

**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
LANDOWNER'S ELECTION &
REGULAR MEETING
November 1, 2022**

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT AGENDA

Tuesday, November 1, 2022

1:30 P.M.

The Club Connerton West Clubhouse

Located at 21100 Fountain Garden Way, Land O Lakes, FL 34638

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

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

The Landowner's Election will begin at **1:30 P.M. followed by the regular meeting beginning** 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://cypresspreserve added.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 Landowner's Election & Regular Meetings of the **Cypress Preserve Community Development District** will be held on **November 1, 2022, at 1:30 P.M.** at the Club Connerton West Clubhouse located at 21100 Fountain Garden Way, Land O Lakes, FL 34638. **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#

LANDOWNERS MEETING/ELECTION

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

RETURN AND PROCEED TO REGULAR MEETING

- 1. 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. Book Drive Flyer
 - ii. American Ecosystem Aquatic Report
 - iii. Community Inspection Reports
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2023-02; Canvassing & Certifying the Results of the Landowners Election Tab 02
 - B. Consideration of Resolution 2023-03; Designating Officers..... Tab 03
- 5. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Regular Meeting Minutes October 4, 2022, Tab 04
 - B. Consideration of Operations and Maintenance Expenditures September 2022 Tab 05
 - C. Review of Financial Statements through September 30, 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,



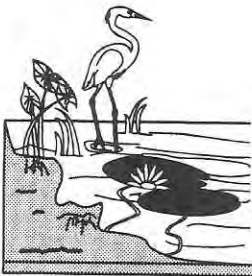
Heather Dilley,
District Manager



Cypress Preserve Book Donations

Please attend on Tuesday, November
1st and bring a book for donation
between 1:30 PM to 2:30PM

Club Connerton West Clubhouse
21100 Fountain Garden Way
Land O' Lakes, FL. 34638



American Ecosystems, Inc.®

Serving Florida Statewide



AQUATIC MANAGEMENT SERVICES

TREATMENT REPORT

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

CUSTOMER: Cypress Preserve ACCOUNT # _____
BIOLOGIST: Fitzhenry DATE: 10/4/22 TIME: _____

SITE	WEEDS TREATED					DAYS RESTRICTED
	ALGAE	GRASSES	UNDERWATER	FLOATING	TERRESTRIAL	
All 1, 2, 3, 4, 6, 7, 8, 10, 11, 14, 16, 15, 20	✓	✓			✓	0

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 algae + invasive growth as needed

Customers Signature _____

Date 10/4/22

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Preserve CDD

Date: Wednesday, Oct 26 2022

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	COMMENTS
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LANDSCAPE MAINTENANCE

TURF	5	4	-1	<u>Non-irrigated areas are rough.</u>
TURF FERTILITY	10	10	0	<u>All St. Augustine grass is perfect.</u>
TURF EDGING	5	4	-1	<u>Grand Live Oak Blvd needs work.</u>
WEED CONTROL - TURF AREAS	5	3	-2	<u>Bahia grasses have weeds.</u>
TURF INSECT/DISEASE CONTROL	10	9	-1	<u>Only on Bahia grasses.</u>
PLANT FERTILITY	5	4	-1	<u>Dead Loropetalum.</u>
WEED CONTROL - BED AREAS	5	5	0	
PLANT INSECT/DISEASE CONTROL	5	4	-1	<u>Anthills in landscape beds.</u>
PRUNING	10	10	0	
CLEANLINESS	5	5	0	
MULCHING	5	3	-2	<u>New mulch needed</u>
WATER/IRRIGATION MGMT	8	8	0	
CARRYOVERS	5	5	0	

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

SCORE

100	91	-9	91%
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Contractor Signature: _____

Manager's Signature: Clay Wright

District Management Services

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Preserve CDD

Date: Wednesday, Oct 26 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	COMMENTS
AQUATICS				
DEBRIS	25	24	-1	Pond 7.
INVASIVE MATERIAL (FLOATING)	20	18	-2	Pond 3.
INVASIVE MATERIAL (SUBMERSED)	20	20	0	none spotted.
DESIRABLE PLANTS	15	15	0	Bull Tongue Arrowhead blooming.
MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	25	0	
PAINTING	25	25	0	
CLEANLINESS	25	23	-2	Some dirt and spiderwebs accumulating.
GENERAL CONDITION	25	24	-1	

HIGH IMPACT LANDSCAPING

ENTRANCE MONUMENT	40	40	0	
SUBDIVISION MONUMENTS	30	28	-2	Edging and mulch needed.

HARDSCAPE ELEMENTS

WALLS/FENCING	15	12	-3	Couple areas of down fence.
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LIGHTING ELEMENTS

STREET LIGHTING	33	33	0	No issues spotted.
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	30	0	

SCORE

350	339	-11	97%
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Contractor's Signature: _____

Manager's Signature: _____

Clay Wright

Cypress Preserve 10/26/2022



Very high quality St. Augustine turf up front, no weeds spotted, edged and mowed at correct height and great color. Fakahatchee and Muhly grasses along fence are healthy and free of weeds. Sabal palms need dead fronts and seed pods removed.



New annuals planted up front are very healthy. Landscape beds and rocks are free of weeds. Podocarpus, Copperleaf, Bismarck & Pindo palms along median are showing great fertility and proper maintenance.





Jasmine and Ilex showing great density and color, turf properly edged.



More annuals at back end of median.



Some minor weeds growing through the annuals in the median at Heron Hideaway. Thryallis is flourishing and being well maintained, turf quality is 10/10. Pindo palm looks great.



Weeds in annuals at Heron Hideaway.



High turf quality in field, Jasmine and Fakahatchee grasses in landscaping beds looking healthy.



Amenity center is looking great. All landscape beds are weeded and trimmed. Flax Lilies are a bit small but will grow and fill out with time and proper care.



Pool level good, no weeds spotted in pavers or rocks surrounding the edge. Water fountains, shower, and bathrooms all functioning properly. There is a slight knocking noise coming from pool fountain to be investigated.



Playground is well kempt.



Landscaping has been cut back to within the curb line across from the amenity center.



No issues spotted at mailbox park. Recommend cleaning ceiling soon if spiderwebs start to develop.



Landscaping showing high fertility and cleanliness.



Problem oak has been straightened up and strapped to prevent it from leaning again.



Fakahatchee & Fountain grasses have been topped and new growth is showing. Turf here is not irrigated but patches of weeds have been sprayed and are dissipating.



Pond 3 has a good amount of filamentous algae accumulating in the corner that is to be sprayed at next aquatics visit.



Some anthills were spotted in landscaping at the corner of Mossy Timber Blvd and Hawks Landing Dr. Landscapers will address at next visit, other than that it is all properly maintained.



Pond 13 properly maintained. Small spots of Blue-Green algae in corner near grate.



Pond 6 looks good, oak trees have been trimmed. Tree circles need detailing.



Pond 7, Filamentous Algae has been sprayed and is dying off. Minor trash & debris spotted on banks from nearby construction, to be removed at next aquatics visit.



Pond 8, no issues spotted.



Pond 9, no issues.



Nature trail all looks great, recommend spraying the walkway leading up to the south entrance for weed growth in the path.



Sidewalk is sinking at Gliding Eagle Way and Grand Live Oak Blvd. Collecting quotes for repair. Pipe laying on ground has been removed.



Turf quality is low along Grand Live Oak Blvd. this area is not irrigated but is showing signs of improvement, weeds are being sprayed and will die off during the dormant season.



Turf quality gets better further up Grand Live Oak Blvd. Flax Lilies, Golden Dewdrops, Holly, and Loropetalum are growing healthy along fence-line. Better detail work is needed with the edging and new mulch is recommended.



Osprey Glade Ter entryways look properly maintained and free of weeds. New mulch recommended again.





Ponds in nature preserve are healthy, recommend spraying the path here as well to remove vegetation from walkway.



Gate needs repair. Weeds along the fence have been cut and/or sprayed and are dying off.



Ponds 15 at Turning Leaf Cir are healthy.





One dead Magnolia by sidewalk along Pond 15.



Pond 14 is healthy.



Plumbago are blooming along Grand Live Oak Blvd before Old Sycamore Loop.



Golden Dewdrops and Firebush showing high fertility, could use a trim to shape them up at Landscapers next visit. Strongly recommend new mulch here.



Multiple dead Loropetalum behind the Fountain grass along Grand Live Oak Blvd.



Dog parks are clean and fences are properly maintained for weed control. Will return to zip tie large dog park sign back up.



No issues for pond 20.



Fence is down at the end of Grand Live Oak Blvd just before Land O' Lakes Blvd.



More dead Loropetalum behind Fountain grass.



Pond 20 is healthy.



Tree rings need detail work around pond 20.



Jasmine and Firebush on backside of fence along Keene Rd have been trimmed since last visit, but need detail work to remove the torpedo grasses growing through them.



