreement may be terminated by the District.

### **SCRUTINIZED COMPANIES**

Pursuant to Section 287.135, Florida Statutes, Engineer represents that in entering into this Agreement, the Engineer has not been designated as a "scrutinized company" under the statute and, in the event that the

Engineer is designated as a “scrutinized company”, the Engineer shall immediately notify the District whereupon this Agreement may be terminated by the District.

### **INDEMNIFICATION**

The Engineer agrees, to the fullest extent permitted by law, to indemnify and hold the District harmless of and from any and all liabilities, claims, causes of action, demands, suits, losses or damages arising from the negligent acts, errors, or omissions of the Engineer, the Engineer’s agents, or its employees, in the performance of professional services under this Agreement; provided, however, that the liability of the Engineer hereunder shall not exceed \$1,000,000 or the amount of the Engineer’s professional liability insurance coverage, whichever is greater.

**PURSUANT TO SECTION 558.0035, FLORIDA STATUTES, NO INDIVIDUAL EMPLOYEE OF CONSULTANT OR ENGINEER OR DESIGN PROFESSIONAL PERFORMING PROFESSIONAL SERVICES IN CONNECTION WITH THIS AGREEMENT MAY BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.**

### **GOVERNING LAW AND VENUE**

This Agreement shall be governed by the laws of the State of Florida. The venue for any actions arising out of this Agreement shall be in Pasco County, Florida.

### **CLAIMS AND ATTORNEYS FEES**

In the event of any claim or cause of action asserted by the District against the Engineer, the District agrees that such claims or causes of action shall be directed or asserted solely against the Engineer and not against any of Engineer’s employees, officers or directors. In any claim or dispute arising from the performance of this Agreement, the prevailing party shall be entitled to recover its attorneys’ fees and all related costs and expenses, including, without limitation, attorneys’ fees and costs for all appeals and in bankruptcy proceedings.

### **STANDARD OF CARE**

Because of the Engineer's many years of background and experience in design and construction, the Engineer is qualified to make recommendations and master designs which, in the Engineer's opinion, will meet the needs of the situation. These services will be performed to the best of the Engineer's skill and ability and commensurate with the economics of the situation.

The standard of care for all professional engineering and related services performed or furnished by Engineer under this Agreement will be the care and skill ordinarily used by members of Engineer’s profession practicing under similar conditions at the same time and in the same locality. Engineer makes no warranties, express or implied, under this Agreement or otherwise, in connection with Engineer’s services.

### **ARM’S LENGTH TRANSACTION.**

This Agreement has been negotiated fully between the parties as an arm's length transaction. 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 any doubtful language will not be interpreted or construed against any party.

### **MODIFICATION TO THE TERMS OF THIS AGREEMENT**

There is no modification or waiver of any of the terms and conditions herein unless agreed to in writing and signed by both parties.

### **NOTICE**

Where notice is required to be provided under this Agreement, notice shall be deemed sent upon transmittal of the notice by U.S. Mail or email to the other party at the addresses listed below and shall be deemed received upon actual receipt:

**To the District:**

c/o Inframark  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607  
Attn: Heather Dilley  
[Heather.Dilley@Inframark.com](mailto:Heather.Dilley@Inframark.com)

**To Engineer:**

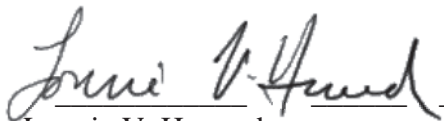
PO BOX 1550  
FORT MYERS, FL 33902  
Attn: Lonnie V. Howard, President  
[LVH@johnsoneng.com](mailto:LVH@johnsoneng.com)

### **ENTIRE AGREEMENT**

This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements.

**IN WITNESS WHEREOF**, the parties hereto have signed this Agreement as of the date above.

**Johnson Engineering, Inc.**

  
\_\_\_\_\_  
Lonnie V. Howard  
President

**Cypress Preserve  
Community Development District**

\_\_\_\_\_  
Penny Clark  
Chair of the Board of Supervisors



## PROFESSIONAL SERVICES HOURLY RATE SCHEDULE August 9, 2022

### **Professional**

9	\$300
8	\$245
7	\$225
6	\$200
5	\$175
4	\$160
3	\$150
2	\$125
1	\$115

### **Technician**

6	\$165
5	\$140
4	\$120
3	\$100
2	\$80
1	\$70

### **Administrative**

3	\$95
2	\$85
1	\$70

### **Field Crew**

4-Person	\$245
3-Person	\$210
2-Person	\$165

### **Field Equipment**

*Field Equipment on Separate Schedule*

**Expert Witness** \$400

**Reimbursable Expenses  
and Sub-Consultants** Cost + 10%

### **Construction Engineering and Inspection (CEI Services)**

CEI Services Manager	\$185
CEI Senior Project Administrator	\$165
CEI Project Administrator	\$150
Contract Support Specialist	\$125
Senior Inspector	\$115
CEI Inspector III	\$105
CEI Inspector II	\$95
CEI Inspector I	\$85
Compliance Specialist	\$95
CEI Inspector's Aide	\$70

## RESOLUTION 2023-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN NON-CONTINUING EXPENSES WITH-OUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the 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 County, Florida; and

WHEREAS, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District (the "Board") typically meet monthly to conduct the business of the District, including authorizing the payment of District operating and maintenance expenses; and

WHEREAS, the Board may establish bi-monthly, quarterly or other meeting dates not on a monthly basis, or may cancel regularly scheduled monthly meetings from time to time; and

WHEREAS, to conduct the business of the District in an efficient manner, recurring, nonrecurring and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, establishing meeting schedules outside of monthly meetings may interfere with the timely approval of disbursements and payment of expenses; and

WHEREAS, the Board determines this Resolution is in the best interest of the District and is necessary for the efficient conduct of District business; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities; and

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

Section 1.     Continuing Expenses: The Board hereby authorizes the payment of invoices of continuing expenses, which meet the following requirements:

1. The invoice must be pursuant to a contract, recurring payment (i.e. utility bill), agreement or direction of the Board.

2. The total amount paid under such contract or agreement, including the current invoice, must be equal to or less than the amount specified in the contract or agreement.

Section 2.     Non-Continuing Expenses: The Board hereby authorizes entering into non-continuing agreements and disbursement of funds for payment of invoices on non-continuing expenses which are required for the health, safety, and welfare of the residents within the District and or such repair, control or maintenance of a District facility or asset required to protect the facility or assets, pursuant to the following schedule:

1. Non-continuing not exceeding \$5,000 with approval of the District Manager.
2. Non-continuing expenses not exceeding \$5,000 with approval of the District Manager, upon receipt of multiple proposals, providing that the funds are available within the appropriate line item in the budget
3. Non-continuing emergency expenses exceeding \$5,000 but not exceeding \$10,000 with approval of the District Manager and notification of the Board of Supervisors by e-mail, telephone and any other means practical. If any Board member objects to an emergency expense under this provision, then an emergency meeting of the Board may be called.

Section 3. Any payment made pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification as part of the financial report and noted in the District Manager's report.

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

**PASSED AND ADOPTED THIS 4th DAY OF October, 2022.**

**Attest:**

**Cypress Preserve  
Community Development District**

By: \_\_\_\_\_

By: \_\_\_\_\_

Chair, Board of Supervisors

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

Secretary/Assistant Secretary

**CYPRESS PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**August 16, 2022, Minutes of the Public Hearing and Regular Meeting**

**MINUTES OF THE PUBLIC HEARING AND REGULAR MEETING**

The Public Hearing and Regular Meetings of the Board of Supervisors for the Cypress Preserve Community Development District was held on **Tuesday, 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.

