

**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
January 3, 2023**

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT AGENDA

Tuesday, January 3, 2023

1:30 P.M.

The Land O'Lakes Heritage Park

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

District Board of Supervisors	Chair	Penny Clark
	Vice-Chair	Kathleen Casey Swanson
	Supervisor	Stephanie Boretski
	Supervisor	Eugenia Lynch
	Supervisor	Jessica Ellis
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 regular meeting will begin at **1:30 P.M.** 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://cypresspreserveccd.com/> or by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Each individual is limited to **three (3) minutes** for public comments. The Board of Supervisors or Staff is not obligated to provide a response at the meeting and may need additional time to research issues or concerns brought up at the meeting.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. No motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

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

Board of Supervisors
Cypress Preserve Community Development District

Dear Board Members:

The Regular Meeting of the **Cypress Preserve Community Development District** will be held on **January 3, 2023, at 1:30 P.M.** at the Land O'Lakes Heritage Park located at 5401 Land O' Lakes Blvd Land O' Lakes, FL 34639. **Please let us know 24 hours before the meeting if you wish to call in for the meeting.** Following is the agenda for the meeting:

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

Access Code: 9074748#

REGULAR MEETING OF BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**
- 3. VENDOR REPORTS**
 - A. American Ecosystem Presentation
 - B. District Counsel
 - C. District Engineer
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2023-03; Adopting Amended Budget FY 2021-2022..... Tab 01
 - B. Discussion on Food Trucks
- 5. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Landowner's Election
Meeting Minutes November 1, 2022,..... Tab 02
 - B. Consideration of Board of Supervisors Regular Meeting Minutes November 1, 2022 Tab 03
 - C. Consideration of Operations and Maintenance Expenditures October 2022 Tab 04
 - D. Consideration of Operations and Maintenance Expenditures November 2022*Under Separate Cover*
 - E. Review of Financial Statements through November 30, 2022, Tab 05
- 6. MANAGEMENT REPORTS**
 - A. District Manager Report..... Tab 06
 - i. American Ecosystem Aquatic Report
 - ii. Community Inspection Reports
- 7. SUPERVISORS REQUESTS**
- 8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 9. 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

RESOLUTION 2023-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
AMENDING THE GENERAL FUND BUDGET FOR THE FISCAL
YEAR BEGINNING OCTOBER 1, 2021, AND ENDING
SEPTEMBER 30, 2022; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the Board of Supervisors of the District (the “**Board**”) adopted a General Fund Budget for the fiscal year beginning October 1, 2021, and ending September 30, 2022;

WHEREAS, pursuant to Section 189.016, Florida Statutes the Board desires to reallocate funds budgeted to reflect re-appropriated revenues and expenses during Fiscal Year 2021/2022.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Amending the General Fund Budget for Fiscal Year 2021/2022.** The General Fund Budget for Fiscal Year 2021/2022 is hereby amended as shown in **Exhibit “A”** attached hereto. The District Manager shall post the amended budget on the District’s official website within 5 days after adoption and ensure it remains on the website for at least 2 years.
2. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 3rd DAY OF January 2023.

Attest:

**Cypress Preserve Community
Development District**

Name: _____
Secretary/Assistant Secretary

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

Exhibit A: Amended General Fund Budget for Fiscal Year 2021/2022

Cypress Preserve Community Development District

Amended
Fiscal Year 2022
Final Annual Operating Budget

January 3, 2023

Prepared by:



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

Cypress Preserve Community Development District

Amended Fiscal Year 2022 Final Annual Operating Budget

Table of Contents

<u>SECTION</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
I.	BUDGET INTRODUCTION	1
II.	FISCAL YEAR 2022 BUDGET ANALYSIS	2
III.	FINAL OPERATING BUDGET	3
IV.	GENERAL FUND 001 DESCRIPTIONS.....	4
V.	DEBT SERVICE FUND.....	6
VI.	SCHEDULE OF ANNUAL ASSESSMENTS	8

January 3, 2023

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

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

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

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

Maintenance of the Facilities

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

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2021 Proposed Operating Budget	Current Period Actuals 10/1/20 - 03/31/21	Projected Revenues & Expenditures 4/1/21 to 9/30/21	Total Actuals and Projections Through 9/30/21	Over/(Under) Budget Through 9/30/21
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	235,755.20	299,769.41	(64,014.21)	235,755.20	0.00
Operations & Maintenance Assmts-Off Roll	77,502.20	1,033.36	76,468.84	77,502.20	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$313,257.40	\$300,802.77	\$12,454.63	\$313,257.40	\$0.00
INTEREST EARNINGS					
Interest Earnings	0.00	3.73	(3.73)	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$3.73	(\$3.73)	\$0.00	\$0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	186,057.60	55,455.62	130,601.98	186,057.60	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$186,057.60	\$55,455.62	\$130,601.98	\$186,057.60	\$0.00
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	25.00	(25.00)	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$25.00	(\$25.00)	\$0.00	\$0.00
TOTAL REVENUES	\$499,315.00	\$356,287.12	\$143,027.88	\$499,315.00	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	2,400.00	1,600.00	800.00	2,400.00	0.00
TOTAL LEGISLATIVE	\$2,400.00	\$1,600.00	\$800.00	\$2,400.00	\$0.00
ADMINISTRATIVE					
District Manager	42,500.00	23,500.02	18,999.98	42,500.00	0.00
District Engineer	5,000.00	2,310.00	2,690.00	5,000.00	0.00
Disclosure Report	8,400.00	2,100.00	6,300.00	8,400.00	0.00
Trustees Fees	8,500.00	3,033.11	5,166.89	8,200.00	(300.00)
Assessment Roll	150.00	0.00	150.00	150.00	0.00
Accounting Services	4,500.00	0.00	6,000.00	6,000.00	1,500.00
Auditing Services	6,300.00	5,000.00	700.00	5,700.00	(600.00)
Postage, Phone, Faxes, Copies	220.00	506.25	493.75	1,000.00	780.00
Public Officials Insurance	2,306.00	2,421.00	0.00	2,421.00	115.00
Legal Advertising	2,000.00	154.40	845.60	1,000.00	(1,000.00)
Bank Fees	200.00	0.00	200.00	200.00	0.00
Dues, Licenses & Fees	205.00	175.00	30.00	205.00	0.00
Office Supplies	500.00	0.00	500.00	500.00	0.00
Website Administration	1,500.00	750.00	750.00	1,500.00	0.00
ADA Website Compliance	1,500.00	1,500.00	0.00	1,500.00	0.00
TOTAL ADMINISTRATIVE	\$83,781.00	\$41,449.78	\$42,826.22	\$84,276.00	\$495.00
LEGAL COUNSEL					
District Counsel	7,500.00	4,622.15	2,877.85	7,500.00	0.00
TOTAL LEGAL COUNSEL	\$7,500.00	\$4,622.15	\$2,877.85	\$7,500.00	\$0.00
UTILITY SERVICES					
Street Lights	30,000.00	6,369.37	8,510.63	14,880.00	(15,120.00)
Other Electric Services	5,000.00	601.36	1,898.64	2,500.00	(2,500.00)
Potable Water Utility Services	6,000.00	2,963.86	3,036.14	6,000.00	0.00
TOTAL UTILITY SERVICES	\$41,000.00	\$9,934.59	\$13,445.41	\$23,380.00	(\$17,620.00)
OTHER PHYSICAL ENVIRONMENT					
Waterway Management System	22,000.00	17,530.00	17,470.00	35,000.00	13,000.00
General Liability & Property Casualty Insurance	15,134.00	21,259.00	0.00	21,259.00	6,125.00
Landscape Maintenance	209,000.00	68,819.49	81,180.51	150,000.00	(59,000.00)
Miscellaneous Repairs & Maintenance	20,000.00	8,707.42	11,292.58	20,000.00	0.00
Hardscape Maintenance	7,500.00	0.00	7,500.00	7,500.00	0.00
Plant Replacement Program	15,000.00	36,116.04	35,883.96	72,000.00	57,000.00
Capital Improvements	30,000.00	6,652.00	23,348.00	30,000.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$318,634.00	\$159,083.95	\$176,675.05	\$335,759.00	\$17,125.00
ROAD & STREET FACILITIES					
Sidewalk & Pavement Repairs	3,000.00	0.00	3,000.00	3,000.00	0.00
TOTAL ROAD & STREET FACILITIES	\$3,000.00	\$0.00	\$3,000.00	\$3,000.00	\$0.00
PARKS & RECREATION					
On-Site Staff					
Cabana Janitorial & Cleaning	16,000.00	3,972.00	12,028.00	16,000.00	0.00
Recreation Facility Maintenance	5,000.00	1,067.88	3,932.12	5,000.00	0.00
Recreation Equipment Maintenance	2,500.00	585.00	1,915.00	2,500.00	0.00
Pool Operations & Maintenance	12,000.00	1,050.00	10,950.00	12,000.00	0.00
Security System	7,500.00	883.75	6,616.25	7,500.00	0.00
TOTAL PARKS & RECREATION	\$43,000.00	\$7,558.63	\$35,441.37	\$43,000.00	\$0.00
TOTAL EXPENDITURES	\$499,315.00	\$224,249.10	\$275,065.90	\$499,315.00	\$0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$132,038.02	(\$132,038.02)	\$0.00	\$0.00