RESOLUTION 2023-02

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

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

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

WHEREAS, following proper publication and notice thereof, on November 1, 2022, the owners of land within the District held a meeting for the purpose of electing supervisors to the District's Board of Supervisors ("Board"); and

WHEREAS, at the November 1, 2022, meeting, the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

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

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

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

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

_____	_____ Votes	(___ year term) Seat #1
_____	_____ Votes	(___ year term) Seat #2
_____	_____ Votes	(___ year term) Seat #5

SECTION 3. Said terms of office commence on November 15, 2022.

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

PASSED AND ADOPTED this 1st day of November 2022.

ATTEST:

**CYPRESS PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Secretary / Assistant Secretary

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

RESOLUTION 2023-03

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

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

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

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

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

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

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

PASSED AND ADOPTED THIS 1ST DAY OF November, 2022.

ATTEST:

**CYPRESS PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary
Print Name: _____

Chair/ Vice Chair
Print Name: _____

**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

October 04, 2022, Minutes of the Regular Meeting

MINUTES OF THE REGULAR MEETING

The Regular Meetings of the Board of Supervisors for the Cypress Preserve Community Development District was held on **Tuesday, October 04, 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

Heather Dilley called the Regular Meetings of the Cypress Preserve Community Development District to order on **Tuesday, October 04, 2022, at 1:31 p.m.**

Board Members Present and Constituting a Quorum:

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

Staff Members Present:

Heather Dilley	District Manager, Inframark
Phil Chang	District Engineer, Johnson Engineer

There were four (4) audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. VENDOR/STAFF REPORTS

A. District Counsel

There were no reports on behalf of District counsel other than Ms. Dilley stating he is still in the process of communication with the Bond Counsel regarding the amount of non-resident membership capping it at 15 members only.

B. District Engineer

Ms. Dilley welcomed Phil Chang to the CDD. Mr. Chang investigated the concerns resident expressed at the prior meeting and discussed the feedback by the Sheriff's office and they stated since it not maintained by the county, they can't really do any enforcement. A conversation ensued between Board members and Mr. Chang. Ms. Clark suggested if the counsel could write a letter to the Sheriff's department to help proceed the situation regarding sidewalk parking, driveway parking and speeding.

Mr. Chang and Ms. Dilley suggested if we share the phase maps with the Sheriff patrol could be a start of having the patrol officer those who speed and parking on sidewalks.

Ms. Clark request to get a service agreement by Mr. Chang.

C. District Manager

i. American Ecosystem Aquatic Report

ii. Deputy Reports

Ms. Dilley stated Sperum installed the bulletin board today. The larger library box will be finished up in about two weeks. A discussion ensued between the Board and Ms. Dilley regarding the books never being returned to the box. The Board suggested to put on the agenda for residents who attend the meeting to bring books and post it on the bulletin board/CDD page. Ms. Dilley stated that we can post it on all revenues and on the agenda for November's Meeting.

Ms. Dilley reported that the security pool monitor has not had no vandalism. Ms. Lynch suggested coordinating around the dates where events occur on the holidays to have extra sets of eyes. Ms. Dilley stated whenever Ms. Lynch is ready, she can set up with Liberty for the extra monitoring.

Ms. Dilley noted that the repairs from Ian are completed but there were just a few stops signs down and James will have it reinstalled by next week. The fence is repaired and minimal damage with trees in which Yellowstone will take care of.

Ms. Dilley stated she will have Clay Wright attend the next meeting as he is the new field manager and will do inspection.

Ms. Dilley will speak to Yellowstone regarding the plants at the entrance due to discoloration.

The Board reviewed the Aquatic report and had no questions.

Ms. Lynch expressed her thoughts on the Deputy Reports and notice the Deputy is informing the residents regarding the parking on the streets along with verbal warning. She is pleased with that aspect.

Ms. Lynch will resend the report for Octobers report.

4. BUSINESS ITEMS

A. Acceptance of District Engineering Services Agreement- Johnson's Engineering

The Board reviewed and discussed the engineers service agreement. Ms. Lynch stated if the additional language can be added on the agreement stating if something is being done incorrectly that Mr. Chang can act and come to term to stop it. A conversation ensued between the Board, Mr. Chang and Ms. Dilley regarding the agreement.

MOTION TO: Ratify the District Engineering Services Agreement
and welcome Phil Chang as District Engineer.
MADE BY: Supervisor Clark
SECONDED BY: Supervisor Lynch
DISCUSSION: None further.
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

Mr. Chang dismissed himself from the meeting.

B. Consideration of Resolution 2023-01; Authorization of Spending Limits

The Board reviewed Resolution 2023-01 authorizing the DEM to go ahead and get the reoccurring expenses paid and non-occurring spending for instance, holiday lighting.

MOTION TO: Approve Resolution 2023-01.
MADE BY: Supervisor Clark
SECONDED BY: Supervisor Swanson
DISCUSSION: None further.
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

C. General Matters of the District

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

5. CONSENT AGENDA

A. Consideration of Board of Supervisor Public Hearing and Regular Meeting Minutes for August 16, 2022

B. Consideration of Operations and Maintenance Expenditures August 2022

C. Review of Financial Statements through August 31, 2022

The Board reviewed the consent agenda items and had no questions.

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

6. SUPERVISOR REQUESTS

Supervisor Swanson mentioned if the holiday lighting deposit has been disbursed. Ms. Dilley stated that yes it has been disbursed. Ms. Swanson also stated she Spoke to Tim, and he recommend the palms to be trimmed. Ms. Dilley said yes that the first or second week of November it should be done if not she will get with Yellowstone on that regard.

Supervisor Swanson stated she had a request by a resident regarding pond #11 off Red Tail Hall that is not getting mowed. Ms. Dilley state she had a few residents who expressed concern with the pond as well and Yellowstone offered to bush hog it. Ms. Dilley stated as far as maintain it, is very difficult for them to get in there but thus far they are trying their best to maintain it now.

Supervisor Lynch asked if all the new upcoming meetings for 2023 going to be posted on the website. Ms. Dilley stated yes it will be as Monica is working on it.

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION

There was discussion with a resident on drainage issue between villa units. Ms. Clark said this is not something the CDD would be involved with or need to address. The villas have limited maintenance under the Homeowner's Association and if appropriate, they would need to contact the HOA

8. ADJOURNMENT

MOTION TO:	Adjourn the Regular Meeting.
MADE BY:	Supervisor Clark
SECONDED BY:	Supervisor Lynch
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

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

**These minutes were done in summary format.*

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

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

Signature

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
Monthly Contract				
Don Harrison Enterprises	2935	\$ 250.00		Routine Maintenance - August
Inframark	81950	5,277.37		District Invoices - August
Suncoast Pool Service	8591	1,050.00		Pool Service - September
Yellowstone	423942	21,533.73		Landscape Maintenance - August
Monthly Contract Sub-Total		\$ 28,111.10		

Variable Contract				
Variable Contract Sub-Total		\$ 0.00		

Utilities				
Pasco County Utilities	0986155 091922	\$ 25.20		Late Fee - 09/19/22
Pasco County Utilities	1096165 091922	26.67		Late Fee - 09/19/22
Pasco County Utilities	17167220	310.32		Reclaim Water Service - Thru 08/19/22
Pasco County Utilities	17167224	198.52		Reclaim Water Service - Thru 08/19/22
Pasco County Utilities	17167547	229.60		Reclaim Water Service - Thru 08/19/22
Pasco County Utilities	17171669	255.57		Reclaim Water Service - Thru 08/19/22
Pasco County Utilities	17171670	164.50	\$ 1,210.38	Reclaim Water Service - Thru 08/19/22
Withlacoochee River Electric	2039647 090722	40.68		Irrigation - 08/01/22-09/01/22
Withlacoochee River Electric	2039650 090722	45.00		Irrigation - 08/01/22-09/01/22
Withlacoochee River Electric	2044854 090722	1,523.99		Amenity Center - 09/07/22
Withlacoochee River Electric	2144006 090722	40.90		Irrigation - 08/01/22-09/01/22
Withlacoochee River Electric	2144012 090722	41.33	\$ 1,691.90	Irrigation - 08/01/22-09/01/22
Utilities Sub-Total		\$ 2,902.28		

Regular Services				
American Ecosystems, Inc	20221309	\$ 1,890.00		Water Management - September
Grau & Associates	23106	6,500.00		Audit FYE 09/30/2021

Cypress Preserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Inframark	1091322	1,395.00		Reimbursement - 09/2022
Inframark	1091322	144.39	\$ 1,539.39	Reimbursement - 09/2022
Phoenix National Security	2738	2,362.50		Security Service - 06/30/22-07/17/22
Phoenix National Security	2837	1,344.00		Security Service - 08/25/22-09/04/22
Phoenix National Security	2845	1,596.00	\$ 5,302.50	Security Service - 08/25/22-09/05/22
Spearem Enterprises	5413	125.00		Fence Repair - 08/25/22 Mossy Timber
Spearem Enterprises	5420	650.00		Privacy Fence Repair - 08/25/22 Mossy Timber Blvd
Spearem Enterprises	5441	125.00		Fence Repair - 09/06/22 18277 Falling Pine
Spearem Enterprises	5446	125.00		Fence Repair - 09/07/22 10677 Gliding Eagle
Spearem Enterprises	5428	870.00	\$ 1,895.00	Labor Material - 08/09/22-09/09/22
Spectrum	084742901090222	160.35		Internet & Phone Service - Thru 09/30/22
Straley Robin Vericker	163473 090722	98.00		RFQ for District Engineering - 09/07/22
Straley Robin Vericker	22032	406.00	\$ 504.00	Professional Service - Thru 08/15/22
Yellowstone	422575	1,275.00		Labor - 09/01/22
Regular Services Sub-Total		\$ 19,066.24		