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

Brian Howell called the Public Hearing and Regular Meetings of the Cypress Preserve Community Development District to order on **Tuesday, August 16, 2022, at 1:30 p.m.**

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

Penny Clark	Chair
Kathleen Swanson	Supervisor
Eugenia Lynch	Supervisor

**Staff Members Present:**

Brian Howell	District Manager, Inframark
Heather Dilley	District Manager, Inframark
Vivek Babbar	District Counsel, Straley & Robin, P.A. <i>(via conference call)</i>
Phil Chang	District Engineer, Johnson Engineer <i>(appointed during the meeting)</i>

There were forty-five (45) audience members in attendance.

**2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**

There were no questions or comments on agenda items.

**3. RECESS TO PUBLIC HEARING**

Brian Howell directed the Board to recess to Public Hearing.

**4. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2023 BUDGET**

**A. Open the Public Hearing on Final Fiscal Year 2023 Budget**

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Clark
SECONDED BY:	Supervisor Lynch
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED /0 - Motion Passed Unanimously

**B. Staff Presentation**

Mr. Howell went over the proposed 2023 Budget and stated there will be no increase for 2023 and that with the developer paying assessments on all their lots the CDD would be operating with a full build out Budget next month.

**C. Public Comment**

There were no public comments.

**D. Consideration of Resolution 2022-04; Adopting Final Fiscal Year 2023 Budget**

The Board reviewed and discussed the resolution.

MOTION TO:	Approve Resolution 2022-04.
MADE BY:	Supervisor Clark
SECONDED BY:	Supervisor Swanson
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

**E. Close the Public Hearing on Adopting Final Fiscal Year 2023 Budget**

MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Clark
SECONDED BY:	Supervisor Swanson
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

**5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

**A. Open the Public Hearing on Levying O&M Assessments**

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Clark
SECONDED BY:	Supervisor Lynch
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

**B. Staff Presentation**

Mr. Howell stated there would not need to be a funding agreement with the developer this coming fiscal year 2023 because the developer is going to be assessed for all their remaining lots. Ms. Clark on behalf of the developer confirmed this and Mr. Babbar agreed there is no need for an agreement.

**C. Public Comment**

There were no public comments.

**D. Consideration of Resolution 2022-05; Levying O&M Assessments**

The Board reviewed and discussed the resolution.

MOTION TO:	Approve Resolution 2022-05.
MADE BY:	Supervisor Clark
SECONDED BY:	Supervisor Lynch
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

**E. Close the Public Hearing on Levying O&M Assessments**

MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Clark
SECONDED BY:	Supervisor Swanson
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

**6. RETURN AND PROCEED TO THE REGULAR MEETING**

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

**7. VENDOR/STAFF REPORTS**

**A. District Counsel**

**B. District Engineer**

**C. District Manager**

**i. American Ecosystem Aquatic Report**

**ii. Deputy Reports**

There were staff reports at this time.

**8. BUSINESS ITEMS**

**A. Consideration of Resolution 2022-06; Setting Fiscal Year 2023 Meeting Schedule**

The Board reviewed the resolution. Mr. Howell stated there would not need to be a funding agreement with the developer this coming fiscal year 2023 because the developer is going to be assessed for all their remaining lots. Ms. Clark on behalf of the developer confirmed this and Mr. Babbar agreed there is no need for an agreement.

MOTION TO:	Approve Resolution 2022-06 meeting schedule and May and August meeting set to be at 6:00 P.M.
MADE BY:	Supervisor Clark
SECONDED BY:	Supervisor Swanson
DISCUSSION:	None further.
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

**B. Discussion on RFQ for District Engineering Services Proposals**

**i. Johnson's Engineering**

Mr. Howell went over the engineer RFQ, and Johnson Engineer was the sole responder. Phil Chang introduced himself and answered the Board questions. Mr. Howell stated they were qualified and worked on many districts in the Tampa area. Their rates were within the marketplace and his recommendation was to approve Mr. Chang on an interim basis and District Counsel to draft up a contract and the contract will be ratified at the next meeting. Mr. Babbar concurred.

MOTION TO:	Approve to engage Johnson Engineer as the CDD Engineer.
MADE BY:	Supervisor Clark
SECONDED BY:	Supervisor Lynch
DISCUSSION:	None further.
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

**C. Discussion on Recreational Facilities Policies**

Mr. Babbar went over the high amount of nonresident pool memberships being purchased and advised the Board that he believed limiting them to 15 was fair. Mr. Babbar will check with bond counsel to make sure they are good with this number and report back at the next meeting. There are currently 12 outside memberships.

MOTION TO: Limit the pool memberships to fifteen (15) non-residents.  
MADE BY: Supervisor Clark  
SECONDED BY: Supervisor Swanson  
DISCUSSION: None Further  
RESULT: Called to Vote: Motion PASSED  
3/0 - Motion Passed Unanimously

#### **D. Discussion on Holiday Lighting**

The Board discussed the holiday lighting proposals with Ms. Dilley. Ms. Swanson will work with staff and vendor on decorating plan.

MOTION TO: Approve Holiday Illuminations with a cap not to exceed \$7,000.  
MADE BY: Supervisor Swanson  
SECONDED BY: Supervisor Lynch  
DISCUSSION: None further.  
RESULT: Called to Vote: Motion PASSED  
3/0 - Motion Passed Unanimously

#### **E. General Matters of the District**

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

### **9. CONSENT AGENDA**

- A. Consideration of Board of Supervisor Regular Meeting Minutes June 14, 2022,**
- B. Consideration of Operations and Maintenance Expenditures June 2022**
- C. Consideration of Operations and Maintenance Expenditures July 2022**
- D. Review of Financial Statements through July 31, 2022**

The Board reviewed the consent agenda.

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

**10. SUPERVISOR REQUESTS**

Supervisor Lynch commented on sheriff patrols, and upcoming Christmas party.

Supervisor Swanson commented on vendor donations for events and events budget.

Supervisor Clark commented on secondary entrance, road work that should be started this fall and completed early winter.

**11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION**

The residents commented regarding speed signs and bus stop concerns, Mr. Chang will investigate.

The residents commented regarding street parking, community survey and improvements, bond refinancing process, algae in ponds, outside memberships and checking id.

**12. ADJOURNMENT**

MOTION TO:	Adjourn at 2:30 p.m.
MADE BY:	Supervisor Clark
SECONDED BY:	Supervisor Lynch
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

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

*\*These minutes were done in summary format.*

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

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

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

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

**Title:**

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

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

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

**Title:**

- ☐ **Chairman**  
☐ **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
<b>Monthly Contract</b>				
American Ecosystems, Inc	20220949	\$ 1,890.00		Waterway Management - August
Inframark	80853	5,355.67		District Invoices - July
Suncoast Pool Service	8502	1,050.00		Pool Service - August
Yellowstone	406768	21,533.74		Landscape - July
<b>Monthly Contract Sub-Total</b>		<b>\$ 29,829.41</b>		

<b>Variable Contract</b>				
Supervisor: Eugenia Lynch	EL 081622	\$ 200.00		Supervisor Fee - 08/16/22
Supervisor: Kathleen Swanson	KS 081622	200.00		Supervisor Fee - 08/16/22
<b>Variable Contract Sub-Total</b>		<b>\$ 400.00</b>		

<b>Utilities</b>				
Pasco County Utilities	17014578	\$ 158.20		Reclaim Water Service - Thru 7/20/22
Pasco County Utilities	17014579	252.04		Reclaim Water Service - thru 07/20/22
Pasco County Utilities	17014733	217.00		Reclaim Water Service - thru 07/20/22
Pasco County Utilities	17015934	266.70		Reclaim Water Service - thru 03/19/21
Pasco County Utilities	17015935	168.00	<b>\$ 1,061.94</b>	Reclaim Water Service - thru 03/19/21
Withlacoochee River Electric	2039647 080422	35.57		Electricity Service - Thru 08/01/22
Withlacoochee River Electric	2039650 080422	39.59		Electricity Service - Thru 08/01/22
Withlacoochee River Electric	2044854 080422	1,517.10		Electricity Service - Thru 08/01/22
Withlacoochee River Electric	2144006 080422	36.19		Electricity Service - Thru 08/01/22
Withlacoochee River Electric	2144012 080422	36.41	<b>\$ 1,664.86</b>	Electricity Service - Thru 08/01/22
<b>Utilities Sub-Total</b>		<b>\$ 2,726.80</b>		