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2021 Proposed Operating Budget	Total Actuals and Projections Through 9/30/21	Over/(Under) Budget Through 9/30/21	Fiscal Year 2022 Final Operating Budget	Increase / (Decrease) from FY 2021 to FY 2022
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	235,755.20	235,755.20	0.00	388,398.00	152,642.80
Operations & Maintenance Assmts-Off Roll	77,502.20	77,502.20	0.00	25,000.00	(52,502.20)
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$313,257.40	\$313,257.40	\$0.00	\$413,398.00	\$100,140.60
INTEREST EARNINGS					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	186,057.60	186,057.60	0.00	85,917.00	(100,140.60)
Contributions Carried Forward Fund Balance	0.00	0.00	0.00	918,448.00	918,448.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$186,057.60	\$186,057.60	\$0.00	\$1,004,365.00	\$818,307.40
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL REVENUES	\$499,315.00	\$499,315.00	\$0.00	\$1,417,763.00	\$918,448.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	2,400.00	2,400.00	0.00	2,400.00	0.00
TOTAL LEGISLATIVE	\$2,400.00	\$2,400.00	\$0.00	\$2,400.00	\$0.00
ADMINISTRATIVE					
District Manager	42,500.00	42,500.00	0.00	42,500.00	0.00
District Engineer	5,000.00	5,000.00	0.00	5,000.00	0.00
Disclosure Report	8,400.00	8,400.00	0.00	8,400.00	0.00
Trustees Fees	8,500.00	8,200.00	(300.00)	8,200.00	(300.00)
Assessment Roll	150.00	150.00	0.00	150.00	0.00
Accounting Services	4,500.00	6,000.00	1,500.00	6,000.00	1,500.00
Auditing Services	6,300.00	5,700.00	(600.00)	5,900.00	(400.00)
Postage, Phone, Faxes, Copies	220.00	1,000.00	780.00	220.00	0.00
Public Officials Insurance	2,306.00	2,421.00	115.00	2,663.00	357.00
Legal Advertising	2,000.00	1,000.00	(1,000.00)	2,000.00	0.00
Bank Fees	200.00	200.00	0.00	200.00	0.00
Dues, Licenses & Fees	205.00	205.00	0.00	197.00	(8.00)
Office Supplies	500.00	500.00	0.00	500.00	0.00
Website Administration	1,500.00	1,500.00	0.00	1,500.00	0.00
ADA Website Compliance	1,500.00	1,500.00	0.00	1,500.00	0.00
TOTAL ADMINISTRATIVE	\$83,781.00	\$84,276.00	\$495.00	\$84,930.00	\$1,149.00
LEGAL COUNSEL					
District Counsel	7,500.00	7,500.00	0.00	7,500.00	0.00
TOTAL LEGAL COUNSEL	\$7,500.00	\$7,500.00	\$0.00	\$7,500.00	\$0.00
UTILITY SERVICES					
Street Lights	30,000.00	14,880.00	(15,120.00)	30,000.00	0.00
Other Electric Services	5,000.00	2,500.00	(2,500.00)	5,000.00	0.00
Potable Water Utility Services	6,000.00	6,000.00	0.00	6,000.00	0.00
TOTAL UTILITY SERVICES	\$41,000.00	\$23,380.00	(\$17,620.00)	\$41,000.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management System	22,000.00	35,000.00	13,000.00	22,000.00	0.00
General Liability & Property Casualty Insurance	15,134.00	21,259.00	6,125.00	23,385.00	8,251.00
Landscape Maintenance	209,000.00	150,000.00	(59,000.00)	233,727.00	24,727.00
Improvements Other Than Buildings	0.00	0.00	0.00	600,533.00	600,533.00
Miscellaneous Repairs & Maintenance	20,000.00	20,000.00	0.00	30,000.00	10,000.00
Hardscape Maintenance	7,500.00	7,500.00	0.00	7,500.00	0.00
Plant Replacement Program	15,000.00	72,000.00	57,000.00	15,000.00	0.00
Capital Improvements	30,000.00	30,000.00	0.00	303,788.00	273,788.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$318,634.00	\$335,759.00	\$17,125.00	\$1,235,933.00	\$917,299.00
ROAD & STREET FACILITIES					
Sidewalk & Pavement Repairs	3,000.00	3,000.00	0.00	3,000.00	0.00
TOTAL ROAD & STREET FACILITIES	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00	\$0.00
PARKS & RECREATION					
Cabana Janitorial & Cleaning	16,000.00	16,000.00	0.00	16,000.00	0.00
Recreation Facility Maintenance	5,000.00	5,000.00	0.00	5,000.00	0.00
Recreation Equipment Maintenance	2,500.00	2,500.00	0.00	2,500.00	0.00
Pool Operations & Maintenance	12,000.00	12,000.00	0.00	12,000.00	0.00
Security System	7,500.00	7,500.00	0.00	7,500.00	0.00
TOTAL PARKS & RECREATION	\$43,000.00	\$43,000.00	\$0.00	\$43,000.00	\$0.00
TOTAL EXPENDITURES	\$499,315.00	\$499,315.00	\$0.00	\$1,417,763.00	\$918,448.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

FINANCIAL & ADMINISTRATIVE

District Manager

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

District Engineer

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

Disclosure Reporting

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

Trustees Fees

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

Auditing Services

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

Postage, Phone, Fax, Copies

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

Public Officials Insurance

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

Legal Advertising

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

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

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

Office Supplies

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

Website Administration

Cost of maintenance and administration of the District's website

LEGAL COUNSEL

District Counsel

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

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

OTHER PHYSICAL ENVIRONMENT

Waterway Management System

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

Landscape Maintenance

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

Plant Replacement Program

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

Property & Casualty Insurance

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

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2019

REVENUES

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

EXPENDITURES

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

ANALYSIS OF BONDS OUTSTANDING

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

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

Lot Size	EBU Value	Unit Count	Fiscal Year 2021			Fiscal Year 2022			Total Increase / (Decrease) in Annual Assmt
			Debt Service Per Unit	O&M Per Unit	Total Assessment	Debt Service Per Unit	O&M Per Unit	Total Assessment	
ASSESSMENT AREA ONE - SERIES 2017									
Villa - 35'	0.88	100	\$1,094.40	\$549.66	\$1,644.06	\$1,094.40	\$549.66	\$1,644.06	\$0.00
Single Family 40'	1.00	173	\$1,250.74	\$628.19	\$1,878.93	\$1,250.74	\$628.19	\$1,878.93	\$0.00
Single Family 50'	1.25	216	\$1,563.43	\$785.23	\$2,348.66	\$1,563.43	\$785.23	\$2,348.66	\$0.00
Subtotal		489							
ASSESSMENT AREA TWO - SERIES 2019									
Villa - 35'	0.88	186	\$1,093.75	\$549.66	\$1,643.41	\$1,093.75	\$549.66	\$1,643.41	\$0.00
Single Family 40'	1.00	110	\$1,250.00	\$628.19	\$1,878.19	\$1,250.00	\$628.19	\$1,878.19	\$0.00
Single Family 50'	1.25	47	\$1,562.50	\$785.23	\$2,347.73	\$1,562.50	\$785.23	\$2,347.73	\$0.00
Subtotal		343							
TOTAL		832							

Notations:

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

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

November 01, 2022, Minutes of the Landowner's Election

MINUTES OF THE LANDOWNER'S ELECTION

The Landowner's Election of the Board of Supervisors for the Cypress Preserve Community Development District was held on **Tuesday, November 01, 2022, at 1:30 p.m.** at the Club Connerton located at 21100 Fountain Garden Way, Land O'Lakes, FL 34638.