Additional Services				
High Caliber DJ Karaoke	0423	\$ 95.00		Deposit - 09/07/22
Additional Services Sub-Total		\$ 95.00		

TOTAL:		\$ 50,174.62		
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Approved (with any necessary revisions noted):

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

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

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

[illegible]



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#81950

DATE

8/25/2022

BILL TO

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

CUSTOMER ID

C2297

NET TERMS

Net 30

PO#**DUE DATE**

9/24/2022

Services provided for the Month of: August 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Copies - B/W Copies- July	32	Ea	0.15		4.80
Copies - Color Copies- July	15	Ea	0.50		7.50
Postage - Postage- July	18	Ea	0.61		10.90
Assessment Methodology - Assessment Methodology	1	Ea	12.50		12.50
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00		125.00
Accounting Services - Accounting Services	1	Ea	375.00		375.00
Hourly Billing - Sheriff Patrol Coordination	1	Ea	500.00		500.00
Dissemination Services - Dissemination Services	1	Ea	700.00		700.00
District Management Services - District Management	1	Ea	3,541.67		3,541.67
Subtotal					5,277.37

Subtotal \$5,277.37

Tax \$0.00

Total Due \$5,277.37

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 #
9/6/2022	8591

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

P.O. No.	Terms	Project
Sept 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>57200/4618 HD</i>	1,050.00	1,050.00

Thank you for your business.

Phone #

(727) 271-1395

Total

\$1,050.00

**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 423942	8/31/2022
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: September 30, 2022

Invoice Amount: \$21,533.73

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

Invoice Total **\$21,533.73**

Excellence
IN COMMERCIAL LANDSCAPING

53900 / 4604
HD.

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



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

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

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

www.pascocountyutilities.com

9/19/2022

Customer #: 01366618
Account #: 0986155

CYPRESS PRESERVE AMENITY CENTER

Service Address: 18728 MOSSY TIMBER BOULEVARD

Delinquent Reminder

Avoid Additional Fees & Charges

Dear CYPRESS PRESERVE AMENITY CENTER,

Your account has a balance at least 45 days past due and may be subject to disconnection. Please pay the delinquent amount immediately to avoid disconnection of service(s).

For your convenience, you may make a credit card payment online at PascoCountUtilities.com, under Pay My Bill, or by phone by calling (855) 786-5344. You may also pay, in person, with cash, money order or debit/credit card at any of our Pasco County Utilities service locations. Please note, Visa is not accepted at any walk-up or drive-through location.

West Pasco
7536 State Street
New Port Richey, FL 34652
Drive Thru Services Only
Mon. - Fri. 8:30 am. - 4 p.m.

Central Pasco
19420 Central Blvd
Land O Lakes, FL 34638
Drive Thru Services Only
Mon. - Fri. 8:30 a.m. - 4 p.m.

East Pasco
14236 Sixth Street, Ste 103
Dade City, FL 33523
Limited Walk-up Services Only
Mon. - Fri. 8:30 a.m. - 4 p.m.

If your services are disconnected due to non-payment, you may be required to pay the entire balance, plus a reconnect fee and security deposit, prior to services being restored. If paying online or by phone, please contact Pasco County Utilities to confirm your payment has been received and services have been scheduled for restoration.

Please contact Pasco County Utilities with any questions or concerns you may have.

West Pasco
(727) 847-8131

Central Pasco
(813) 235-6012

East Pasco
(352) 521-4285

Email: UtilCustServ@MyPasco.net



YOUR ACCOUNT MAY NOT BE CREDITED UNLESS BOTTOM PORTION OF LETTER IS RETURNED WITH PAYMENT

TO PAY ONLINE, VISIT www.pascoeasypay.pascocountyfl.net

Customer # 01366618

Account # 0986155

Delinquent Amount Due \$ 25.20

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

Received
SEP 22 2022

Amount Enclosed

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

013666187098615501701457920000025207



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

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

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

www.pascocountyutilities.com

9/19/2022

Customer #: 01413628
Account #: 1096165

CYPRESS PRESERVE CDD

Service Address: 18144 GRAND LIVE OAK BOULEVARD

Delinquent Reminder

Avoid Additional Fees & Charges

Dear CYPRESS PRESERVE CDD,

Your account has a balance at least 45 days past due and may be subject to disconnection. Please pay the delinquent amount immediately to avoid disconnection of service(s).

For your convenience, you may make a credit card payment online at PascoCountUtilities.com, under Pay My Bill, or by phone by calling (855) 786-5344. You may also pay, in person, with cash, money order or debit/credit card at any of our Pasco County Utilities service locations. Please note, Visa is not accepted at any walk-up or drive-through location.

West Pasco
7536 State Street
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Drive Thru Services Only
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Central Pasco
19420 Central Blvd
Land O Lakes, FL 34638
Drive Thru Services Only
Mon. - Fri. 8:30 a.m. - 4 p.m.

East Pasco
14236 Sixth Street, Ste 103
Dade City, FL 33523
Limited Walk-up Services Only
Mon. - Fri. 8:30 a.m. - 4 p.m.

If your services are disconnected due to non-payment, you may be required to pay the entire balance, plus a reconnect fee and security deposit, prior to services being restored. If paying online or by phone, please contact Pasco County Utilities to confirm your payment has been received and services have been scheduled for restoration.

Please contact Pasco County Utilities with any questions or concerns you may have.

West Pasco
(727) 847-8131

Central Pasco
(813) 235-6012

East Pasco
(352) 521-4285

Email: UtilCustServ@MyPasco.net



YOUR ACCOUNT MAY NOT BE CREDITED UNLESS BOTTOM PORTION OF LETTER IS RETURNED WITH PAYMENT

TO PAY ONLINE, VISIT www.pascoeasypay.pascocountyfl.net

Customer # 01413628

Account # 1096165

Received
SEP 22 2022

Delinquent Amount Due \$ 26.67

Amount Enclosed

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

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

014136283109616581701593480000026671



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

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344



188 1 1
22-70345

CYPRESS PRESERVE AMENITY CENTER

Service Address: **18728 MOSSY TIMBER BOULEVARD**

Bill Number: **17167220**

Billing Date: **9/6/2022**

Billing Period: **7/20/2022 to 8/19/2022**

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0986155	01366618
Please use the 18-digit number below when making a payment through your bank	
098615501366618	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	14328617	7/20/2022	1142	8/19/2022	1161	30	19

Usage History

Water	
August 2022	19
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

Transactions

Previous Bill	252.04
Past Due	252.04
Current Transactions	
Water	
Water Base Charge	38.06
Water Tier 1	19.0 Thousand Gals X \$2.01 38.19
Sewer	
Sewer Base Charge	89.93
Sewer Charges	19.0 Thousand Gals X \$6.26 118.94
Adjustments	
Late Payment Charge	25.20
Total Current Transactions	310.32
TOTAL BALANCE DUE	\$562.36

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



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

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

Received
SEP 08 2022

Account # 0986155
Customer # 01366618
Past Due 252.04
Current Transactions 310.32

Total Balance Due	\$562.36
Due Date	9/23/2022

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

Round-Up Donations to Charity	
Amount Enclosed	310.32

☐ Check this box to participate in Round-Up.

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

013666187098615501716722020000562360



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34650-2139

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

(813) 238-0012
(727) 847-8131
(352) 621-4286

Visit www.pasco.net
Pay By Phone: 1-855-786-8344



189 1 1
22-70345

CYPRESS PRESERVE AMENITY CENTER

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

Bill Number: 17167224

Billing Date: 9/6/2022

Billing Period: 7/20/2022 to 8/19/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12441247	7/20/2022	8377	8/19/2022	8638	30	261

Usage History

Water

August 2022	261
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

Transactions

Previous Bill	158.20
Past Due	158.20
Current Transactions	
Reclaimed	
Reclaimed	261 Thousand Gals X \$0.70 182.70
Adjustments	
Late Payment Charge	15.82
Total Current Transactions	198.52
TOTAL BALANCE DUE	\$356.72

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



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

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

Received
SEP 08 2022

Account # 0986160
Customer # 01366618
Past Due 158.20
Current Transactions 198.52

Total Balance Due	\$356.72
Due Date	9/23/2022

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

Round-Up Donations to Charity	
Amount Enclosed	198.52

☐ Check this box to participate in Round-Up.