<b>Regular Services</b>				
Brandon Lock & Safe, Inc.	54065	\$ 737.50		Service Call - 07/27/22
Danielle Fence Mfg, Co., Inc	00071813	922.00		Fence Installed - 08/17/22

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Don Harrison Enterprises	2922	250.00		Routine Maintenance - July
Neptune Multi Services LLC	53184	780.00		Property Trash Pickup - July
Pasco Sheriff's Office	1 6 30 2022 07522	1,928.00		Off Duty Services - July
Phoenix National Security LLC	2802	1,344.00		Security Service - 08/11/22-08/21/22
Phoenix National Security LLC	2770	2,142.00		Security Service - 07/21/22-8/7/22
Southern Automated Access services, Inc	11563	246.00		Replace Card Reader - 08/11/22
Southern Automated Access Services, Inc.	11580	32.95		Cellular Subscription - August
Spearem Enterprises	5406	870.00		Labor & Material - 07/09/22-08/09/22
Spectrum	084742901080222	157.98		Internet & Phone Service - Thru 08/31/22
Straley Robin Vericker	21895	587.50		
Tampa Bay Times	163473 072022	1,047.50		O&M Assessments - 07/20/22
Tampa Bay Times	163473 072722	126.80	<b>\$ 1,174.30</b>	Budget Hearing - 07/27/22
Waste Connections of Florida	6276801W425	66.92		Waste Service - 09/01/22-09/30/2
Yellowstone	403590	9,995.55		Sod Installation - 07/24/22
<b>Regular Services Sub-Total</b>		<b>\$ 21,234.70</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 54,190.91</b>		

Approved (with any necessary revisions noted):

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

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

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

AMERICAN ECOSYSTEMS, INC

P.O. BOX 40517  
ST. PETERSBURG, 33743

# Invoice

DATE	INVOICE #
8/1/2022	20220949

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

<b>BILL TO</b>
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	1	1,890.00	1,890.00
NSA 43075393			
AUTOPAY IS AVAILABLE Please call (727) 545-4404 to set up your account today!			<b>Total</b> \$1,890.00



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

#80853

**DATE**

7/31/2022

**CUSTOMER ID**

C2297

**NET TERMS**

Net 30

**PO#****DUE DATE**

8/30/2022

**BILL TO**

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

Services provided for the Month of: July 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Color Copies- June	20	Ea	0.50		10.00
Postage- June	22	Ea	0.55		12.10
Assessment Methodology	1	Ea	12.50		12.50
B/W Copies- June	196	Ea	0.15		29.40
Meeting Room Reservation	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	125.00		125.00
Accounting Services	1	Ea	375.00		375.00
Engaging security for pool and neighborhood	1	Ea	500.00		500.00
Dissemination Services	1	Ea	700.00		700.00
District Management	1	Ea	3,541.67		3,541.67
<b>Subtotal</b>					5,355.67

**Subtotal** \$5,355.67

**Tax** \$0.00

**Total Due** \$5,355.67

**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.

Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

# Invoice

Date	Invoice #
8/1/2022	8502

<b>Bill To</b>
Cypress Preserve 2005 Pan Am Circle Suite 300 Tampa, FL 33607

P.O. No.	Terms	Project
Aug 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>AS K 4618522</i>	1,050.00	1,050.00
Thank you for your business.		<b>Total</b>	\$1,050.00

Phone #

(727) 271-1395



## INVOICE

INVOICE #	INVOICE DATE
TM 406768	7/31/2022
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:** August 30, 2022

**Invoice Amount:** \$21,533.74

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

41604  
5396  
M

**Invoice Total** **\$21,533.74**

Excellence

IN COMMERCIAL LANDSCAPING

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

**Cypress Preserve CDD**

MEETING DATE: August 16, 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

EL 081622

**Cypress Preserve CDD**

MEETING DATE: August 16, 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 081622



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Pay By Phone: 1-855-786-5344



206 1 1  
22-70345

# CYPRESS PRESERVE AMENITY CENTER

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

Bill Number: 17014578

Billing Date: 8/4/2022

Billing Period: 6/20/2022 to 7/20/2022

**New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.**  
Please visit [bit.ly/pcurates](http://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	6/20/2022	8151	7/20/2022	8377	30	226

## Usage History Water

July 2022	226
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

## Transactions

Previous Bill	154.70
Payment 07/20/22	-154.70 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	226 Thousand Gals X \$0.70 158.20
<b>Total Current Transactions</b>	158.20
<b>TOTAL BALANCE DUE</b>	<b>\$158.20</b>

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



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

Account # 0986160  
Customer # 01366618  
Balance Forward 0.00  
Current Transactions 158.20

**Total Balance Due \$158.20**  
**Due Date 8/22/2022**

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  
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013666187098616041701457850000158200



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207 1 1  
22-70345

CYPRESS PRESERVE AMENITY CENTER

Service Address: **18728 MOSSY TIMBER BOULEVARD**

Bill Number: 17014579

Billing Date: 8/4/2022

Billing Period: 6/20/2022 to 7/20/2022

**New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.**

Please visit [bit.ly/pcurates](http://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	6/20/2022	1127	7/20/2022	1142	30	15

Usage History

Water

July 2022	15
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

Transactions

Previous Bill	276.85
Payment 07/20/22	-276.85 CR
<b>Past Due</b>	<b>0.00</b>
Current Transactions	
Water	
Water Base Charge	38.06
Water Tier 1	15.0 Thousand Gals X \$2.01 30.15
Sewer	
Sewer Base Charge	89.93
Sewer Charges	15.0 Thousand Gals X \$6.26 93.90
<b>Total Current Transactions</b>	<b>252.04</b>

**TOTAL BALANCE DUE \$252.04**

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

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



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

Account # 0986155  
Customer # 01366618  
Past Due 0.00  
Current Transactions 252.04

**Total Balance Due \$252.04**  
**Due Date 8/22/2022**

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  
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013666187098615501701457920000252041



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Pay By Phone: 1-855-786-5344



208 1 1  
22-70345

# CYPRESS PRESERVE CDD

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

Bill Number: 17014733

Billing Date: 8/4/2022

Billing Period: 6/20/2022 to 7/20/2022

**New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.**  
Please visit [bit.ly/pcurates](http://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	6/20/2022	18531	7/20/2022	18841	30	310

## Usage History Water

July 2022	310
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

## Transactions

Previous Bill	212.80
Payment 07/20/22	-212.80 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	310 Thousand Gals X \$0.70 217.00
<b>Total Current Transactions</b>	217.00
<b>TOTAL BALANCE DUE</b>	<b>\$217.00</b>

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

Account # 0993870  
Customer # 01372506  
Balance Forward 0.00  
Current Transactions 217.00

**Total Balance Due \$217.00**  
**Due Date 8/22/2022**

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  
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013725066099387021701473360000217004



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209 1 1  
22-70345

# CYPRESS PRESERVE CDD

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

Bill Number: 17015934

Billing Date: 8/4/2022

Billing Period: 6/20/2022 to 7/20/2022

**New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.**  
Please visit [bit.ly/pcurates](http://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	6/20/2022	8706	7/20/2022	9087	30	381

## Usage History Water

July 2022	381
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

## Transactions

Previous Bill	279.30
Payment 07/20/22	-279.30 CR
<b>Balance Forward</b>	<b>0.00</b>
Current Transactions	
Reclaimed	
Reclaimed	381 Thousand Gals X \$0.70
	266.70
<b>Total Current Transactions</b>	<b>266.70</b>
<b>TOTAL BALANCE DUE</b>	<b>\$266.70</b>

Annual Water Quality Report: The 2021 Consumer Confidence Report is currently available online at [bit.ly/PascoRegionalCCR](http://bit.ly/PascoRegionalCCR). 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

Account # 1096165  
Customer # 01413628  
Balance Forward 0.00  
Current Transactions 266.70

**Total Balance Due \$266.70**  
**Due Date 8/22/2022**

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.