1. CALL TO ORDER/ROLL CALL

District Counsel Vivek Babbar called the Landowner's Election of the Board of Supervisors of the Cypress Preserve Community Development District to order on **November 1, 2022, at 1:41 p.m.**

Staff Members Present:

Heather Dilley	District Manager, Inframark
Vivek Babbar	District Counsel, Straley Robin Vericker
Penny Clark	Landowner/Developer Representative, RIPA
Kathleen Casey Swanson	Supervisor
Stephanie Boretski	Supervisor <i>(via conference call)</i>

There were approximately twenty-five (25) landowners in attendance.

2. APPOINTMENT OF MEETING CHAIRMAN

The Board appointed District Counsel Vivek Babbar as the Chairman to run the Landowners Election.

3. ANNOUNCEMENT OF CANDIDATES/CALL FOR NOMINATIONS

District Counsel explained the election process and stated the three eligible seats. The candidates were announced: Jessica Ellis, Eugenia Lynch, Penny Clark, and Adam Newell.

4. ELECTION OF SUPERVISORS

The ballots and proxies were collected, and the votes were tabulated. District Counsel announced the results: Eugenia Lynch received the highest number of votes at 162 and will have Seat 5 with a four-year term, Penny Clark received the second highest number of votes at 130 and will have Seat 1 with a four-year term, and Jessica Ellis received the third highest number of votes at 22 and will have Seat 5 with a two-year term. Adam Newell received 5 votes and was not elected.

District Counsel explained the legal requirements to the new Supervisors as well as the Sunshine Laws and filing the paperwork with the County.

5. OWNERS REQUESTS

There were no requests.

6. ADJOURNMENT

The landowner's election was closed and adjourned at 2:02 P.M.

**These minutes were done in summary format.*

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

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

Signature

Signature

Printed Name

Printed Name

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Title:

☐ **Chairman**

☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

November 01, 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, November 01, 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, November 01, 2022, at 2:04 p.m.**

Board Members Present and Constituting a Quorum:

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

Staff Members Present:

Heather Dilley	District Manager, Inframark
Vivek Babbar	District Counsel, Straley Robin Vericker

District Counsel administered the Oath of Office to Jessica Ellis and Eugenia Lynch.

There were approximately twenty-five (25) 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

B. District Engineer

There were no staff reports on behalf of the District Counsel and District Engineer.

C. District Manager

i. Book Drive Flyer

ii. American Ecosystem Aquatic Report

iii. Community Inspection Report

Ms. Dilley provided an update on the Book Drive efforts and aquatics report to the Board.

4. BUSINESS ITEMS

**A. Consideration of Resolution 2023-02; Canvassing & Certifying
the Results of the Landowners Election**

The Board Approved Resolution 2023-02; Canvassing and Certifying the Results of the
Landowners Election.

MOTION TO:	Approve Resolution 2023-02.
MADE BY:	Supervisor Clark
SECONDED BY:	Supervisor Lynch
DISCUSSION:	None further.
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

B. Consideration of Resolution 2023-03; Designating Officers

The Board Approved Resolution 2023-03; Designation of Officers with Kathleen Swanson
nominating Penny Clark as Chairman and Penny Clark nominated Kathleen Swanson as Vice-
Chair.

MOTION TO:	Approve Resolution 2023-03.
MADE BY:	Supervisor Clark
SECONDED BY:	Supervisor Swanson
DISCUSSION:	None further.
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

5. CONSENT AGENDA

**A. Consideration of Board of Supervisor Regular Meeting Minutes for
October 04, 2022**

**B. Consideration of Operations and Maintenance Expenditures September
2022**

C. Review of Financial Statements through September 30, 2022

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

MOTION TO: Approve Consent Agenda A through C.
MADE BY: Supervisor Clark
SECONDED BY: Supervisor Swanson
DISCUSSION: None further.
RESULT: Called to Vote: Motion PASSED
5/0 - Motion Passed Unanimously

6. SUPERVISOR REQUESTS

There was no supervisor request currently.

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION

There was no audience questions, comments, or discussion.

8. ADJOURNMENT

MOTION TO: Adjourn the Regular Meeting at 2:15 PM.
MADE BY: Supervisor Clark
SECONDED BY: Supervisor Swanson
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - 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				
American Ecosystems, Inc	20221309	\$1,890.00		Water Management Service thru 09/2022
Charter Communications	08474290110222	\$157.98		Internet Service thru 10/2022
Spearem Enterprises	5454	\$870.00		Cleaning 09/2022
Suncoast Pool Service	8591	\$1,050.00		Pool Service 09/2022
Suncoast Pool Service	8670	\$1,050.00	\$2,100.00	Pool Maintenance 10/2022
Waste Connections	6393995W 425	\$95.89		Waste Service thru 11/30
Yellowstone Landscape	TM 423942	\$21,533.73		Landscape Maintenance 08/2022
Yellowstone Landscape	TM 437802	\$21,853.74	\$43,387.47	Landscape Maintenance 09/2022
Monthly Contract Sub-Total		\$48,501.34		

Variable Contract				
Inframark LLC	81950	\$5,277.37		Management Fees 08/2022
Johnson Engineering Inc	1	\$350.00		ENG Services thru 10/09/2022
Variable Contract Sub-Total		\$5,627.37		

Utilities				
Pasco County Utilities	091922 0986155	\$25.20		Water Late Fee
Pasco County Utilities	091922 1096165	\$26.67		Water Late Fee
Pasco County Utilities	100522 17312796	\$169.34		Water Service thru 09/20/2022
Pasco County Utilities	100522 17312798	\$123.90		Water Service thru 09/20/2022
Pasco County Utilities	17312952	\$200.20		Water Service thru 09/20/2022
Pasco County Utilities	17314150	\$202.30		Water Service thru 09/20/2022
Pasco County Utilities	17314151	\$160.30	\$907.91	Water Service thru 09/20/2022
Waste Connections	6335711W425	\$95.40		Waste Service 10/2022
Withlacoochee River Electric	2039647 100622	\$35.59		Electric Service thru 10/03/2022
Withlacoochee River Electric	2039650 100622	\$40.65		Electric Service thru 10/03/2022
Withlacoochee River Electric	2044854 100622	\$1,585.12		Electric Service thru 10/03/2022
Withlacoochee River Electric	2144006 100622	\$36.13		Electric Service thru 10/03/2022
Withlacoochee River Electric	2144012 100622	\$36.46	\$1,733.95	Electric Service thru 10/03/2022
Utilities Sub-Total		\$2,737.26		