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

013666187098616041716722400000356721



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

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344



190 1 1
22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 17167547

Billing Date: 9/6/2022

Billing Period: 7/20/2022 to 8/19/2022

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18035595	7/20/2022	18841	8/19/2022	19138	30	297

Usage History

Water

August 2022	297
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

Transactions

Previous Bill	217.00
Past Due	217.00
Current Transactions	
Reclaimed	
Reclaimed	297 Thousand Gals X \$0.70 207.90
Adjustments	
Late Payment Charge	21.70
Total Current Transactions	229.60
TOTAL BALANCE DUE	\$446.60

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



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Received
SEP 08 2022

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

Account # 0993870
Customer # 01372506
Past Due 217.00
Current Transactions 229.60

Total Balance Due	\$446.60
Due Date	9/23/2022

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

Round-Up Donations to Charity

Amount Enclosed

229.60

☐ Check this box to participate in Round-Up.

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

013725066099387021716754740000446604



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

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344



191 1 1
22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 17171669

Billing Date: 9/6/2022

Billing Period: 7/20/2022 to 8/19/2022

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

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161997	7/20/2022	9087	8/19/2022	9414	30	327

Usage History

Water

August 2022	327
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

Transactions

Previous Bill	266.70
Past Due	266.70
Current Transactions	
Reclaimed	
Reclaimed	327 Thousand Gals X \$0.70
Adjustments	
Late Payment Charge	26.67
Total Current Transactions	255.57
TOTAL BALANCE DUE	\$522.27

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



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

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

Received
SEP 08 2022

Account # 1096165
Customer # 01413628
Past Due 266.70
Current Transactions 255.57

Total Balance Due	\$522.27
Due Date	9/23/2022

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

Round-Up Donations to Charity

Amount Enclosed

255.57

☐ Check this box to participate in Round-Up.

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

014136283109616581717166940000522276



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

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344



192 1 1
22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 17171670

Billing Date: 9/6/2022

Billing Period: 7/20/2022 to 8/19/2022

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

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161995	7/20/2022	6970	8/19/2022	7181	30	211

Usage History

Water

August 2022	211
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

Transactions

Previous Bill	168.00
Past Due	168.00
Current Transactions	
Reclaimed	
Reclaimed	211 Thousand Gals X \$0.70 147.70
Adjustments	
Late Payment Charge	16.80
Total Current Transactions	164.50
TOTAL BALANCE DUE	\$332.50

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



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

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

Received
SEP 08 2022

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

Account # 1096180
Customer # 01413628
Past Due 168.00
Current Transactions 164.50

Total Balance Due	\$332.50
Due Date	9/23/2022

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

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

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

014136283109618011717167040000332509

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **09/07/2022**
Amount Due **76.25**
Current Charges Due **09/27/2022**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

Comparative Usage Information

Period	Days	Average kWh Per Day
Sep 2022	31	0
Aug 2022	31	0
Sep 2021	30	0

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



2 0 0 2 6 8 6 9

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

ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
08/01	225	09/01	231				6

Previous Balance **35.57**
Payment **0.00**
Balance Forward **35.57**

*** See Notice Below ***

Late Charge **5.00**
Customer Charge **34.16**
Energy Charge 6 KWH @ 0.05017 **0.30**
Fuel Adjustment 6 KWH @ 0.05500 **0.33**
FL Gross Receipts Tax **0.89**

Total Current Charges
Total Due

Please Pay

40.68
76.25

*** IMMEDIATE ATTENTION REQUIRED ***

REMINDER: You may have overlooked payment of your previous bill, noted above as "Balance Forward." To avoid the collection process, payment must be received prior to 5:00 P.M. on 09/15/2022.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: **09/07/2022**

*** See Notice Above ***

District: BP03

Use above space for address change ONLY.

SEP 12 2022

40 68

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

Current Charges Due Date	09/27/2022
TOTAL CHARGES DUE	76.25
Total Charges Due After Due Date	81.25

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



000203964700000762500000812504

**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 **09/07/2022**
Amount Due **84.59**
Current Charges Due **09/27/2022**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Sep 2022	31	1
Aug 2022	31	1
Sep 2021	30	2

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



2 0 0 2 6 8 6 9

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

ELECTRIC SERVICE

From	To	Multiplier	Dem. Reading	KW Demand	kWh Used
Date Reading	Date Reading				
08/01 2626	09/01 2672				46

Previous Balance 39.59
Payment 0.00
Balance Forward 39.59

*** See Notice Below ***

Late Charge 5.00
Customer Charge 34.16
Energy Charge 46 KWH @ 0.05017 2.31
Fuel Adjustment 46 KWH @ 0.05500 2.53
FL Gross Receipts Tax 1.00

Total Current Charges
Total Due

Please Pay

45.00
84.59

*** IMMEDIATE ATTENTION REQUIRED ***

REMINDER: You may have overlooked payment of your previous bill, noted above as "Balance Forward." To avoid the collection process, payment must be received prior to 5:00 P.M. on 09/15/2022.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: 09/07/2022

*** See Notice Above ***

Use above space for address change ONLY.

District: BP03

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

BP03

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

Current Charges Due Date	09/27/2022
TOTAL CHARGES DUE	84.59
Total Charges Due After Due Date	89.59

000203965000000845900000895900

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **09/07/2022**
Amount Due **3,041.09**
Current Charges Due **09/27/2022**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Sep 2022	31	379
Aug 2022	31	392
Sep 2021	30	357

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



2 0 0 2 6 8 6 9

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

ELECTRIC SERVICE							
From	Reading	To	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
08/01	19545	09/01	31306		19.32	19	11761

Previous Balance **1,517.10**
Payment **0.00**
Balance Forward **1,517.10**

*** See Notice Below ***

Late Charge **22.76**
Customer Charge **34.16**
Energy Charge 11,761 KWH @ 0.05017 **590.05**
Fuel Adjustment 11,761 KWH @ 0.05500 **646.86**
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 @ 0.05500 **8.25**
Poles (QTY 6) **60.00**
FL Gross Receipts Tax **32.91**

Total Current Charges **1,523.99**
Total Due **3,041.09** Please Pay

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

*** IMMEDIATE ATTENTION REQUIRED ***

REMINDER: You may have overlooked payment of your previous bill, noted above as "Balance Forward." To avoid the collection process, payment must be received prior to 5:00 P.M. on 09/15/2022.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: **09/07/2022**

*** See Notice Above ***

Use above space for address change ONLY.

District: BP03

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

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

Current Charges Due Date	09/27/2022
TOTAL CHARGES DUE	3,041.09
Total Charges Due After Due Date	3,086.71

000204485400030410900030867105

**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **09/07/2022**
Amount Due **77.09**
Current Charges Due **09/27/2022**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

Comparative Usage Information

Period	Days	Average kWh Per Day
Sep 2022	31	0
Aug 2022	31	0
Sep 2021	30	0

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



2 0 0 2 6 8 6 9

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

ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
08/01	09/01		261				8

Previous Balance **36.19**
Payment **0.00**
Balance Forward **36.19**

*** See Notice Below ***

Late Charge **5.00**
Customer Charge **34.16**
Energy Charge 8 KWH @ 0.05017 **0.40**
Fuel Adjustment 8 KWH @ 0.05500 **0.44**
FL Gross Receipts Tax **0.90**

Total Current Charges
Total Due

Please Pay

40.90
77.09

*** IMMEDIATE ATTENTION REQUIRED ***

REMINDER: You may have overlooked payment of your previous bill, noted above as "Balance Forward." To avoid the collection process, payment must be received prior to 5:00 P.M. on 09/15/2022.

**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: **09/07/2022**

*** See Notice Above ***

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	09/27/2022
TOTAL CHARGES DUE	77.09
Total Charges Due After Due Date	82.09

000214400600000770900000820906

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **09/07/2022**
Amount Due **77.74**
Current Charges Due **09/27/2022**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

Comparative Usage Information

Period	Days	Average kWh Per Day
Sep 2022	31	0
Aug 2022	31	0
Sep 2021	30	0

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



2 0 0 2 6 8 6 9

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

ELECTRIC SERVICE

From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
08/01	09/01		219				12

Previous Balance **36.41**
Payment **0.00**
Balance Forward **36.41**

*** See Notice Below ***

Late Charge **5.00**
Customer Charge **34.16**
Energy Charge 12 KWH @ 0.05017 **0.60**
Fuel Adjustment 12 KWH @ 0.05500 **0.66**
FL Gross Receipts Tax **0.91**

Total Current Charges
Total Due

Please Pay

41.33
77.74

*** IMMEDIATE ATTENTION REQUIRED ***

REMINDER: You may have overlooked payment of your previous bill, noted above as "Balance Forward." To avoid the collection process, payment must be received prior to 5:00 P.M. on 09/15/2022.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: **09/07/2022**

*** See Notice Above ***

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	09/27/2022
TOTAL CHARGES DUE	77.74
Total Charges Due After Due Date	82.74

000214401200000777400000827406

P.O. BOX 40517
ST. PETERSBURG, 33743

DATE	INVOICE #
9/1/2022	20221309

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

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

P.O. NO.	TERMS	PROJECT
	Due on receipt	

DESCRIPTION	QTY	RATE	AMOUNT
WATER MANAGEMENT TREATMENT FOR THE CURRENT MONTH - SEE DATE LISTED ABOVE Double Treatment	1	1,890.00	1,890.00
53900/4307 H17			
AUTOPAY IS AVAILABLE Please call (727) 545-4404 to set up your account today!		Total	\$1,890.00

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 23106
Date 09/06/2022

SERVICE	AMOUNT
Audit FYE 09/30/2021	\$ <u>6,500.00</u>
Current Amount Due	\$ <u>6,500.00</u>

51300/3202
MD.