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014136283109616581701593480000266705



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210 1 1  
22-70345

# CYPRESS PRESERVE CDD

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

Bill Number: 17015935

Billing Date: 8/4/2022

Billing Period: 6/20/2022 to 7/20/2022

**New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.**  
Please visit [bit.ly/pcurates](http://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	

AUG 03 2022

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161995	6/20/2022	6730	7/20/2022	6970	30	240

## Usage History Water

July 2022	240
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

## Transactions

Previous Bill	168.70
Payment 07/20/22	-168.70 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	240 Thousand Gals X \$0.70
<b>Total Current Transactions</b>	168.00
<b>TOTAL BALANCE DUE</b>	<b>\$168.00</b>

Annual Water Quality Report: The 2021 Consumer Confidence Report is currently available online at [bit.ly/PascoRegionalCCR](http://bit.ly/PascoRegionalCCR). 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

Account # 1096180  
Customer # 01413628  
Balance Forward 0.00  
Current Transactions 168.00

**Total Balance Due \$168.00**  
**Due Date 8/22/2022**

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

Round Up Donation to Charity	
Amount Enclosed	

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014136283109618011701593550000168005

**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 **08/04/2022**  
Amount Due **35.57**  
Current Charges Due **08/25/2022**

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
Aug 2022	31	0
Jul 2022	30	0
Aug 2021	32	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](http://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.

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
07/01	220	08/01	225				5

**Previous Balance** **35.57**  
**Payment** **35.57CR**  
**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**

**WITHLACOOCHIE RIVER ELECTRIC  
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See Reverse Side For Mailing Instructions

**Bill Date: 08/04/2022**

Use above space for address change ONLY.

District: BP03



27  
9 - 9809  
**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.

<b>Current Charges Due Date</b>	<b>08/25/2022</b>
<b>TOTAL CHARGES DUE</b>	<b>35.57</b>
<b>Total Charges Due After Due Date</b>	<b>40.57</b>

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**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 **08/04/2022**  
Amount Due **39.59**  
Current Charges Due **08/25/2022**

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
Aug 2022	31	1
Jul 2022	30	1
Aug 2021	32	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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From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
07/01	2583	08/01	2626				43

Previous Balance 37.15  
Payment 37.15CR  
Balance Forward 0.00

Customer Charge 34.16  
Energy Charge 43 KWH @ 0.05017 2.16  
Fuel Adjustment 43 KWH @ 0.05300 2.28  
FL Gross Receipts Tax 0.99

Total Current Charges 39.59  
Total Due Please Pay 39.59

**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

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

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See Reverse Side For Mailing Instructions

Bill Date: 08/04/2022

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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 08/25/2022  
TOTAL CHARGES DUE 39.59  
Total Charges Due After Due Date 44.59

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**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative  
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Account Number **2044854** Cycle **03**  
Meter Number **84508721**  
Customer Number **20026869**  
Customer Name **CYPRESS PRESERVE CDD**

Bill Date **08/04/2022**  
Amount Due **1,517.10**  
Current Charges Due **08/25/2022**

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**

**Comparative Usage Information**

Period	Days	Average kWh Per Day
Aug 2022	31	392
Jul 2022	30	374
Aug 2021	32	336

**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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ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/01	7403	08/01	19545		20.60	21	12142

Previous Balance **1,418.81**  
Payment **1,418.81CR**  
Balance Forward **0.00**

Customer Charge **34.16**  
Energy Charge 12,142 KWH @ 0.05017 **609.16**  
Fuel Adjustment 12,142 KWH @ 0.05300 **643.53**  
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 **33.30**

Total Current Charges **1,517.10**  
Total Due **1,517.10** Please Pay

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

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COOPERATIVE, INC.**

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Bill Date: **08/04/2022**

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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 **08/25/2022**  
**TOTAL CHARGES DUE 1,517.10**  
Total Charges Due After Due Date **1,539.86**

00020448540001517100015398607

**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 **08/04/2022**  
Amount Due **36.19**  
Current Charges Due **08/25/2022**

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
Aug 2022	31	0
Jul 2022	30	0
Aug 2021	32	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](http://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
07/01	250	08/01	261				11

Previous Balance 36.19  
Payment 36.19CR  
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: 08/04/2022

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	08/25/2022
<b>TOTAL CHARGES DUE</b>	<b>36.19</b>
Total Charges Due After Due Date	41.19

0002144006000003611900000411909

**WITHLACOOCHIEE 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 **08/04/2022**  
Amount Due **36.41**  
Current Charges Due **08/25/2022**

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
07/01	206	08/01	219				13

**Comparative Usage Information**

Period	Days	Average kWh Per Day
Aug 2022	31	0
Jul 2022	30	0
Aug 2021	32	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](http://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** 36.31  
**Payment** 36.31CR  
**Balance Forward** 0.00

**Customer Charge** 34.16  
**Energy Charge** 13 KWH @ 0.05017 0.65  
**Fuel Adjustment** 13 KWH @ 0.05300 0.69  
**FL Gross Receipts Tax** 0.91

**Total Current Charges** 36.41  
**Total Due** Please Pay 36.41

**WITHLACOOCHIEE 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: 08/04/2022**

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** 08/25/2022  
**TOTAL CHARGES DUE** 36.41  
**Total Charges Due After Due Date** 41.41

0002144012000000364100000414107



# Brandon Lock & Safe, Inc.

4630 Eagle Falls Place  
Tampa, FL 33619  
813-655-4200

LOCK & SAFE, inc.

Lic. HCLOC14006

# Invoice

Invoice Date	Invoice #	Terms
7/28/2022	54065	
P.O. No.		Net 30
Due Date		8/27/2022

<b>Bill To</b>
Attn: Cypress Preserves ISTRICK 2005 Pan Am Circle Suite 120 Tampa, FL 33607

Job Location / Ship To

Qty	Description	Rate	Amount
	***REVISED INVOICE***		
250	SC1 key duplicated	2.95	737.50
	Date of Service: 7/27/22		
	Signed for by: Clayton Wright		
	WSK 4/605 5390		

\*All invoices past 30 days are subject to a late fee of 1.5% calculated monthly on the total unpaid balance.  
\*To ensure proper credit please make sure to include your invoice number on your check.  
\*All sales are governed by our Standard Terms & Conditions. This document may be viewed here:  
<https://www.brandonlock.com/terms>  
\*Hillsborough County Licensed Locksmith: HCLOC14006

Subtotal	\$737.50
Sales Tax (7.5%)	\$0.00
Total	\$737.50
Payments Credits	\$0.00

**Balance Due \$737.50**

*Your Security Specialists - Since 1997. Thank you for your business!*

# Danielle Fence Mfg. Co., Inc.

4855 State Road 60 W  
Mulberry, FL 33860

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

## Invoice

Invoice: **00071813**  
Sales Order No: 084474  
Purchase Order No:  
Date: 08/17/22

### Sold To

CYPRESS PRESERVE COMM. DEV. DIST.  
1409 TECH BOULEVARD  
SUITE 1  
Tampa, FL FL 33619  
(813) 623-6777

### Ship To

CYPRESS PRESERVE COMM. DEV. DIST.  
BULLOCH BLVD  
CYPRESS PRESERVE AMENITY  
LAND O LAKES FL 34638

Due Date	Ship Via	FOB	REP	Invoice Terms
08/17/22	JENN		MARC GLOGOWER	PRE-PAID

Qty	Description	Unit price	Gross amount
1	25-ALUMINSTALL ALUMINUM FENCE INSTALLED INSTALL 1- NEW 72" X 24" BLACK 3 RAIL AVALON COMMERCIAL GRADE WITH 72" X 24" MESH PANEL 1, 3 X 3 X 9 END POST REMOVE ABOUT 2' OV 48" TALL EXISTING AVALON	922.00	922.00