Cypress Preserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Regular Services				
Don Harrison Enterprises	2944	\$250.00		Routine Maintenance thru 09/2022
EGIS Insurance	16905	\$26,821.00		Policy Renewal 10/2022
Eugenia Lynch	EL 100422	\$200.00		Board Pay 10/04/2022
FL Dept of Economic Opp	87273	\$175.00		District Fee FY2022/2023
FL Natives Nursery Inc	18756	\$3,700.00		Quarterly Mitigation Maintenance
Grau and Associates	23106	\$6,500.00		Audit FYE 09/30/2021
Grau and Associates	23214	\$700.00		Audit FYE 09/30/2021
Kathleen Casey Swanson	KS 100422	\$200.00		Supervisor Fee 10/04/2022
MHD Communications	26070	\$138.75		Install IVMS App for CCTV
Neptune Multi Services LLC	0053203	\$390.00		Trash Pickup 08/2022
Neptune Multi Services LLC	0053204	\$390.00	\$780.00	Trash Pickup 08/2022
Phoenix National Security LLC	2770	\$2,142.00		Security Services 07/21-08/04/2022
Phoenix National Security LLC	2837	\$1,344.00		Security Services 08/25-09/04/2022
Phoenix National Security LLC	2845	\$1,596.00		Security Services 08/25-09/05/2022
Phoenix National Security LLC	2872	\$1,344.00		Security Services 09/08-0/18/2022
Phoenix National Security LLC	2887	\$1,008.00	\$7,434.00	Security Services 09/22-09/30/2022
Southern Automated Access Service	11729	\$32.95		Cell Service Security System Gates
Southern Automated Access Service	11884	\$32.95		Cell Usage
Southern Automated Access Service	11944	\$1,392.54	\$1,458.44	200 Prox Cards
Spearem Enterprises	5428	\$870.00		Cleaning thru 09/09/2022
Spearem Enterprises	5496	\$870.00	\$1,740.00	Labor thru 10/28/2022
Stephanie Elaine Boretski	SB 100422	\$200.00		Supervisor Fee 10/04/2022
Straley Robin Vericker	22032	\$406.00		Professional Services thru 08/15/2022
Straley Robin vericker	22156	\$1,106.45	\$1,512.45	Professional Services thru 08/15/2022
Times Publishing Co	0000247967	\$236.50		Notice of Meeting Schedule FY 2023
Times Publishing Co	163473 101622	\$420.90	\$657.40	Landowners Election 10/19/2022
Regular Services Sub-Total		\$52,467.04		
Additional Services				

Cypress Preserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Illuminations Holiday Lighting	361022	\$3,425.00		Holiday Décor
Kathleen Casey Swanson	Serve 092322	\$95.00		Reimburse for pmt to Richie Hodge
Spearem Enterprises	5420	\$650.00		Repair Fence
Spearem Enterprises	5413	\$125.00		Repair Fence
Spearem Enterprises	5441	\$125.00		Repair Fence
Spearem Enterprises	5446	\$125.00		Repair Fence
Spearem Enterprises	5470	\$550.00		Message board installed
Spearem Enterprises	5476	\$300.00	\$1,875.00	Hurricane Pre and Post
Yellowstone Landscape	TM 422575	\$1,275.00		Conservation Clearing
Yellowstone Landscape	TM 436482	\$1,000.00		Debris Removal
Yellowstone Landscape	TM 439046	\$1,828.50	\$4,103.50	Fall Annual Rotation 2022
Additional Services Sub-Total		\$9,498.50		
TOTAL:		\$118,831.51		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

P.O. BOX 40517
ST. PETERSBURG, 33743

Invoice

DATE	INVOICE #
9/1/2022	20221309

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

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

P.O. NO.	TERMS	PROJECT
	Due on receipt	

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

October 2, 2022
Invoice Number: 084742901100222
Account Number: 0050847429-01
Security Code: 1256
Service At: 18728 MOSSY TIMBER BLVD
CBHS
LAND O LAKES, FL 34638

Contact Us

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

NEWS AND INFORMATION

Summary

*Services from 10/01/22 through 10/31/22
details on following pages*

Previous Balance	318.33
Payments Received - Thank You	-318.33
Remaining Balance	\$0.00
Spectrum Business™ Internet	157.98
Current Charges	\$157.98
Total Due by 10/18/22	\$157.98

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



4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1610 NO RP 02 10022022 NNNNNY 01 000362 0001

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



October 2, 2022

CYPRESS PRESERVE CDD

Invoice Number: 084742901100222
Account Number: 0050847429-01
Service At: 18728 MOSSY TIMBER BLVD
CBHS
LAND O LAKES, FL 34638

Total Due by 10/18/22	\$157.98
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7195
PASADENA, CA 91109-7195



Invoice Number:
Account Number:
Security Code:

CYPRESS PRESERVE CDD
084742901100222
0050847429-01
1256

Contact Us

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

7635 1610 NO RP 02 10022022 NNNNNY 01 000362 0001

Charge Details

Previous Balance		318.33
Payments Received - Thank You	09/14	-157.98
Payments Received - Thank You	09/22	-160.35
Remaining Balance		\$0.00

Payments received after 10/02/22 will appear on your next bill.

Services from 10/01/22 through 10/31/22

Spectrum Business™ Internet

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

Spectrum Business™ Internet Total **\$157.98**

Current Charges **\$157.98**

Total Due by 10/18/22 **\$157.98**

Billing Information

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

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

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

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

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

Sign up for Paperless Billing.

It's easy, convenient and secure.

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

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

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

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

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

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**.



Spearem Enterprises, LLC

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



INVOICE

BILL TO	INVOICE	5454
Cypress Preserve	DATE	09/30/2022
Meritus	TERMS	Net 15
2005 Pan Am Circle Ste 300	DUE DATE	10/15/2022
Tampa, FL 33607		

ACTIVITY	QTY	RATE	AMOUNT
Labor 9/10 to 9/30, 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

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

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
10/3/2022	8670

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

P.O. No.	Terms	Project
Oct 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.	1,050.00	1,050.00

Thank you for your business.

Phone #

(727) 271-1395

Total

\$1,050.00



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

ACCOUNT NO.
INVOICE NO.
STATEMENT DATE
DUE DATE

6425-103179
6393995W425
10/20/22
Upon Receipt

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

FOR ASSISTANCE
Customer Service
Fax
One Time Payments

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

INVOICE STATEMENT

Date	Description	Amount
	Previous Balance	\$ 95.40
	Service Location Acct #103179-0001	CYPRESS PRESERVE AMENITY CENTER 18728 MOSSY TIMBER BLVD LAND O L
10/20/22	BASIC SERVICE CHARGE 11/1/2022-11/30/2022	1.00 4.00YD \$ 62.92
10/20/22	BASIC CONTAINER CHARGE 11/1/2022-11/30/2022	1.00 4.00YD \$ 4.00
10/20/22	FUEL SURCHARGE	\$ 22.28
10/20/22	ENVIRONMENTAL SURCHARGE	\$ 6.69
	Invoice Total	\$ 95.89
	Account Balance	\$ 191.29

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

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

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



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

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

6425-103179
6393995W425
10/20/22
Upon Receipt
\$191.29

AB 01 000875 15456 H 6 A



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

Received
OCT 27 2022

WRITE IN
AMOUNT
PAID

\$



TO CHANGE ADDRESS

Check here and complete the information on the reverse side.

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



6425 00000000000000000000X1031797 00000019129000000000000006393995 129



INVOICE

INVOICE #	INVOICE DATE
TM 423942	8/31/2022
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Cypress Preserve CDD

Invoice Due Date: 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.



INVOICE

INVOICE #	INVOICE DATE
TM 437802	9/30/2022
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Cypress Preserve CDD

Invoice Due Date: October 30, 2022

Invoice Amount: \$21,853.74

Description	Current Amount
Monthly Landscape Maintenance September 2022	\$21,853.74

Invoice Total **\$21,853.74**

Excellence

IN COMMERCIAL LANDSCAPING

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

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.

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046

Project Manager Philip Chang

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

Invoice

October 17, 2022

Project No: 20225171-000

Invoice No: 1

FEID #59-1173834

Project 20225171-000 Cypress Preserve CDD Professional Engineering Services

Professional Services through October 9, 2022

Phase 1. General Engineering Services

Professional Personnel

		Hours	Rate	Amount	
Professional 6					
Chang, Philip	9/19/2022	.25	200.00	50.00	
Legal Description research in response to County request;					
Chang, Philip	10/4/2022	1.50	200.00	300.00	
Contact County and provide info regarding roadway network acceptance;					
attend monthly meeting;					
Totals		1.75		350.00	
Total Labor					350.00
			Total this Phase		\$350.00
			Total this Invoice		\$350.00



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

Jack Lee



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

Jack Lee

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.