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
6,500.00	0.00	0.00	0.00	0.00	6,500.00

Payment due upon receipt.

DISTRICT CHECK REQUEST FORM

Today's Date **September 13, 2022**

District Name **Cypress Preserve CDD**

Check Amount **\$1,395.00**

Payable: **Inframark**



Check Description **Reimburse for payments to Extra Space Storage January – September 2022**

Special Instructions

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

Eric Davidson
Approved Signature

A handwritten signature in blue ink, appearing to be 'Eric Davidson', written over a horizontal line.

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



21338 Lake Patience Rd
Land O Lakes, FL 34638

(813) 625 - 8459 / extraspace.com

January 13, 2022 12:24 AM EST

EasyPay

Transaction # 100455976 / 9e2ad658-25d0-4023-
b2fa-cb98657e501f

Rent 189	144.00
01/13/22 - 02/12/22	
Insurance 189	11.00
01/13/22 - 02/12/22	

.....

Transaction Total	\$155.00
--------------------------	-----------------

Payment Method

Visa ending in 2379	155.00
----------------------------	--------

.....

Payment Total	\$155.00
----------------------	-----------------

*Merchandise Returns will be accepted in original
packaging within 30 days of purchase.*

Give yourself one less thing to worry about by signing
up for easypay at:

myaccount.extraspace.com



21338 Lake Patience Rd
Land O Lakes, FL 34638

(813) 625 - 8459 / extraspace.com

February 13, 2022 12:22 AM EST

EasyPay

Transaction # 103549816 / System

Rent 189	144.00
02/13/22 - 03/12/22	
Insurance 189	11.00
02/13/22 - 03/12/22	

.....

Transaction Total	\$155.00
--------------------------	-----------------

Payment Method

Visa ending in 2379	155.00
----------------------------	--------

.....

Payment Total	\$155.00
----------------------	-----------------

*Merchandise Returns will be accepted in original
packaging within 30 days of purchase.*

Give yourself one less thing to worry about by signing
up for easypay at:

myaccount.extraspace.com



21338 Lake Patience Rd
Land O Lakes, FL 34638

(813) 625 - 8459 / extraspace.com

March 13, 2022 12:23 AM EST

EasyPay

Transaction # 106601655 / System

Rent 189	144.00
03/13/22 - 04/12/22	
Insurance 189	11.00
03/13/22 - 04/12/22	

.....

Transaction Total	\$155.00
--------------------------	-----------------

Payment Method

Visa ending in 2379	155.00
----------------------------	--------

.....

Payment Total	\$155.00
----------------------	-----------------

*Merchandise Returns will be accepted in original
packaging within 30 days of purchase.*

Give yourself one less thing to worry about by signing
up for easypay at:

myaccount.extraspace.com



21338 Lake Patience Rd
Land O Lakes, FL 34638

(813) 625 - 8459 / extraspace.com

April 13, 2022 12:24 AM EDT

EasyPay

Transaction # 109695984 / System

Rent 189	144.00
04/13/22 - 05/12/22	
Insurance 189	11.00
04/13/22 - 05/12/22	

.....

Transaction Total	\$155.00
--------------------------	-----------------

Payment Method

Visa ending in 2379	155.00
----------------------------	--------

.....

Payment Total	\$155.00
----------------------	-----------------

*Merchandise Returns will be accepted in original
packaging within 30 days of purchase.*

Give yourself one less thing to worry about by signing
up for easypay at:

myaccount.extraspace.com



21338 Lake Patience Rd
Land O Lakes, FL 34638

(813) 625 - 8459 / extraspace.com

May 13, 2022 12:26 AM EDT

EasyPay

Transaction # 112836347 / System

Rent 189	144.00
05/13/22 - 06/12/22	
Insurance 189	11.00
05/13/22 - 06/12/22	

.....

Transaction Total	\$155.00
--------------------------	-----------------

Payment Method

Visa ending in 2379	155.00
----------------------------	--------

.....

Payment Total	\$155.00
----------------------	-----------------

*Merchandise Returns will be accepted in original
packaging within 30 days of purchase.*

Give yourself one less thing to worry about by signing
up for easypay at:

myaccount.extraspace.com



21338 Lake Patience Rd
Land O Lakes, FL 34638

(813) 625 - 8459 / extraspace.com

June 13, 2022 12:28 AM EDT

EasyPay

Transaction # 116066475 / System

Rent 189	144.00
06/13/22 - 07/12/22	
Insurance 189	11.00
06/13/22 - 07/12/22	

.....

Transaction Total	\$155.00
--------------------------	-----------------

Payment Method

Visa ending in 2379	155.00
----------------------------	--------

.....

Payment Total	\$155.00
----------------------	-----------------

*Merchandise Returns will be accepted in original
packaging within 30 days of purchase.*

Give yourself one less thing to worry about by signing
up for easypay at:

myaccount.extraspace.com



21338 Lake Patience Rd
Land O Lakes, FL 34638

(813) 625 - 8459 / extraspace.com

July 13, 2022 12:27 AM EDT

EasyPay

Transaction # 119329837 / System

Rent 189	144.00
07/13/22 - 08/12/22	
Insurance 189	11.00
07/13/22 - 08/12/22	

.....

Transaction Total	\$155.00
--------------------------	-----------------

Payment Method

Visa ending in 2379	155.00
----------------------------	--------

.....

Payment Total	\$155.00
----------------------	-----------------

*Merchandise Returns will be accepted in original
packaging within 30 days of purchase.*

Give yourself one less thing to worry about by signing
up for easypay at:

myaccount.extraspace.com



21338 Lake Patience Rd
Land O Lakes, FL 34638

(813) 625 - 8459 / extraspace.com

August 13, 2022 12:26 AM EDT

EasyPay

Transaction # 122666480 / System

Rent 189	144.00
08/13/22 - 09/12/22	
Insurance 189	11.00
08/13/22 - 09/12/22	

.....

Transaction Total	\$155.00
--------------------------	-----------------

Payment Method

Visa ending in 2379	155.00
----------------------------	--------

.....

Payment Total	\$155.00
----------------------	-----------------

*Merchandise Returns will be accepted in original
packaging within 30 days of purchase.*

Give yourself one less thing to worry about by signing
up for easypay at:

myaccount.extraspace.com



21338 Lake Patience Rd
Land O Lakes, FL 34638

(813) 625 - 8459 / extraspace.com

September 13, 2022 12:25 AM EDT

EasyPay

Transaction # 125988188 / System

Rent 189	144.00
09/13/22 - 10/12/22	
Insurance 189	11.00
09/13/22 - 10/12/22	

.....

Transaction Total	\$155.00
--------------------------	-----------------

Payment Method

Visa ending in 2379	155.00
----------------------------	--------

.....

Payment Total	\$155.00
----------------------	-----------------

*Merchandise Returns will be accepted in original
packaging within 30 days of purchase.*

Give yourself one less thing to worry about by signing
up for easypay at:

myaccount.extraspace.com

DISTRICT CHECK REQUEST FORM

Today's Date **September 13, 2022**

District Name **Cypress Preserve CDD**

Check Amount **\$144.39**

Payable: **Inframark**



Check Description **Reimburse for payment to Extra Space Storage September 2022 for new unit**