RN 9/60/5  
5350

### NOTES

Subtotal:	922.00
Total discount:	0.00
Total freight:	0.00
Sales Tax:	0.00
<b>TOTAL:</b>	<b>922.00</b>

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

[illegible]



## 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:** 0053184  
**Date:** 07/26/2022  
**Terms:** NET 0  
**Due Date:** 07/26/2022

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

Description	Quantity	Rate	Amount
Trash pick up July 1,15,29 2022	12	\$65.00	\$780.00
Subtotal			\$780.00
TAX 0%			\$0.00
Total			\$780.00
Paid			\$0.00
<b>Balance Due</b>			<b>\$780.00</b>



# Final Invoice for Cypress Preserve CDD

INCLUDE WITH PAYMENT INV#  
I-6/30/2022-07522  
INVOICE CREATED#  
6/30/2022 12:24:00 PM  
PRINTED DATE#  
Monday, August 1, 2022

Pasco Sheriff's Office  
ATTN: Secondary Employment Office Administrator  
  
Address: 8700 Citizen Drive  
City/State/Zip: New Port Richey, FL 34654

Inframark Management Services  
  
2005 Pan Am Circle  
Suite 300  
Tampa, Florida 33607

## Preliminary Invoice Totals Details

Preliminary Invoice Totals Details	Amount(\$)
Invoice Employee Total:	\$3,568.00
Invoice Equipment Total:	\$0.00
Invoice Total:	\$3,568.00

Payments Received as of this Date If REFUND, the Payment Date reflects date refund initiated.

Check Number	Payment Date	Payment Amount(\$)
NO Payments Received as of this Date		

## Final Invoice Total Based on Actual Services Rendered:

Final Invoice totals for:	Amount(\$)
Employee Total:	\$1,928.00
Equipment Total:	\$0.00
Invoice Total:	\$1,928.00

Services Rendered Detail, when NC exists in the employee hours,  
that employee has **NOT CLOSED** their assignment; once closed may result in Invoice Adjustment later.  
An Employee Name showing as | Placeholder - Unfilled, Block Shift - A | indicates assignment went unfilled.

Service Date	Employee	Job Name	Start Time	Hrs Wrkd	Billed Rate	EMP Fees
7/2/2022	RIVERA, JESUS - 6500	Cypress Preserve CDD	20:00	4	\$50.00	\$200.00
7/3/2022	RIVERA, JESUS - 6500	Cypress Preserve CDD	20:00	4	\$50.00	\$200.00
7/4/2022	GARCIA, JEREMIE - 4773	Cypress Preserve CDD	19:00	4	\$62.00	\$248.00
7/6/2022	HENLEY, MARTIGUS - 7076	Cypress Preserve CDD	19:00	4	\$50.00	\$200.00
7/13/2022	RONGO, JENNIFER - 4959	Cypress Preserve CDD	19:00	4	\$45.00	\$180.00
7/19/2022	SEPER, KATHRYN - 4939	Cypress Preserve CDD	19:00	4	\$45.00	\$180.00
7/20/2022	FLEURY, CHRISTOPHER - 5181	Cypress Preserve CDD	19:00	4	\$45.00	\$180.00
7/24/2022	FLEURY, CHRISTOPHER - 5181	Cypress Preserve CDD	20:00	4	\$45.00	\$180.00
7/28/2022	RONGO, JENNIFER - 4959	Cypress Preserve CDD	19:00	4	\$45.00	\$180.00
7/29/2022	RIVERA, JESUS - 6500	Cypress Preserve CDD	19:00	4	\$45.00	\$180.00
Invoice Employee Total:					\$1,928.00	
Equipment Total:					\$0.00	
Invoice Total:					\$1,928.00	

Questions regarding Invoice charges please contact:

Contact: Pasco Sheriff's Office  
Telephone: 727-844-7795  
Email: [PascoCountySheriffsOffice@ServiceRequests.us](mailto:PascoCountySheriffsOffice@ServiceRequests.us)

Questions regarding Payment please contact:

Contact: Pasco Sheriff's Office  
Telephone: 727-844-7795  
Email: [PascoCountySheriffsOfficeFiscal@ServiceRequests.us](mailto:PascoCountySheriffsOfficeFiscal@ServiceRequests.us)

Make Checks Payable TO:  
Pasco Sheriff's Office

INV. #: I-6/30/2022-07522  
(Please include Inv.# in check comment)  
Monday, August 1, 2022

Invoice Total: \$1,928.00  
Invoice For: Cypress Preserve CDD  
Payment Terms: Due on Receipt

**MAIL Checks TO:**  
Pasco Sheriff's Office  
**ATTN:** EXTRA-DUTY PROGRAM  
**Address:** 8700 Citizen Drive  
**City/State/Zip:** New Port Richey, FL 34654

**Amount of Payment:** \_\_\_\_\_



# INVOICE

**Phoenix National Security LLC**  
5535 Grand Blvd suit B  
New Port Richey, Florida 34652  
United States

Phone: 1-866-883-8866  
Fax: 727-569-9012  
www.phoenixnationalsecurity.com

**BILL TO**  
**Cypress Preserve Community**  
Heather Dilley  
5401 Land O' Lakes Blvd  
Land O' Lakes,, Florida 34639  
United States  
  
813.873.7300  
districtinvoices@inframark.com

**Invoice Number:** 2802

**Invoice Date:** August 23, 2022

**Payment Due:** September 22, 2022

**Amount Due (USD):** \$1,344.00

 Pay Securely Online

57200  
4904

Services	Hours	Rate	Amount
<b>8/11/22</b> 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
<b>8/12/22</b> 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
<b>8/13/22</b> 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
<b>8/14/22</b> 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
<b>8/18/22</b> 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
<b>8/19/22</b> 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
<b>8/20/22</b> 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
<b>8/21/22</b> 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00



# INVOICE






**Phoenix National Security LLC**  
5535 Grand Blvd suit B  
New Port Richey, Florida 34652  
United States

Phone: 1-866-883-8866  
Fax: 727-569-9012  
[www.phoenixnationalsecurity.com](http://www.phoenixnationalsecurity.com)

**Total:** \$1,344.00

**Amount Due (USD):** \$1,344.00

Pay Securely Online

[link.waveapps.com/7bhayd-6826p9](http://link.waveapps.com/7bhayd-6826p9)



# INVOICE

**Phoenix National Security LLC**  
5535 Grand Blvd suit B  
New Port Richey, Florida 34652  
United States

Phone: 1-866-883-8866  
Fax: 727-569-9012  
www.phoenixnationalsecurity.com

**BILL TO**  
**Cypress Preserve Community**  
Heather Dilley  
5401 Land O' Lakes Blvd  
Land O' Lakes,, Florida 34639  
United States

813.873.7300  
districtinvoices@inframark.com

**Invoice Number:** 2770

**Invoice Date:** August 7, 2022

**Payment Due:** August 22, 2022

**Amount Due (USD):** \$2,142.00

 Pay Securely Online

*NSK 5390  
4605*

Services	Hours	Rate	Amount
<b>7/21/22</b> 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
<b>7/22/22</b> 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
<b>7/23/22</b> 1 guard from 11 Am to 8 Pm	9	\$21.00	\$189.00
<b>7/24/22</b> 1 guard from 11 Am to 8 Pm	9	\$21.00	\$189.00
<b>7/28/22</b> 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
<b>7/29/22</b> 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
<b>7/30/22</b> 1 guard from 11 Am to 8 Pm	9	\$21.00	\$189.00
<b>7/31/22</b> 1 guard from 11 Am to 8 Pm	9	\$21.00	\$189.00
<b>8/4/22</b> 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
<b>8/5/22</b> 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
<b>8/6/22</b> 1 guard from 11 Am to 7 Pm	9	\$21.00	\$189.00