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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 28 2022

Delinquent Amount Due \$ 26.67

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

Amount Enclosed

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



168 1 1
22-70345

CYPRESS PRESERVE AMENITY CENTER

Service Address: **18728 MOSSY TIMBER BOULEVARD**

Bill Number: 17312796
Billing Date: 10/5/2022
Billing Period: 8/19/2022 to 9/20/2022

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 15-digit number below when making a payment through your bank	
098615501366618	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	14328617	8/19/2022	1161	9/20/2022	1166	32	5

Usage History

Water	
September 2022	5
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

Transactions

Previous Bill	562.36
Payment 09/21/22	-562.36 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	38.06
Water Tier 1	5.0 Thousand Gals X \$2.01 10.05
Sewer	
Sewer Base Charge	89.93
Sewer Charges	5.0 Thousand Gals X \$6.26 31.30
Total Current Transactions	169.34
TOTAL BALANCE DUE	\$169.34

Visit PascoCountyUtilities.com to find answers to frequently asked questions about your Pasco County Utilities. New updates posted monthly including events, and conservation tips.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0986155
Customer # 01366618

Balance Forward 0.00
Current Transactions 169.34

Total Balance Due \$169.34
Due Date 10/24/2022

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.

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

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

013666187098615501731279680000169345



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



169 1 1
22-70345

CYPRESS PRESERVE AMENITY CENTER

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

Bill Number: 17312798

Billing Date: 10/5/2022

Billing Period: 8/19/2022 to 9/20/2022

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	8/19/2022	8638	9/20/2022	8815	32	177

Usage History

Water

September 2022	177
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

Transactions

Previous Bill	356.72
Payment 09/21/22	-356.72 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	177 Thousand Gals X \$0.70 123.90
Total Current Transactions	123.90
TOTAL BALANCE DUE	\$123.90

Visit PascoCountyUtilities.com to find answers to frequently asked questions about your Pasco County Utilities. New updates posted monthly including events, and conservation tips.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0986160
Customer # 01366618

Balance Forward 0.00
Current Transactions 123.90

Total Balance Due \$123.90
Due Date 10/24/2022

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.

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

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

013666187098616041731279820000123907



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

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

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

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



170 1 1
22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 17312952

Billing Date: 10/5/2022

Billing Period: 8/19/2022 to 9/20/2022

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	8/19/2022	19138	9/20/2022	19424	32	286

Usage History

Water

September 2022	286
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

Transactions

Previous Bill	446.60
Payment 09/21/22	-446.60 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	286 Thousand Gals X \$0.70 200.20
Total Current Transactions	200.20
TOTAL BALANCE DUE	\$200.20

Visit PascoCountyUtilities.com to find answers to frequently asked questions about your Pasco County Utilities. New updates posted monthly including events, and conservation tips.

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0993870
Customer # 01372506

Balance Forward 0.00
Current Transactions 200.20

Total Balance Due \$200.20
Due Date 10/24/2022

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.

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

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

013725066099387021731295260000200208



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



171 1 1

22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 17314150

Billing Date: 10/5/2022

Billing Period: 8/19/2022 to 9/20/2022

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161997	8/19/2022	9414	9/20/2022	9703	32	289

Usage History

Water

September 2022	289
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

Transactions

Previous Bill	522.27
Payment 09/21/22	-522.27 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	289 Thousand Gals X \$0.70 202.30
Total Current Transactions	202.30
TOTAL BALANCE DUE	\$202.30

Visit PascoCountyUtilities.com to find answers to frequently asked questions about your Pasco County Utilities. New updates posted monthly including events, and conservation tips.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 1096165
Customer # 01413628

Balance Forward 0.00
Current Transactions 202.30

Total Balance Due \$202.30
Due Date 10/24/2022

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.

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

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

014136283109616581731415040000202301



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



172 1 1
22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 17314151

Billing Date: 10/5/2022

Billing Period: 8/19/2022 to 9/20/2022

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161995	8/19/2022	7181	9/20/2022	7410	32	229

Usage History
Water

September 2022	229
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

Transactions

Previous Bill	332.50
Payment 09/21/22	-332.50 CR
Past Due	0.00
Current Transactions	
Reclaimed	
Reclaimed	229 Thousand Gals X \$0.70 160.30
Total Current Transactions	160.30
TOTAL BALANCE DUE	\$160.30

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

Visit PascoCountyUtilities.com to find answers to frequently asked questions about your Pasco County Utilities. New updates posted monthly including events, and conservation tips.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 1096180
Customer # 01413628

Past Due 0.00
Current Transactions 160.30

Total Balance Due \$160.30
Due Date 10/24/2022

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.

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

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

014136283109618011731415110000160302



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

ACCOUNT NO.
INVOICE NO.
STATEMENT DATE
DUE DATE

6425-103179
6335711W425
09/20/22
Upon Receipt

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

FOR ASSISTANCE
Customer Service
Fax
One Time Payments

(727) 847-8100
(727) 841-8539
(855) 569-2719

INVOICE STATEMENT

Date	Description	Amount
	Service Location Acct #103179-0001	CYPRESS PRESERVE AMENITY CENTER 18728 MOSSY TIMBER BLVD LAND O L
09/20/22	BASIC SERVICE CHARGE 10/1/2022-10/31/2022	1.00 4.00YD \$ 62.92
09/20/22	BASIC CONTAINER CHARGE 10/1/2022-10/31/2022	1.00 4.00YD \$ 4.00
09/20/22	FUEL SURCHARGE	\$ 21.79
09/20/22	ENVIRONMENTAL SURCHARGE	\$ 6.69
	Invoice Total	\$ 95.40
	Account Balance	\$ 95.40

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

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

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

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



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

AB 01 001361 68886 H 4 A



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

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

6425-103179
6335711W425
09/20/22
Upon Receipt
\$95.40

WRITE IN
AMOUNT
PAID

\$



TO CHANGE ADDRESS

Check here and complete the information on the reverse side.

MAIL PAYMENT TO:

WASTE CONNECTIONS OF FLORIDA
PO BOX 535233
PITTSBURGH PA 15253-5233



6425 00000000000000000000X1031797 0000000954000000000000006335711 41

**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 **10/06/2022**
Amount Due **35.59**
Current Charges Due **10/26/2022**

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
Oct 2022	32	0
Sep 2022	31	0
Oct 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
09/01	10/03		231			5

Previous Balance **76.25**
Payment **76.25CR**
Balance Forward **0.00**

Customer Charge **34.16**
Energy Charge 5 KWH @ 0.05017 **0.25**
Fuel Adjustment 5 KWH @ 0.05700 **0.29**
FL Gross Receipts Tax **0.89**

Total Current Charges **35.59**
Total Due **35.59** Please Pay

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: **10/06/2022**

Received
OCT 13 2022

Use above space for address change ONLY.

District: BP03

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

Current Charges Due Date	10/26/2022
TOTAL CHARGES DUE	35.59
Total Charges Due After Due Date	40.59

27
9 - 9966
2039647 **BP03**
CYPRESS PRESERVE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



42
000203964700000355900000405903

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

Bill Date **10/06/2022**
Amount Due **40.65**
Current Charges Due **10/26/2022**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/01	2672	10/03	2723				51

Comparative Usage Information

Period	Days	Average kWh Per Day
Oct. 2022	32	2
Sep 2022	31	1
Oct 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.

Previous Balance **84.59**
Payment **84.59CR**
Balance Forward **0.00**

Customer Charge **34.16**
Energy Charge 51 KWH @ 0.05017 **2.56**
Fuel Adjustment 51 KWH @ 0.05700 **2.91**
FL Gross Receipts Tax **1.02**

Total Current Charges **40.65**
Total Due **40.65** Please Pay **40.65**

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

See Reverse Side For Mailing Instructions

Bill Date: 10/06/2022

Use above space for address change ONLY.