Special Instructions

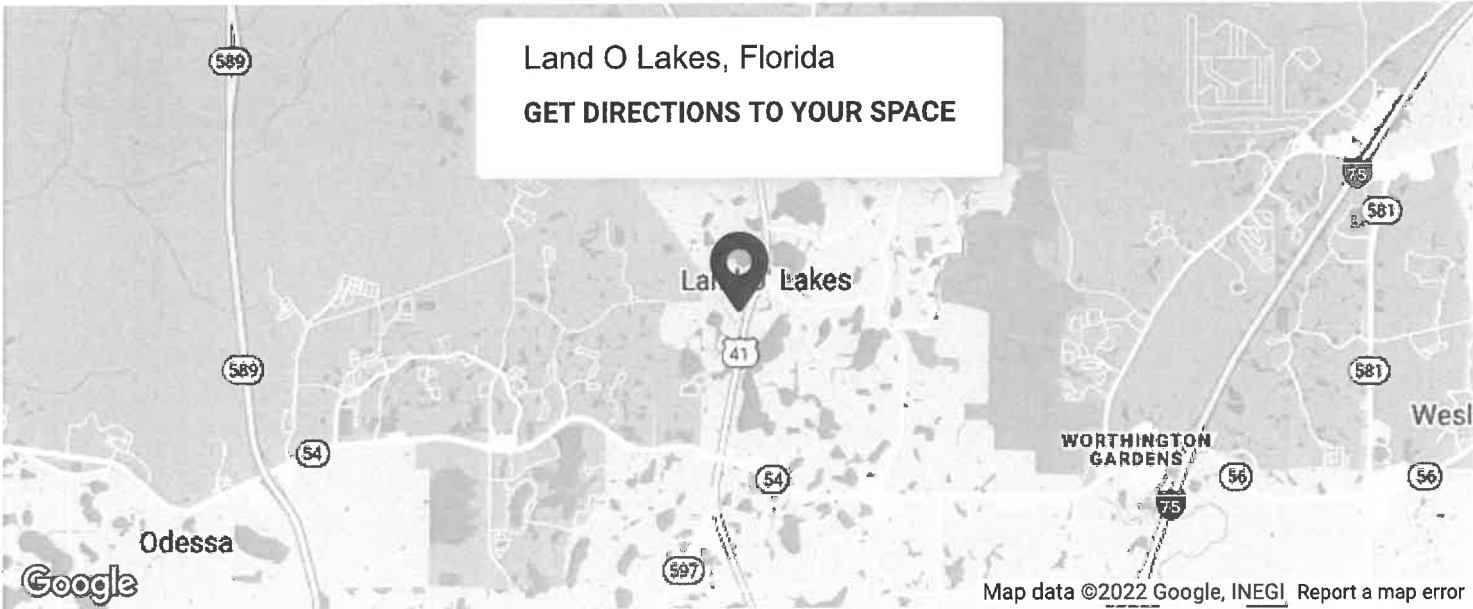
(Please attach all support documentation: i.e., invoices, training class applications, etc.)

Eric Davidson
Approved Signature

A handwritten signature in blue ink, appearing to be 'Eric Davidson', with a long horizontal stroke extending to the right.

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

SUCCESS! THANK YOU FOR RENTING WITH EXTRA SPACE STORAGE! PLEASE REVIEW NEXT STEPS BELOW.



UNIT INFORMATION

Vehicle storage - Medium - 10' x 10'



TOTAL

Monthly Rate	\$83.00
Insurance	\$11.00
Taxes	\$1.40
Lock Charge	\$19.99
Admin Fee	\$29.00
Unit Total	\$144.39

NEXT STEPS



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,, 34639

813.873.7300
districtinvoices@inframark.com

Invoice Number: 2738

Invoice Date: July 18, 2022

Payment Due: August 5, 2022

Amount Due (USD): \$2,362.50

 Pay Securely Online

Services	Hours	Rate	Amount
6/30/22 1 guard from 11 am to 7 pm 5 hours credit	4	\$21.00	\$84.00
7/1/22 1 guard from 11 am to 7 pm	9	\$21.00	\$189.00
7/2/22 1 guard from 11 am to 8 pm	8	\$21.00	\$168.00
7/3/22 1 guard from 11 am to 8 pm	8	\$21.00	\$168.00
7/4/22 1 guard from 11 am to 7 pm	9	\$31.50	\$283.50
7/7/22 1 guard from 11 am to 7 pm	9	\$21.00	\$189.00
7/8/22 1 guard from 11 am to 7 pm	9	\$21.00	\$189.00
7/9/22 1 guard from 11 am to 8 pm	9	\$21.00	\$189.00
7/10/22 1 guard from 11 am to 8 pm	9	\$21.00	\$189.00
7/14/22 1 guard from 11 am to 7 pm	8	\$21.00	\$168.00
7/15/22 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

Services	Hours	Rate	Amount
7/16/22 1 guard from 11 am to 7 pm	9	\$21.00	\$189.00
7/17/22 1 guard from 11 am to 7 pm	9	\$21.00	\$189.00

Total: \$2,362.50

Amount Due (USD): \$2,362.50

Pay Securely Online



link.waveapps.com/3fecwe-84rb6n

57200 / 4904
ND



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: 2837

Invoice Date: September 5, 2022

Payment Due: September 20, 2022

Amount Due (USD): \$1,344.00

 Pay Securely Online

Services	Hours	Rate	Amount
8/25/22 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
8/26/22 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
8/27/22 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
8/28/22 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
9/1/22 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
9/2/22 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
9/3/22 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
9/4/22 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

Total: \$1,344.00

Amount Due (USD): \$1,344.00

Pay Securely Online

VISA



link.waveapps.com/9aduwj-a7rk4g

57200/4904
HD



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,, 34639


813.873.7300
districtinvoices@inframark.com

Invoice Number: 2845

Invoice Date: September 6, 2022

Payment Due: September 20, 2022

Amount Due (USD): \$1,596.00

 Pay Securely Online

Services	Hours	Rate	Amount
8/25/22 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
8/26/22 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
8/27/22 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
8/28/22 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
9/1/22 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
9/2/22 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
9/3/22 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
9/4/22 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
9/5/22 1 guard from 11 Am to 7 Pm Holiday rate	8	\$31.50	\$252.00



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

Total: \$1,596.00

Amount Due (USD): \$1,596.00

Pay Securely Online

VISA

MasterCard

AMERICAN
EXPRESS

DISCOVER

Bank
Payment

link.waveapps.com/cctd2s-sa6fa7

57200/4904
MD

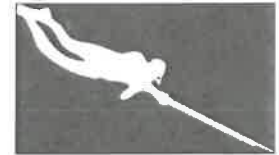
Spearem Enterprises, LLC

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 # 5413**DATE 08/25/2022****DUE DATE 09/09/2022****TERMS Net 15****ACTIVITY****QTY****RATE****AMOUNT****Sales**

125.00

Repaired fence along Mossy Timber.

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**\$125.00**

53900 / 4605
MD

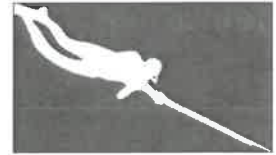
Spearem Enterprises, LLC

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 # 5420**DATE 08/25/2022****DUE DATE 09/09/2022****TERMS Net 15**

ACTIVITY	QTY	RATE	AMOUNT
Labor Repaired 3 sections of privacy fence along Mossy Timber Blvd. Repaired 7 sections of privacy fence and one section of split rail fence along Grand Live Oak BLvd. Cost includes labor ms material.	1	650.00	650.00

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**\$650.00**

53900 / 4605
MB

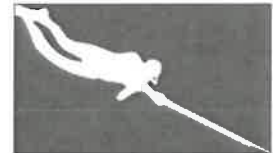
Spearem Enterprises, LLC

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 # 5441**DATE 09/06/2022****DUE DATE 09/21/2022****TERMS Net 15**

ACTIVITY	QTY	RATE	AMOUNT
Labor		125.00	125.00
18277 Falling Pine Needle: Repaired section of fence.			

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**\$125.00**

53900 / 4605
HD

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 # 5446**DATE 09/07/2022****DUE DATE 09/22/2022****TERMS Net 15**

ACTIVITY	QTY	RATE	AMOUNT
Labor 10677 Gliding Eagle: Repaired section of fence. Cost includes labor and material.	1	125.00	125.00

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**\$125.00**

53900 / 4605
HD

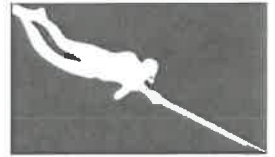
Spearem Enterprises, LLC

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 5428
DATE 09/09/2022
TERMS Net 15
DUE DATE 09/24/2022

ACTIVITY	QTY	RATE	AMOUNT
Labor 8/9 to 9/9 4 weeks Weekly Cleaning Service of pool area , restrooms and Dog Park, Two other dog Waste cans thru out neighborhood. Restock paper goods Empty all dog waste cans thru out neighborhood, restock Empty all trash at amenities. Empty Mail Trash Can Blow off pool deck, wipe pool tables, drinking fountain located at pool area. Three times per week. **Please note that three more garbage cans through out neighborhood have ben added to schedule (Hiking Trail, Bus Stop and Mail Pavilion) as well as two additional dog waste cans.***	4	172.50	690.00
Material Mutt Mitts (10 boxes) 1 box per dog waste can per week. (200 per roll) Dog Waste Can liners	1	60.00	60.00
Material Paper Goods (toilet paper, Trifold paper towels, Soap, trash bags, urinal cakes for mens restroom. ,	1	45.00	45.00
Fuel Surcharge Due to the cost of Fuel/Diesel that has gone up drastically, a fuel surcharge has been added to invoice for this billing cycle.	1	75.00	75.00

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

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

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

BALANCE DUE

\$870.00

57200 / 4615
MD



September 2, 2022

Invoice Number: 084742901090222

Account Number: 0050847429-01

Security Code: 1256

Service At: 18728 MOSSY TIMBER BLVD

CBHS

LAND O LAKES, FL 34638

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness.net

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

Summary

Services from 09/01/22 through 09/30/22
details on following pages

Previous Balance	157.98
Payments Received	0.00
Past Due Balance - Due Now	\$157.98
Spectrum Business™ Internet	157.98
One-Time Charges	2.37
Current Charges Due by 09/18/22	\$160.35
Total Due	\$318.33

ACTION REQUIRED: ACCOUNT STATUS DELINQUENT

Your account is now in a delinquent status. The total delinquent amount is due immediately and must be paid to avoid collections activity including, potential service suspension. If you resume service after disconnection due to nonpayment, your past due balance, along with first month of service and a reconnection fee will be required.