# INVOICE

**Phoenix National Security LLC**  
5535 Grand Blvd suit B  
New Port Richey, Florida 34652  
United States

Phone: 1-866-883-8866  
Fax: 727-569-9012  
[www.phoenixnationalecurity.com](http://www.phoenixnationalecurity.com)

Services	Hours	Rate	Amount
<b>8/7/22</b> 1 guard from 11 Am to 7 Pm	9	\$21.00	\$189.00

**Total:** \$2,142.00

**Amount Due (USD):** \$2,142.00

Pay Securely Online

VISA

Bank Payment

[link.waveapps.com/zza8ds-vwtuuv](https://link.waveapps.com/zza8ds-vwtuuv)



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
8/11/2022	11563

Bill To
CYPRESS PRESERVE

Job Name	Terms
PLAYGROUND	Due on receipt

Quantity	Description	Rate	Serviced	Amount
1	Replaced bad card reader at the playground gate.		8/12/2022	
1	DKS PROX READER	141.00		141.00
1	Hourly Tech Charge	105.00		105.00
	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** \$246.00

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** \$246.00

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.



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

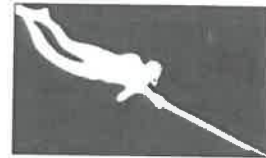
Date	Invoice #
8/18/2022	11580

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
	4941572			
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			<b>Total</b>	\$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 personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			<b>Payments/Credits</b>	\$0.00
			<b>Balance Due</b>	\$32.95

## Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335  
Land O' Lakes, FL 34638  
+1 8139978101  
spearem.jmb@gmail.com



## INVOICE

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

INVOICE 5406  
DATE 08/11/2022  
TERMS Net 15  
DUE DATE 08/26/2022

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> 7/9 to 8/9 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
<b>Material</b> Mutt Mitts (10 boxes) 1 box per dog waste can per week. (200 per roll) Dog Waste Can liners	1	60.00	60.00
<b>Material</b> Paper Goods (toilet paper, Trifold paper towels, Soap, trash bags, urinal cakes for mens restroom. ,	1	45.00	45.00
<b>Fuel Surcharge</b> 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**

August 2, 2022  
 Invoice Number: 084742901080222  
 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](http://SpectrumBusiness.net)  
 Or, call us at 1-877-824-6249

**NEWS AND INFORMATION**

**Summary**

*Services from 08/01/22 through 08/31/22  
 details on following pages*

Previous Balance	157.98
Payments Received - Thank You	-157.98
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	157.98
Current Charges	\$157.98
<b>Total Due by 08/18/22</b>	<b>\$157.98</b>

Received  
 AUG 03 2022



**Thank you for choosing Spectrum Business.**  
 We appreciate your prompt payment and value you as a customer.



August 2, 2022

**CYPRESS PRESERVE CDD**

Invoice Number: 084742901080222  
 Account Number: 0050847429-01  
 Service At: 18728 MOSSY TIMBER BLVD  
 CBHS  
 LAND O LAKES, FL 34638

<b>Total Due by 08/18/22</b>	<b>\$157.98</b>
Amount you are enclosing	\$

**Please Remit Payment To:**

CHARTER COMMUNICATIONS  
 PO BOX 7195  
 PASADENA, CA 91109-7195



# 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 27, 2022

Client: 001490

Matter: 000001

Invoice #: 21895

Page: 1

RE: General

For Professional Services Rendered Through July 15, 2022

Handwritten: 3157  
5140

## SERVICES

Date	Person	Description of Services	Hours	Amount
6/27/2022	VKB	REVIEW AND REVISE MAILED NOTICE LETTER AND NEWSPAPER NOTICES FOR PUBLIC HEARING ON O/M BUDGET AND ASSESSMENTS.	0.9	\$256.50
6/27/2022	DCC	PREPARE CONTRACT WITH PHOENIX SECURITY; FORWARD CONTRACT TO H. DILLEY.	0.6	\$171.00
6/27/2022	MS	FINALIZE AND PROCESS MAILED NOTICE LETTER AND PUBLICATION NOTICES.	0.2	\$32.00
7/5/2022	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT RE 2017 BONDS AND 2019 BONDS.	0.2	\$32.00
7/6/2022	MS	PREPARE DEVELOPER FUNDING AGREEMENT FOR 2022/2023 BUDGET; REVIEW AND PREPARE BUDGET RESOLUTIONS FOR ATTORNEY.	0.6	\$96.00
Total Professional Services			2.5	\$587.50

July 27, 2022  
Client: 001490  
Matter: 000001  
Invoice #: 21895

Page: 2

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Total Services	\$587.50	
Total Disbursements	\$0.00	
Total Current Charges		\$587.50
Previous Balance		\$224.00
Less Payments		(\$224.00)
<b>PAY THIS AMOUNT</b>		<b>\$587.50</b>

*Please Include Invoice Number on all Correspondence*



tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
07/20/22	CYPRESS PRESERVE	
Billing Date	Sales Rep	Customer Account
07/20/2022	Deirdre Bonett	163473
Total Amount Due		Ad Number
\$1,047.50		0000236182

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/20/22	07/20/22	0000236182	Times	Legals CLS	O&M Assessments	1	4x10.25 IN	\$1,045.50
07/20/22	07/20/22	0000236182	Tampabay.com	Legals CLS	O&M Assessments AffidavitMaterial	1	4x10.25 IN	\$0.00 \$2.00

4/80  
5/130

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

### ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
07/20/22	CYPRESS PRESERVE	
Billing Date	Sales Rep	Customer Account
07/20/2022	Deirdre Bonett	163473
Total Amount Due		Ad Number
\$1,047.50		0000236182

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

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

**Tampa Bay Times**  
**Published Daily**

STATE OF FLORIDA  
COUNTY OF Pasco

} ss

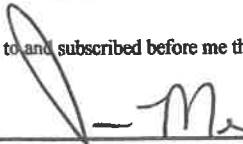
Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: O&M Assessments** was published in said newspaper by print in the issues of: **7/20/22** 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

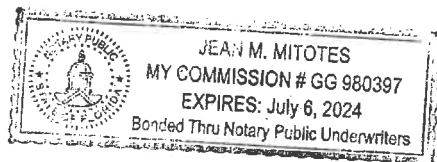
Sworn to and subscribed before me this **07/20/2022**



Signature of Notary Public

Personally known ☒ or produced identification

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



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

The Board of Supervisors (the "Board") of the Cypress Preserve Community Development District (the "District") will hold a public hearing and a meeting on Tuesday 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.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy,

collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting (<https://cypresspreserveccd.com/>), or may be obtained by contacting the District Manager's office via email at [Brian.Howell@Inframark.com](mailto:Brian.Howell@Inframark.com) or via phone at (813) 873-7300.

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

			Fiscal Year 2022			Fiscal Year 2023		
Lot Size	EBU Value	Unit Count	Unit Service Per Unit	O&M Per Unit	Total Assessment	Unit Service Per Unit	O&M Per Unit	Total Assessment
ASSESSMENT AREA ONE - SERIES 2017								
Villa - 35'	0.68	100	\$1,094.40	\$1,425.66	\$2,520.06	\$1,094.40	\$1,425.66	\$2,520.06
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	\$1,562.43	\$785.23	\$2,347.66	\$1,562.43	\$785.23	\$2,347.66
Subtotal		489						
ASSESSMENT AREA TWO - SERIES 2019								
Villa - 35'	0.68	106	\$1,093.75	\$1,425.66	\$2,519.41	\$1,093.75	\$1,425.66	\$2,519.41
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	17	\$1,562.50	\$785.23	\$2,347.73	\$1,562.50	\$785.23	\$2,347.73
Subtotal		343						
TOTAL		832						

## Notations:

<sup>10</sup> Annual assessments are adjusted for the County collection costs and statutory discounts for early payment.