District: BP03

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

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

Current Charges Due Date	10/26/2022
TOTAL CHARGES DUE	40.65
Total Charges Due After Due Date	45.65

**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 **10/06/2022**
Amount Due **1,585.12**
Current Charges Due **10/26/2022**

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
Oct 2022	32	384
Sep 2022	31	379
Oct 2021	30	359

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



2 0 0 2 6 8 6 9

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

ELECTRIC SERVICE

From	To	Reading	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/01	10/03	31306	43608		19.31	19	12302

Previous Balance **3,041.09**
Payment **3,041.09CR**
Balance Forward **0.00**

Customer Charge **34.16**
Energy Charge 12,302 KWH @ 0.05017 **617.19**
Fuel Adjustment 12,302 KWH @ 0.05700 **701.21**
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 @ 0.05700 **8.55**
Poles (QTY 6) **60.00**
FL Gross Receipts Tax **35.01**

Total Current Charges **1,585.12**
Total Due **1,585.12** Please Pay

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

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: 10/06/2022

Use above space for address change ONLY.

District: BP03

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

BP03

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

Current Charges Due Date	10/26/2022
TOTAL CHARGES DUE	1,585.12
Total Charges Due After Due Date	1,608.90

000204485400015851200016089000

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **10/06/2022**
Amount Due **36.13**
Current Charges Due **10/26/2022**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/01	269	10/03	279				10

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2022	32	0
Sep 2022	31	0
Oct 2021	30	0

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



2 0 0 2 6 8 6 9

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

Previous Balance 77.09
Payment 77.09CR
Balance Forward 0.00

Customer Charge 34.16
Energy Charge 10 KWH @ 0.05017 0.50
Fuel Adjustment 10 KWH @ 0.05700 0.57
FL Gross Receipts Tax 0.90

Total Current Charges 36.13
Total Due Please Pay 36.13

**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: 10/06/2022

Use above space for address change ONLY

District: BP03

2144006
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	10/26/2022
TOTAL CHARGES DUE	36.13
Total Charges Due After Due Date	41.13

000214400600000361300000411307

**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **10/06/2022**
Amount Due **36.46**
Current Charges Due **10/26/2022**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

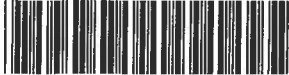
ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/01	231	10/03	244				13

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2022	32	0
Sep 2022	31	0
Oct 2021	30	0

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



2 0 0 2 6 8 6 9

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

Previous Balance **77.74**
Payment **77.74CR**
Balance Forward **0.00**

Customer Charge **34.16**
Energy Charge 13 KWH @ 0.05017 **0.65**
Fuel Adjustment 13 KWH @ 0.05700 **0.74**
FL Gross Receipts Tax **0.91**

Total Current Charges **36.46**
Total Due **36.46** **Please Pay**

**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: 10/06/2022

Use above space for address change ONLY.

District: BP03

2144012
CYPRESS PRESERVE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

BP03

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

Current Charges Due Date	10/26/2022
TOTAL CHARGES DUE	36.46
Total Charges Due After Due Date	41.46

000214401200000364600000414605

[illegible]



INVOICE

Customer	Cypress Preserve Community Development District
Acct #	812
Date	09/13/2022
Customer Service	Charisse Bitner
Page	1 of 1

Cypress Preserve Community Development District
c/o Meritus
2008 Pan Am Circle, Ste 120
Tampa, FL 33607

Payment Information	
Invoice Summary	\$ 26,821.00
Payment Amount	
Payment for:	Invoice#16905
100122349	

Thank You

Please detach and return with payment



Customer: Cypress Preserve Community Development District

Invoice	Effective	Transaction	Description	Amount
16905	10/01/2022	Renew policy	Policy #100122349 10/01/2022-10/01/2023 Florida Insurance Alliance Package - Renew policy Due Date: 9/13/2022 <i>prop = \$ 4332⁰⁰</i> <i>Gen = \$ 3294⁰⁰</i> <i>Pub = \$ 2094⁰⁰</i>	26,821.00

Total

\$ 26,821.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555	sclimer@egisadvisors.com	09/13/2022
Atlanta, GA 30374-8555		

Cypress Preserve CDD

MEETING DATE: October 4, 2022

DMS Staff Signature _____

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

EL 100422

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2022/2023 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 87273			Date Invoiced: 10/03/2022
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2022: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:

Cypress Preserve Community Development District
 Mr. Brian Lamb
 Meritus
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607



2. Telephone: (813) 397-5121
3. Fax: (813) 873-7070 *inframark.com*
4. Email: brian.lamb@merituscorp.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: cypresspreserveccd.com/blog
8. County(ies): Pasco
9. Function(s): Community Development
10. Boundary Map on File: 05/15/2017
11. Creation Document on File: 05/15/2017
12. Date Established: 04/27/2017
13. Creation Method: Local Ordinance
14. Local Governing Authority: Pasco County
15. Creation Document(s): County Ordinance 17-17
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments
19. Most Recent Update: 10/05/2021

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: *[Signature]* Date 10/4/22

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
1. This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
 2. This special district is in compliance with the reporting requirements of the Department of Financial Services.
 3. This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2020/2021 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: _____ Denied: _____ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

Florida Natives Nursery, Inc.

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

Invoice

Date	Invoice #
10/6/2022	18756

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

Ship To

Terms	Due Date	Project
Net 30	11/5/2022	

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

Thank you for your business.	Total	\$3,700.00
A service charge will be added to past due accounts equal to 1.5% per month (18% annually) on previous month's balance less payments received during the month.	Payments/Credits	\$0.00
	Balance Due	\$3,700.00

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.

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. 23214
Date 10/04/2022

SERVICE	AMOUNT
Audit FYE 09/30/2021	\$ <u>700.00</u>
Current Amount Due	\$ <u><u>700.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
7,200.00	0.00	0.00	0.00	0.00	7,200.00

Payment due upon receipt.

Cypress Preserve CDD

MEETING DATE: October 4, 2022

DMS Staff Signature _____

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

KS 100422



MHD Communications
5808 Breckenridge Pkwy Ste G
Tampa, FL 33610
(813) 948-0202

Date	Invoice
07/12/2022	26070
Account	
Cypress Preserves CDD	

Bill To:
Cypress Preserves CDD Attn: Gene Roberts 18728 Mossy Timber Blvd Land O Lakes, FL 34638

Ship To
Cypress Preserves CDD 18728 Mossy Timber Blvd Land O Lakes, FL 34638

Terms	Due Date	PO Number	Reference	
NET30	08/11/2022			

Service Request Number	268795
Summary	Install iVMS application for CCTV
Billing Method	Actual Rates
Detail	<p>Tue 7/12/2022/10:50 AM UTC-04/ Michael Combs (time)- Monica called back in and Took the call. She needed iVMS installed on her system as when Meritus/Inframark reinstalled systems they lost the access. Placed the installer on her system however our credentials are not working and the system is on a "WATER" domain. She will be reaching out to their IT Department to get the application installed and will need to get connected to their NVR. Marking as closed.</p> <p>Tue 7/12/2022/10:30 AM UTC-04/ Michael Combs (time)- Hello Monica,</p> <p>We were unable to address your ticket today. We understand how important your technology is to your business and it is our goal to address this matter on the next business day. Please be on the look out for an email from TimeZest, so that you will be able to schedule the next best time for us to reach out and assist with this issue.</p> <p>Thank you,</p> <p>Tue 7/12/2022/10:15 AM UTC-04/ Michael Combs (time)- Attempted to call user - No answer, left VM. - Emailing.</p> <p>Fri 7/8/2022/3:51 PM UTC-04/ Ryan Goodman (time)- Hello Monica,</p> <p>We were unable to address your ticket today. We understand how important your technology is to your business and it is our goal to address this matter on the next business day. Please be on the look out for an email from TimeZest, so that you will be able to schedule the next best time for us to reach out and assist with this issue.</p> <p>Thank you,</p> <p>Ryan Goodman MHD Communications</p> <p>Fri 7/8/2022/3:47 PM UTC-04/ Ryan Goodman (time)- Attempted to call user - No answer, left VM.</p>

- Emailing.