4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1610 NO RP 02 09022022 NNNNNY 01 000380 0002

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

September 2, 2022

CYPRESS PRESERVE CDD

Invoice Number: 084742901090222

Account Number: 0050847429-01

Service At: 18728 MOSSY TIMBER BLVD

CBHS

LAND O LAKES, FL 34638

Received
SEP 08 2022

Total Due **\$318.33**

Amount you are enclosing

\$

160.35

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7195
PASADENA, CA 91109-7195



0001100100508474290167031833



Invoice Number:
Account Number:
Security Code:

CYPRESS PRESERVE CDD
084742901090222
0050847429-01
1256

Contact Us

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

7635 1610 NO RP 02 09022022 NNNNNY 01 000380 0002

Charge Details

Previous Balance	157.98
Past Due Balance - Due Now	\$157.98

Payments received after 09/02/22 will appear on your next bill.

Services from 09/01/22 through 09/30/22

Spectrum Business™ Internet

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

Spectrum Business™ Internet Total \$157.98

One-Time Charges

Late Payment Charge	09/01	2.37
One-Time Charges Total		\$2.37

Current Charges Due by 09/18/22	\$160.35
Total Due	\$318.33

Billing Information

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Payment Options**

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

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

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



Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
09/ 7/22		CYPRESS PRESERVE	
Billing Date		Sales Rep	Customer Account
09/07/2022		Deirdre Bonett	163473
Total Amount Due			Ad Number
\$98.00			0000244853

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/07/22	09/07/22	0000244853	Times	Legals CLS	RFQ for District Engineering	1	2x41 L	\$96.00
09/07/22	09/07/22	0000244853	Tampabay.com	Legals CLS	RFQ for District Engineering AffidavitMaterial	1	2x41 L	\$0.00 \$2.00

51300/4801
HD

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
09/ 7/22		CYPRESS PRESERVE	
Billing Date		Sales Rep	Customer Account
09/07/2022		Deirdre Bonett	163473
Total Amount Due			Ad Number
\$98.00			0000244853

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

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

REMIT TO:

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

Received
SEP 12 2022

Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Pasco

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: RFQ for District Engineering** was published in said newspaper by print in the issues of: **9/ 7/22** 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.

} ss

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

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

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

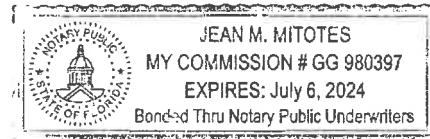
The engineering firm selected will act in the general capacity of District Engineer and will provide the above engineering services as required. Any firm or individual desiring to provide professional services to the district must furnish a resume of its qualifications and past experience on Standard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

The District will review all applicants and will comply with the State procedures as established by the Consultants Competitive Negotiations Act, Chapter 287, Florida Statutes. All applicants interested must submit six (6) copies each of Standard Form 330 and a letter of interest by 9:00 a.m. on Tuesday September 27, 2022, to the attention of the District Manager, The Cypress Preserve Community Development District at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. Any questions, please contact Meritus Districts at 813-873-7300.

Heather Dilley
 District Manager

Publication Date: September 7, 2022

0000244853



DB

Signature Affiant

Sworn to and subscribed before me this **09/07/2022**

[Signature]

Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

September 07, 2022

Client: 001490

Matter: 000001

Invoice #: 22032

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
7/28/2022	VKB	REVIEW AND REVISE QUARTERLY REPORT DISCLOSURE FOR BONDS.	0.3	\$85.50
7/29/2022	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT TRANSMITTING QUARTERLY REPORT.	0.2	\$32.00
8/5/2022	VKB	REVIEW AND REVISE FORM OF BUDGET FUNDING AGREEMENT, RESOLUTION ADOPTING FINAL BUDGET, AND RESOLUTION LEVYING O/M ASSESSMENTS, CERTIFYING CERTAIN SPECIAL ASSESSMENTS FOR COLLECTION ON-ROLL, AUTHORIZING THE DIRECT COLLECTION OF CERTAIN SPECIAL ASSESSMENTS, AND APPROVING A BUDGET FUNDING AGREEMENT.	0.9	\$256.50
8/5/2022	MS	FINALIZE AND TRANSMIT RESOLUTIONS LEVYING AND ADOPTING 2022/2023 O&M BUDGET.	0.2	\$32.00
Total Professional Services			1.6	\$406.00

51400/3107.
HD

September 07, 2022
Client: 001490
Matter: 000001
Invoice #: 22032

Page: 2

Total Services	\$406.00	
Total Disbursements	\$0.00	
Total Current Charges		\$406.00
Previous Balance		\$587.50
PAY THIS AMOUNT		\$993.50

Please Include Invoice Number on all Correspondence



INVOICE

INVOICE #	INVOICE DATE
TM 422575	9/1/2022
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: October 1, 2022

Invoice Amount: \$1,275.00

Description	Current Amount
Conservation Clearing behind the homes on Hawks Landing Dr. Labor	\$1,275.00

Invoice Total **\$1,275.00**

Excellence
IN COMMERCIAL LANDSCAPING

53900/4604
MD

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



INVOICE

Richie Hodge dba: High Caliber DJ & Karaoke
8715 South Meadowview Circle
Tampa, FL 33625
United States

Phone: 813-920-8540
Mobile: 813-417-6506
www.RichieHodge.com

BILL TO
Cypress Preserve Community Development District
Kathleen Swanson
18127 Mossy Timber Blvd
Land O Lakes, Florida 34638
United States

727-505-3931
cypresspreserveccddseat4@gmail.com

Invoice Number: 0423
Invoice Date: September 7, 2022
Payment Due: September 22, 2022
Amount Due (USD): \$95.00

Items	Price	Amount
Deposit Non-refundable deposit for DJ/Karaoke service on Saturday, December 10, 2022, for (4) hours from 2-6pm	\$95.00	\$95.00

Total: \$95.00
Amount Due (USD) : \$95.00

Notes / Terms

Total fee \$495 minus \$95 non-refundable deposit.
Balance of \$400 will be collected day of event.
Please make check payable to: Richie Hodge
COI is included and will be provided.
Thanks for your business!

53900 / 6403
HD.

Cypress Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 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 9/30/2022

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2017	Debt Service Fund - Series 2019	Capital Projects Fund - Series 2017	Capital Projects Fund - Series 2019	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets								
Cash - Operating Account	68,411.00	0.00	0.00	0.00	0.00	0.00	0.00	68,411.00
Investments - Revenue 2017 (2000)	0.00	465,166.00	0.00	0.00	0.00	0.00	0.00	465,166.00
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	56,726.00	0.00	0.00	0.00	0.00	56,726.00
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	1,894.00	0.00	0.00	1,894.00
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	2,013.00	0.00	0.00	0.00	0.00	0.00	0.00	2,013.00
Deposits	7,035.00	0.00	0.00	0.00	0.00	0.00	0.00	7,035.00
Construction Work In Progress	0.00	0.00	0.00	0.00	0.00	14,257,191.00	0.00	14,257,191.00
Amount Available-Debt Service	0.00	0.00	0.00	0.00	0.00	0.00	1,035,699.00	1,035,699.00
Amount To Be Provided-Debt Service	0.00	0.00	0.00	0.00	0.00	0.00	14,609,301.00	14,609,301.00
Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Assets	77,459.00	775,844.00	444,857.00	0.00	1,894.00	14,257,191.00	15,645,000.00	31,202,245.00

Liabilities								
Accounts Payable	42,819.00	0.00	0.00	0.00	0.00	0.00	0.00	42,819.00
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
Unearned Revenues	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
Total Liabilities	142,819.00	0.00	0.00	0.00	0.00	0.00	15,645,000.00	15,787,819.00
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0.00	559,787.00	481,981.00	465.00	645.00	0.00	0.00	1,042,878.00
Fund Balance-Unreserved	(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	(375.00)	216,058.00	(37,124.00)	(465.00)	1,249.00	0.00	0.00	179,343.00
Total Fund Equity & Other Credits	(65,360.00)	775,844.00	444,857.00	0.00	1,894.00	14,257,191.00	0.00	15,414,426.00
Total Liabilities & Fund Equity	77,459.00	775,844.00	444,857.00	0.00	1,894.00	14,257,191.00	15,645,000.00	31,202,245.00