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2022 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

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

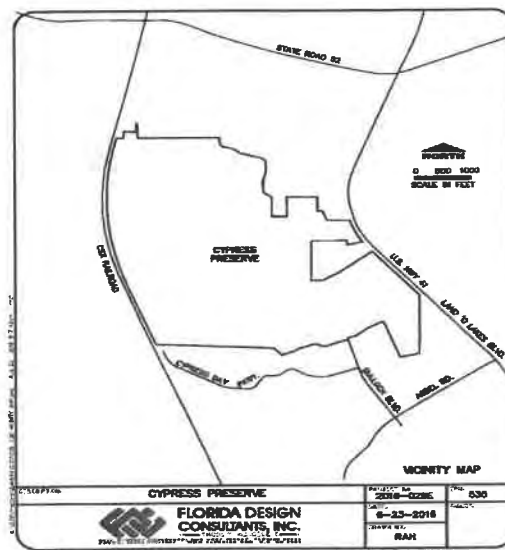
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

July 20, 2022

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

Brian Howell  
District Manager



# Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
07/27/22	CYPRESS PRESERVE	
Billing Date	Sales Rep	Customer Account
07/27/2022	Deirdre Bonett	163473
Total Amount Due		Ad Number
\$126.80		0000236201

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/27/22	07/27/22	0000236201	Times	Legals CLS	Budget Hearing	1	2x53 L	\$124.80
07/27/22	07/27/22	0000236201	Tampabay.com	Legals CLS	Budget Hearing AffidavitMaterial	1	2x53 L	\$0.00 \$2.00

4801  
57300  
✓

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

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Received  
AUG 01 2022

**Tampa Bay Times**  
Published Daily

STATE OF FLORIDA  
COUNTY OF Pasco

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

  
\_\_\_\_\_  
Signature Affiant

Sworn to and subscribed before me this **07/27/2022**

  
\_\_\_\_\_  
Signature of Notary Public

Personally known ☒ or produced identification

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

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

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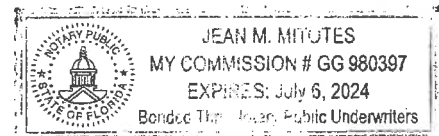
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Brian Howell  
District Manager

Run Date: July 27, 2022

0000236201





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

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

ACCOUNT NO.  
INVOICE NO.  
STATEMENT DATE  
DUE DATE

PAGE  
6425-10317  
6276801W42  
08/20/22  
Upon Receipt

FOR ASSISTANCE  
Customer Service  
Fax  
One Time Payments

(727) 847-910  
(727) 841-853  
(855) 569-271

## INVOICE STATEMENT

Date	Description	Amount
	<b>Service Location</b> <b>Acct #103179-0001</b>	<b>CYPRESS PRESERVE AMENITY CENTER</b> <b>18728 MOSSY TIMBER BLVD LAND O L</b>
08/20/22	BASIC SERVICE CHARGE 9/1/2022-9/30/2022	1.00 4.00YD \$ 62.92
08/20/22	BASIC CONTAINER CHARGE 9/1/2022-9/30/2022	1.00 4.00YD \$ 4.00
	<b>Invoice Total</b>	<b>\$ 66.92</b>
	<b>Account Balance</b>	<b>\$ 66.92</b>

\*\*\*\*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 000965 29048 H 7 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  
6276801W425  
08/20/22  
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 00000006692000000000000006276801 6



# 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 403590	7/24/2022
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** August 23, 2022

**Invoice Amount:** \$9,995.55

Description	Current Amount
Mossy Timber Entrance Median Revamp	
Sod Installation	\$900.00
Misc Service	\$7,130.55
Plant Installation	\$1,965.00

*BA 4/607 5390*

**Invoice Total** **\$9,995.55**

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

## **Bowersox, Tim**

---

**From:** Brian Howell <Brian.Howell@Inframark.com>  
**Sent:** Wednesday, June 15, 2022 5:43 PM  
**To:** Bowersox, Tim  
**Subject:** Cypress Preserve

[CAUTION: THIS IS AN EXTERNAL EMAIL. CHECK THE SENDER'S EMAIL ADDRESS. DO NOT CLICK ON ANY LINKS OR ATTACHMENTS UNLESS YOU KNOW THIS IS LEGITIMATE]

Hey Tim we approved the proposal yesterday. Just need to confirm that the plant material is 3 gallon because Penny wanted to know that. Penny also wanted to see if there was something with more color than just doing pits and stuff. She didn't just want to do green items but they approved the proposal as a cap not to exceed so you and I could work out the plant pallet. Thanks

Sent from my iPhone

# Cypress Preserve Community Development District

Financial Statements  
(Unaudited)

Period Ending  
August 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 8/31/2022

(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
<b>Assets</b>								
Cash - Operating Account	100,927.00	0.00	0.00	0.00	0.00	0.00	0.00	100,927.00
Investments - Revenue 2017 (2000)	0.00	462,521.00	0.00	0.00	0.00	0.00	0.00	462,521.00
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	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	55,452.00	0.00	0.00	0.00	0.00	55,452.00
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	1,334.00	0.00	0.00	1,334.00
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	4,623.00	0.00	0.00	0.00	0.00	0.00	0.00	4,623.00
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
<b>Total Assets</b>	<b>112,585.00</b>	<b>773,199.00</b>	<b>443,583.00</b>	<b>0.00</b>	<b>1,334.00</b>	<b>14,257,191.00</b>	<b>15,645,000.00</b>	<b>31,232,893.00</b>

**Liabilities**

Accounts Payable	46,906.00	0.00	0.00	0.00	0.00	0.00	0.00	46,906.00
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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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
Loan Payable	100,000.00	0.00	0.00	0.00	0.00	0.00	0.00	100,000.00

(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
<b>Unearned Revenues</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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
<b>Total Liabilities</b>	<b>146,906.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>15,645,000.00</b>	<b>15,791,906.00</b>
<b>Fund Equity &amp; Other Credits</b>								
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	(64,985.00)	0.00	0.00	0.00	0.00	0.00	0.00	(64,985.00)
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	30,664.00	213,413.00	(38,398.00)	(465.00)	689.00	0.00	0.00	205,904.00
<b>Total Fund Equity &amp; Other Credits</b>	<b>(34,321.00)</b>	<b>773,199.00</b>	<b>443,583.00</b>	<b>0.00</b>	<b>1,334.00</b>	<b>14,257,191.00</b>	<b>0.00</b>	<b>15,440,987.00</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>112,585.00</b>	<b>773,199.00</b>	<b>443,583.00</b>	<b>0.00</b>	<b>1,334.00</b>	<b>14,257,191.00</b>	<b>15,645,000.00</b>	<b>31,232,893.00</b>

**Cypress Preserve**  
**Statement of Revenues Expenditures**  
From 10/1/2021 Through 8/31/2022

001 - General Fund  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
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	45,468.00	20,468.00	82 %
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	48,197.00	48,197.00	0 %
<b>Total Revenues</b>	<b>499,315.00</b>	<b>1,346,434.00</b>	<b>847,119.00</b>	<b>170 %</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	2,400.00	3,400.00	(1,000.00)	(42)%
Financial & Administrative				
District Manager	42,500.00	35,417.00	7,083.00	17 %
District Engineer	5,000.00	3,113.00	1,888.00	38 %
Disclosure Report	8,400.00	7,000.00	1,400.00	17 %
Trustees Fees	8,200.00	4,697.00	3,503.00	43 %
Assessment Roll	150.00	275.00	(125.00)	(83)%
Accounting Services	6,000.00	3,600.00	2,400.00	40 %
Auditing Services	5,900.00	1,258.00	4,642.00	79 %
Postage, Phone, Faxes, Copies	220.00	464.00	(244.00)	(111)%
Public Officials Insurance	2,663.00	0.00	2,663.00	100 %
Legal Advertising	2,000.00	1,507.00	493.00	25 %
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	1,250.00	250.00	17 %
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	12,092.00	17,908.00	60 %
Other Electric Services	5,000.00	2,675.00	2,325.00	47 %
Potable Water Utility Services	6,000.00	11,419.00	(5,419.00)	(90)%
Public Officials Insurance	0.00	2,506.00	(2,506.00)	0 %
Other Physical Environment				
Waterway Management System	22,000.00	29,675.00	(7,675.00)	(35)%
General Liability & Property Casualty Insurance	23,385.00	22,002.00	1,383.00	6 %
Landscape Maintenance	209,000.00	213,840.00	(4,840.00)	(2)%
Miscellaneous Repairs & Maintenance	20,000.00	29,403.00	(9,403.00)	(47)%
Hardscape Maintenance	7,500.00	126.00	7,374.00	98 %
Plant Replacement Program	15,000.00	22,784.00	(7,784.00)	(52)%
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				