Fri 7/8/2022/1:29 PM UTC-04/ Gene.Roberts@Inframark.com

[This message originated from outside our organization. Do not click links or open attachments unless you know the content is safe]

Ryan,
You can reach Monica at 813-873-7300 ext 325

Thanks,
Gene

Fri 7/8/2022/10:57 AM UTC-04/ Ryan Goodman (time)-
Hi Gene,

The other day Monica Alvarez called in requesting that we reinstall iVMS for her. However it seems that we do not have a best contact number for her, would you be able to provide one? She mentioned that you had approved this request so I figured that you would be the best to reach out to for her contact.

Regards,

Ryan Goodman
MHD Communications

Fri 7/8/2022/10:43 AM UTC-04/ Ryan Goodman (time)-
Called provided number
- Call routes to Meritus Corp's main number
- Attempted to dial operator but a VM picked up

Checked in with Justin and JC and was given Gene's cell number
- Called and left a VM requesting a call back with Monica's best contact number

Emailing

Wed 7/6/2022/3:09 PM UTC-04/ Matt Rios-
Monica called with approval from Gene Roberts and asked that we install iVMS application because it was removed from her workstation.
Location: Cypress Preserves CDD
Contact 813 873 7300 Monica Alvarez

Resolution

Company Name Cypress Preserves CDD

Contact Name Monica Alvarez

Services	Work Type	Hours	Rate	Amount
<u>Billable Services</u>				
System Engineer	IT - Remote - Business Hours	0.75	185.00	\$138.75
Total Services:				\$138.75
<div>We appreciate your business!</div> <div>MHD Communications accepts checks and all major credit cards.</div> <div>A late payment charge of 5% per month will be applied to all unpaid balances.</div>		Invoice Subtotal:		\$138.75
		Sales Tax:		\$0.00
		Invoice Total:		\$138.75
		Payments:		\$0.00
		Credits:		\$0.00
		Balance Due:		\$138.75

Invoice Time Detail

Invoice Number: 26070
Company: Cypress Preserves CDD

Charge To: Cypress Preserves CDD / Install iVMS application for CCTV Location: Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
07/12/2022	Combs, Michael	Service Ticket: 268795 Summary: Install iVMS application for CCTV Attempted to call user - No answer, left VM. - Emailing.	Y	0.25	185.00	\$46.25
07/12/2022	Combs, Michael	Service Ticket: 268795 Summary: Install iVMS application for CCTV Monica called back in and Took the call. She needed iVMS installed on her system as when Meritus/Inframark reinstalled systems they lost the access. Placed the installer on her system however our credentials are not working and the system is on a "WATER" domain. She will be reaching out to their IT Department to get the application installed and will need to get connected to their NVR. Marking as closed.	Y	0.50	185.00	\$92.50

Subtotal: \$138.75

Invoice Time Total:	Billable Hours:	0.75
----------------------------	------------------------	-------------



Neptune Multi services LLC

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

Invoice

Invoice No: 0053203
Date: 10/03/2022
Terms: NET 0
Due Date: 10/03/2022

Bill To: Cypress Preserve cdd Land o Lakes
 inframark@avidbill.com

Description	Quantity	Rate	Amount
Trash pick up Service date August 12, 26 2022	6	\$65.00	\$390.00

Subtotal	\$390.00
TAX 8%	\$31.20
Total	\$421.20
Paid	\$0.00

Balance Due \$421.20





Neptune Multi services LLC

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

Invoice

Invoice No: 0053204
Date: 10/03/2022
Terms: NET 0
Due Date: 10/03/2022

Bill To: Cypress Preserve cdd Land o Lakes
 inframark@avidbill.com

Description	Quantity	Rate	Amount
Trash Pickup Service date September 9, 23 2022	6	\$65.00	\$390.00

Subtotal	\$390.00
TAX 8%	\$31.20
Total	\$421.20
Paid	\$0.00

Balance Due \$421.20





INVOICE

Phoenix National Security LLC
5535 Grand Blvd suit B
New Port Richey, FL 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: 2770
Invoice Date: August 7, 2022
Payment Due: August 22, 2022
Amount Due (USD): \$2,142.00

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

Services	Hours	Rate	Amount
8/5/22 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
8/6/22 1 guard from 11 Am to 7 Pm	9	\$21.00	\$189.00
Total:			\$2,142.00
8/7/22 1 guard from 11 Am to 7 Pm	9	\$21.00	\$189.00
Amount Due (USD) :			\$2,142.00



INVOICE

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

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

BILL TO
Cypress Preserve Community
Heather Dilley
5401 Land O' Lakes Blvd
Land O' Lakes,, 34639

813.873.7300
districtinvoices@inframark.com

Invoice Number: 2872

Invoice Date: September 19, 2022

Payment Due: October 7, 2022

Amount Due (USD): \$1,344.00

 [Pay Securely Online](#)

Services	Hours	Rate	Amount
9/8/22 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
9/9/22 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
9/10/22 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
9/11/22 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
9/15/22 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
9/16/22 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
9/17/22 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
9/18/22 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



link.waveapps.com/eghm2s-sqk7c



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
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,, 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
MD



INVOICE

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

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

BILL TO
Cypress Preserve Community
Heather Dilley
5401 Land O' Lakes Blvd
Land O' Lakes,, 34639

813.873.7300
districtinvoices@inframark.com

Invoice Number: 2887

Invoice Date: October 1, 2022

Payment Due: October 1, 2022

Amount Due (USD): \$1,008.00

 [Pay Securely Online](#)

Services	Hours	Rate	Amount
9/22/22 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
9/23/22 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
9/24/22 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
9/25/22 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
9/28/22 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00
9/30/22 1 guard from 11 Am to 7 Pm	8	\$21.00	\$168.00

Total: \$1,008.00

Amount Due (USD): \$1,008.00

[Pay Securely Online](#)



link.waveapps.com/ycyb2y-38mjhq



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
9/20/2022	11729

Bill To
CYPRESS PRESERVE

			Job Name	Terms
			CELLULAR	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Cellular usage.	32.95		32.95
	813-528-2936			
	Sales Tax	7.00%		0.00
57200 / 4904 MD				

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

Total	\$32.95
--------------	---------

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

Payments/Credits	\$0.00
-------------------------	--------

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

Balance Due	\$32.95
--------------------	---------

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



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
10/18/2022	11884

Bill To
CYPRESS PRESERVE

			Job Name	Terms
			CELLULAR	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Cellular usage.	32.95		32.95
	813-528-2936			
	Sales Tax	7.00%		0.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$32.95
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits	\$0.00
			Balance Due	\$32.95



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
10/20/2022	11944

Bill To
CYPRESS PRESERVE

			Job Name	Terms
			DKS PROX CARDS	Due on receipt
Quantity	Description	Rate	Serviced	Amount
200	DKS PROX CARD	6.75		1,350.00
	Shipping Fees	42.54		42.54
	Sales Tax	7.00%		0.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$1,392.54
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits	\$0.00
			Balance Due	\$1,392.54

Spearem Enterprises, LLC

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



INVOICE

BILL TO	INVOICE	5428
Cypress Preserve	DATE	09/09/2022
Meritus	TERMS	Net 15
2005 Pan Am Circle Ste 300	DUE DATE	09/24/2022
Tampa, FL 33607		

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

Spearem Enterprises, LLC

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



INVOICE

BILL TO	INVOICE	5496
Cypress Preserve	DATE	10/25/2022
Meritus	TERMS	Net 15
2005 Pan Am Circle Ste 300	DUE DATE	11/09/2022
Tampa, FL 33607		

ACTIVITY	QTY	RATE	AMOUNT
Labor 10/7-10/28/2022 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

Cypress Preserve CDD

MEETING DATE: October 4, 2022

DMS Staff Signature _____

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

SB100422

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

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

October 05, 2022

Client: 001490

Matter: 000001

Invoice #: 22156

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
8/16/2022	VKB	PREPARE FOR AND ATTEND MEETING VIA TELEPHONE.	0.6	\$171.00
8/26/2022	VKB	DRAFT PROFESSIONAL ENGINEERING SERVICES AGREEMENT; REVIEW AND REPLY TO EMAIL WITH P. CHANG RE: SAME.	1.7	\$484.50
9/2/2022	VKB	REVIEW AUDITOR'S LETTER REQUESTING RESPONSE FOR FY 20-21 AUDIT; REVIEW AND REVISE AUDIT RESPONSE LETTER.	1.3	\$370.50
9/2/2022	LB	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2021; PREPARE DRAFT AUDIT RESPONSE LETTER RE SAME.	0.5	\$80.00
Total Professional Services			4.1	\$1,106.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
9/15/2022	Photocopies	\$0.45
Total Disbursements		\$0.45