Cypress Preserve

Statement of Revenues Expenditures

From 10/1/2021 Through 9/30/2022

001 - General Fund
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assessments - Tax Roll	388,398.00	389,242.00	844.00	0 %
O&M Assessments - Off Roll	25,000.00	46,844.00	21,844.00	87 %
Interest Earnings				
Interest Earnings	0.00	0.00	0.00	0 %
Contributions & Donations From Private Sources				
Developer Contributions	85,917.00	883,527.00	797,609.00	928 %
Other Miscellaneous Revenues				
Miscellaneous	0.00	48,222.00	48,222.00	0 %
Total Revenues	499,315.00	1,367,835.00	868,520.00	174 %
Expenditures				
Legislative				
Supervisor Fees	2,400.00	3,400.00	(1,000.00)	(42)%
Financial & Administrative				
District Manager	42,500.00	38,958.00	3,542.00	8 %
District Engineer	5,000.00	3,113.00	1,888.00	38 %
Disclosure Report	8,400.00	7,700.00	700.00	8 %
Trustees Fees	8,200.00	6,038.00	2,162.00	26 %
Assessment Roll	150.00	288.00	(138.00)	(92)%
Accounting Services	6,000.00	3,975.00	2,025.00	34 %
Auditing Services	5,900.00	7,758.00	(1,858.00)	(31)%
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	1,629.00	372.00	19 %
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	1,375.00	125.00	8 %
ADA Website Compliance	1,500.00	1,616.00	(116.00)	(8)%
Legal Counsel				
District Counsel	7,500.00	3,524.00	3,976.00	53 %
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	14,322.00	(8,322.00)	(139)%
Public Officials Insurance	0.00	2,506.00	(2,506.00)	0 %
Other Physical Environment				
Waterway Management System	22,000.00	31,565.00	(9,565.00)	(43)%
General Liability & Property Casualty Insurance	23,385.00	22,002.00	1,383.00	6 %
Landscape Maintenance	209,000.00	236,649.00	(27,649.00)	(13)%
Miscellaneous Repairs & Maintenance	20,000.00	30,428.00	(10,428.00)	(52)%
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	303,788.00	(283,188.00)	(1,375)%
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 9/30/2022

Cabana Janitorial & Cleaning	16,000.00	8,495.00	7,505.00	47 %
Recreation Facility Maintenance	5,000.00	3,914.00	1,086.00	22 %
Recreation Equipment Maintenance	2,500.00	566.00	1,934.00	77 %

Cypress Preserve
Statement of Revenues Expenditures
From 10/1/2021 Through 9/30/2022

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	29,304.00	(17,304.00)	(144)%
Security System	<u>7,500.00</u>	<u>13,383.00</u>	<u>(5,883.00)</u>	<u>(78)%</u>
Total Expenditures	<u>499,315.00</u>	<u>1,415,824.00</u>	<u>(916,509.00)</u>	<u>(184)%</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>1,565.00</u>	<u>1,565.00</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>(63,421.00)</u>	<u>(63,421.00)</u>	<u>0 %</u>

Cypress Preserve

Statement of Revenues Expenditures

From 10/1/2021 Through 9/30/2022

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

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assessments - Tax Roll	620,244.00	608,073.00	(12,171.00)	(2)%
DS Assessments - Off Roll	0.00	77,854.00	77,854.00	0 %
Interest Earnings				
Interest Earnings	0.00	2,395.00	2,395.00	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>833,981.00</u>	<u>213,737.00</u>	<u>34 %</u>
Expenditures				
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>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0.00	465.00	465.00	0 %
Total Other Financing Sources	<u>0.00</u>	<u>465.00</u>	<u>465.00</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>216,058.00</u>	<u>216,058.00</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>670,450.00</u>	<u>670,450.00</u>	<u>0 %</u>

Cypress Preserve
Statement of Revenues Expenditures
From 10/1/2021 Through 9/30/2022

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

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assessments - Tax Roll	383,894.00	166,685.00	(217,209.00)	(57)%
DS Assessments - Off Roll	0.00	11,100.00	11,100.00	0 %
Interest Earnings				
Interest Earnings	0.00	1,405.00	1,405.00	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>350,125.00</u>	<u>(33,769.00)</u>	<u>(9)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	258,894.00	261,003.00	(2,109.00)	(1)%
Principal Payments	<u>125,000.00</u>	<u>125,000.00</u>	<u>0.00</u>	<u>0 %</u>
Total Expenditures	<u>383,894.00</u>	<u>386,003.00</u>	<u>(2,109.00)</u>	<u>(1)%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0.00	(364.00)	(364.00)	0 %
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	<u>(882.00)</u>	<u>(882.00)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0.00</u>	<u>(1,245.00)</u>	<u>(1,245.00)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(37,124.00)</u>	<u>(37,124.00)</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>444,857.00</u>	<u>444,857.00</u>	<u>0 %</u>

Cypress Preserve
Statement of Revenues Expenditures
From 10/1/2021 Through 9/30/2022

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 9/30/2022

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	3.00	3.00	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0.00	49,554.00	49,554.00	0 %
Total Revenues	0.00	49,557.00	49,557.00	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0.00	882.00	882.00	0 %
Interfund Transfer				
Interfund Transfer	0.00	(49,190.00)	(49,190.00)	0 %
Total Other Financing Sources	0.00	(48,308.00)	(48,308.00)	0 %
Excess of Revenues Over (Under) Expenditures	0.00	1,249.00	1,249.00	0 %
Fund Balance, Beginning of Period				
	0.00	645.00	645.00	0 %
Fund Balance, End of Period	0.00	1,894.00	1,894.00	0 %

Cypress Preserve
Statement of Revenues Expenditures
From 10/1/2021 Through 9/30/2022

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: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked

Bank Balance	68,665.70
Less Outstanding Checks/Vouchers	2,660.50
Plus Deposits in Transit	2,405.69
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	68,410.89
Balance Per Books	<u>68,410.89</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: 09/30/2022
Reconciliation Date: 9/30/2022
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
2244	6/22/2022	System Generated Check/Voucher	(200.00)	Eugenia Lynch
2306	9/26/2022	System Generated Check/Voucher	200.00	Eugenia Lynch
2307	9/30/2022	System Generated Check/Voucher	2,362.50	Phoenix National Security LLC
2308	9/30/2022	System Generated Check/Voucher	<u>98.00</u>	Times Publishing Company
Outstanding Checks/Vouchers			<u>2,660.50</u>	

Cypress Preserve
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
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	<u>25.00</u>	
Outstanding Deposits			<u>2,405.69</u>	

Cypress Preserve
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
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	1,047.50	Times Publishing Company
2285	9/8/2022	System Generated Check/Voucher	737.50	Brandon Lock & Safe, Inc.
2286	9/8/2022	System Generated Check/Voucher	250.00	Don Harrison Enterprises
2287	9/8/2022	System Generated Check/Voucher	200.00	Eugenia Lynch
2288	9/8/2022	System Generated Check/Voucher	200.00	Kathleen Casey Swanson
2289	9/8/2022	System Generated Check/Voucher	1,061.94	Pasco County Utilities
2290	9/8/2022	System Generated Check/Voucher	1,344.00	Phoenix National Security LLC
2291	9/8/2022	System Generated Check/Voucher	278.95	Southern Automated Access Services, Inc.
2292	9/8/2022	System Generated Check/Voucher	157.98	Charter Communications
2293	9/8/2022	System Generated Check/Voucher	126.80	Times Publishing Company
2294	9/8/2022	System Generated Check/Voucher	66.92	Waste Connections of Florida
2295	9/8/2022	System Generated Check/Voucher	1,664.86	Withlacoochee River Electric Cooperative, Inc.
2296	9/8/2022	System Generated Check/Voucher	21,533.74	Yellowstone Landscape
2297	9/14/2022	System Generated Check/Voucher	1,890.00	American Ecosystems, Inc.
2298	9/14/2022	System Generated Check/Voucher	922.00	Danielle Fence Mfg. Co., Inc.
2299	9/14/2022	System Generated Check/Voucher	250.00	Don Harrison Enterprises
2300	9/14/2022	System Generated Check/Voucher	6,895.06	Inframark LLC
2301	9/14/2022	System Generated Check/Voucher	1,158.51	Pasco County Utilities
2302	9/14/2022	System Generated Check/Voucher	870.00	Spearer Enterprises, LLC
2303	9/14/2022	System Generated Check/Voucher	160.35	Charter Communications
2304	9/14/2022	System Generated Check/Voucher	1,691.90	Withlacoochee River Electric Cooperative, Inc.
2305	9/14/2022	System Generated Check/Voucher	<u>9,995.55</u>	Yellowstone Landscape
Cleared Checks/Vouchers			<u>56,069.06</u>	

Cypress Preserve
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Cleared Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
CR599	8/29/2022	Developer Funding - 08.29.22	0.00	
CR601	8/29/2022	Short-Term Loan	100,000.00	
CR623	9/2/2022	Developer Funding - 09.02.22 - CK# 1008	20,000.00	
CR617	9/7/2022	Sept Clubhouse Dep	25.00	
CR620	9/9/2022	Off Roll Assessments - CK# 180972	785.23	
CR618	9/20/2022	Off Roll Assessments - CK# 180974	<u>590.50</u>	
Cleared Deposits			<u>121,400.73</u>	