**Cypress Preserve**  
**Statement of Revenues Expenditures**  
From 10/1/2021 Through 8/31/2022

Cabana Janitorial & Cleaning	16,000.00	7,625.00	8,375.00	52 %
Recreation Facility Maintenance	5,000.00	3,754.00	1,246.00	25 %
Recreation Equipment Maintenance	2,500.00	566.00	1,934.00	77 %

**Cypress Preserve**  
**Statement of Revenues Expenditures**  
From 10/1/2021 Through 8/31/2022

001 - General Fund  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Pool Operations & Maintenance	12,000.00	28,254.00	(16,254.00)	(135)%
Security System	<u>7,500.00</u>	<u>7,580.00</u>	<u>(80.00)</u>	<u>(1)%</u>
Total Expenditures	<u>499,315.00</u>	<u>1,364,653.00</u>	<u>(865,338.00)</u>	<u>(173)%</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>31,335.00</u>	<u>31,335.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	(64,985.00)	(64,985.00)	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>(33,650.00)</u>	<u>(33,650.00)</u>	<u>0 %</u>

# Cypress Preserve

## Statement of Revenues Expenditures

From 10/1/2021 Through 8/31/2022

200 - Debt Service Fund - Series 2017  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
DS Assessments - Tax Roll	620,244.00	608,073.00	(12,171.00)	(2)%
DS Assessments - Off Roll	0.00	76,291.00	76,291.00	0 %
Interest Earnings				
Interest Earnings	0.00	1,313.00	1,313.00	0 %
Contributions & Donations From Private Sources				
DS Assessments - Developer	0.00	145,659.00	145,659.00	0 %
Total Revenues	<u>620,244.00</u>	<u>831,336.00</u>	<u>211,092.00</u>	<u>34 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	440,244.00	448,388.00	(8,144.00)	(2)%
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>618,388.00</u>	<u>1,856.00</u>	<u>0 %</u>
<b>Other Financing Sources</b>				
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>213,413.00</u>	<u>213,413.00</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>667,805.00</u>	<u>667,805.00</u>	<u>0 %</u>

**Cypress Preserve**  
**Statement of Revenues Expenditures**  
From 10/1/2021 Through 8/31/2022

201 - Debt Service Fund - Series 2019  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
DS Assessments - Tax Roll	383,894.00	166,685.00	(217,209.00)	(57)%
DS Assessments - Off Roll	0.00	9,900.00	9,900.00	0 %
Interest Earnings				
Interest Earnings	0.00	773.00	773.00	0 %
Contributions & Donations From Private Sources				
DS Assessments - Developer	0.00	170,935.00	170,935.00	0 %
Total Revenues	<u>383,894.00</u>	<u>348,293.00</u>	<u>(35,601.00)</u>	<u>(9)%</u>
<b>Expenditures</b>				
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>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0.00	(364.00)	(364.00)	0 %
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	<u>(324.00)</u>	<u>(324.00)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0.00</u>	<u>(688.00)</u>	<u>(688.00)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(38,398.00)</u>	<u>(38,398.00)</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>443,583.00</u>	<u>443,583.00</u>	<u>0 %</u>

**Cypress Preserve**  
**Statement of Revenues Expenditures**  
From 10/1/2021 Through 8/31/2022

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 8/31/2022

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	49,555.00	49,555.00	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0.00	324.00	324.00	0 %
Interfund Transfer				
Interfund Transfer	0.00	(49,190.00)	(49,190.00)	0 %
Total Other Financing Sources	0.00	(48,866.00)	(48,866.00)	0 %
Excess of Revenues Over (Under) Expenditures	0.00	689.00	689.00	0 %
Fund Balance, Beginning of Period				
	0.00	645.00	645.00	0 %
Fund Balance, End of Period	0.00	1,334.00	1,334.00	0 %

**Cypress Preserve**  
**Statement of Revenues Expenditures**  
From 10/1/2021 Through 8/31/2022

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: 08/31/2022  
Reconciliation Date: 8/31/2022  
Status: Locked

Bank Balance	3,334.03
Less Outstanding Checks/Vouchers	4,813.00
Plus Deposits in Transit	102,405.69
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	100,926.72
Balance Per Books	<u>100,926.72</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: 08/31/2022  
Reconciliation Date: 8/31/2022  
Status: Locked  
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
2244	6/22/2022	System Generated Check/Voucher	200.00	Eugenia Lynch
2278	8/3/2022	System Generated Check/Voucher	1,928.00	Pasco Sheriff's Office
2279	8/3/2022	System Generated Check/Voucher	587.50	Straley Robin Vericker
2280	8/3/2022	System Generated Check/Voucher	1,050.00	Suncoast Pool Service
2281	8/3/2022	System Generated Check/Voucher	<u>1,047.50</u>	Times Publishing Company
Outstanding Checks/Vouchers			<u>4,813.00</u>	

Cypress Preserve  
Reconcile Cash Accounts

Detail  
Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 08/31/2022  
Reconciliation Date: 8/31/2022  
Status: Locked  
Outstanding Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
CR584	7/25/2005	Off roll Distribution 7.25.2022	785.23	
CR558	7/6/2022	Pool Key 7.6.2022	25.00	
CR591	8/8/2022	Off Roll Assessment 8.08.2022	1,570.46	
CR585	8/18/2022	July Clubhouse Income	25.00	
CR599	8/29/2022	Developer Funding - 08.29.22	0.00	
CR601	8/29/2022	Short-Term Loan	<u>100,000.00</u>	
Outstanding Deposits			<u>102,405.69</u>	

Cypress Preserve  
Reconcile Cash Accounts

*Detail*  
Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 08/31/2022  
Reconciliation Date: 8/31/2022  
Status: Locked  
Cleared 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
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	1,200.00	Cypress Preserve CDD
2277	8/3/2022	System Generated Check/Voucher	780.00	Neptune Multi Services LLC
2282	8/4/2022	Series 2017 FY22 Off Roll Lot Closings	<u>1,563.43</u>	Cypress Preserve CDD
Cleared Checks/Vouchers			<u>47,762.39</u>	

Cypress Preserve  
Reconcile Cash Accounts

Detail  
Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 08/31/2022  
Reconciliation Date: 8/31/2022  
Status: Locked  
Cleared Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
CR584	7/25/2022	Off roll Distribution 7.25.2022	0.00	
CR593	7/25/2022	Off roll Distribution 7.25.2022	785.23	
CR568	8/1/2022	Off roll Assessment 8.01.2022 CHK NO. 179625 & 179623	4,139.16	
CR579	8/1/2022	Off roll Distribution 08.01.22	0.00	
CR581	8/1/2022	Off roll Distribution 8.01.2022	1,570.46	
df	8/4/2022	Off Roll Assessment - 8/4/22	2,348.66	
CR583	8/11/2022	July Clubhouse Income	50.00	
CR613	8/30/2022	Off Roll Assessment 8.30.2022	<u>1,570.46</u>	
Cleared Deposits			<u>10,463.97</u>	