October 05, 2022
Client: 001490
Matter: 000001
Invoice #: 22156

Page: 2

Total Services	\$1,106.00	
Total Disbursements	\$0.45	
Total Current Charges		\$1,106.45
Previous Balance		\$993.50
Less Payments		(\$587.50)
PAY THIS AMOUNT		\$1,512.45

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
22032	September 07, 2022	\$406.00	\$0.00	\$0.00	\$0.00	\$1,512.45
Total Remaining Balance Due						\$1,512.45

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,512.45	\$0.00	\$0.00	\$0.00



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	
09/25/22	CYPRESS PRESERVE	
Billing Date	Sales Rep	Customer Account
09/25/2022	Deirdre Bonett	163473
Total Amount Due		Ad Number
\$236.50		0000247967

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/25/22	09/25/22	0000247967	Times	Legals CLS	Meeting Schedule	1	2x68 L	\$234.50
09/25/22	09/25/22	0000247967	Tampabay.com	Legals CLS	Meeting Schedule	1	2x68 L	\$0.00
					AffidavitMaterial			\$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
09/25/22	CYPRESS PRESERVE	
Billing Date	Sales Rep	Customer Account
09/25/2022	Deirdre Bonett	163473
Total Amount Due		Ad Number
\$236.50		0000247967

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

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

Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Pasco

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting Schedule** was published in said newspaper by print in the issues of **9/25/22** 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 nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.


 Signature Affiant

Sworn to and subscribed before me this **09/25/2022**


 Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2023
CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Cypress Preserve Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2023 to be held at the Land O' Lakes Branch Heritage Park located at 5401 Land O' Lakes Blvd, Land O' Lakes FL, 34636 on the following dates and time.:

FISCAL YEAR 2022/2023

October 04, 2022,	1:30 p.m.
November 01, 2022,	1:30 p.m.
December 06, 2022,	1:30 p.m.
January 03, 2023,	1:30 p.m.
February 07, 2023,	1:30 p.m.
March 07, 2023,	1:30 p.m.
April 04, 2023,	1:30 p.m.
May 02, 2023,	6:00 p.m.
June 06, 2023,	1:30 p.m.
July 11, 2023,	1:30 p.m.
August 01, 2023,	6:00 p.m.
September 05, 2023,	1:30 p.m.

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

* Meetings may be subject to change location depending on meeting facility availability.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

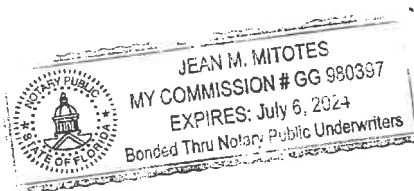
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida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

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

Heather Dille
 District Manager

Run Date: 09/25/2022

0000247967



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	
10/12/22 - 10/16/22		CYPRESS PRESERVE	
Billing Date	Sales Rep	Customer Account	
10/16/2022	Deirdre Bonett	163473	
Total Amount Due		Ad Number	
\$420.90		0000251435	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/12/22	10/16/22	0000251435	Times	Legals CLS	Landowner's Election	2	2x72 L	\$418.90
10/12/22	10/16/22	0000251435	Tampabay.com	Legals CLS	Landowner's Election AffidavitMaterial	2	2x72 L	\$0.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
10/12/22 - 10/16/22		CYPRESS PRESERVE	
Billing Date	Sales Rep	Customer Account	
10/16/2022	Deirdre Bonett	163473	
Total Amount Due		Ad Number	
\$420.90		0000251435	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

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

Received
OCT 26 2022

REMIT TO:

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

Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Pasco

} ss

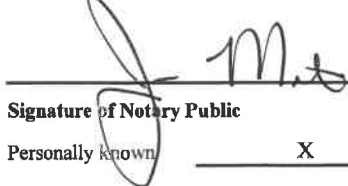
Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Landowner's Election** was published in said newspaper by print in the issues of: **10/12/22, 10/16/22** or by publication on the newspaper's website, if authorized, on

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



Signature Affiant

Sworn to and subscribed before me this **10/16/2022**



Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN to the public and all landowners within the Cypress Preserve Community Development District ("District"), the location of which is generally described as comprising of a parcel or parcels of land containing approximately 443.391 acres, located north of Cypress Bay Parkway, east of CSX Railroad, south of State Road 52 and west of U.S. Hwy 41/Land O'Lakes Boulevard, in Pasco County, Florida, advising that a meeting of the landowners will be held for the purpose of electing three (3) persons to the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 1, 2022
 TIME: 1:30 PM.
 PLACE: Club Connerton,
 21100 Fountain Garden Way, Land O' Lakes, FL 34638

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person nominated for the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and shall be entitled to one vote. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from Inframark, IMS located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. There may be an occasion where one or more supervisors will participate by telephone.

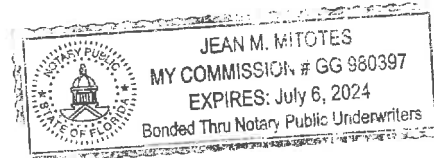
Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Heather Dilley,
 District Manager

Run Dates : October 12 & October 16, 2022

0000251435



ILLUMINATIONS HOLIDAY LIGHTING

Invoice 361022

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

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

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

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Mossy Timber Dr - Front Entrance Sign Install clear C9s across the top of entrance sign and entrance monument end cap Install 2 x 36" wreaths with lights and bow on entry monument column Install warm white, LED mini lights on 6 palm trees down center median	\$3,500.00
Mossy Timber Dr - Clubhouse Install warm white, LED C9s outlining roof edge of all 3 levels of Clubhouse Maintenance throughout holiday season	3,350.00
TOTAL	\$6,850.00
DEPOSIT	\$3,425.00
Requires 50% Deposit	
AMOUNT DUE	\$3,425.00

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

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

* MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING

Tim Gay
PREPARED BY

10/10/2022
DATE

DISTRICT CHECK REQUEST FORM

Today's Date **September 23, 2022**

District Name **Cypress Preserve CDD**

Check Amount **\$95.00**

Payable: **Kathleen Casey Swanson**

Mailing Address **10325 Heron Hideaway Loop**
Land O'Lakes, FL 34638

K. Swanson - Reimb

Check Description **Reimburse for payment to Richie Hodge (High Caliber DJ) – deposit for Christmas Event**

Special Instructions

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

Heather Dilley
Approved Signature

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



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
cypresspreserveccdseat4@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.

Teresa Farlow

From: Cypress Preserve Seat 4 <cypresspreserveccdseat4@gmail.com>
Sent: Friday, September 23, 2022 1:27 PM
To: Dilley, Heather; Teresa Farlow
Subject: Fwd: Invoice 0423 from Richie Hodge dba: High Caliber DJ & Karaoke

WARNING: This email originated outside of Inframark. Take caution when clicking on links and opening attachments.

Teresa

Cancel the check for Richie and send me the \$95 for the deposit. His invoice was due yesterday.
Thank you

----- Forwarded message -----

From: **Richie Hodge** <longhornrichie@aol.com>
Date: Fri, Sep 23, 2022 at 11:11 AM
Subject: Re: Invoice 0423 from Richie Hodge dba: High Caliber DJ & Karaoke
To: cypresspreserveccdseat4@gmail.com <cypresspreserveccdseat4@gmail.com>

That's fine, we can do this a couple different ways. You can send me a credit card number with expiration month & year, 3 digit code on back and billing zip code.

OR I can send you a money request via Paypal. (I would need to know what email to send it to)
Whichever you would like to do it. Let me know.

Thanks
Richie

-----Original Message-----

From: Cypress Preserve Seat 4 <team@bark.com>
To: longhornrichie@aol.com
Sent: Fri, Sep 23, 2022 9:21 am
Subject: Fwd: Invoice 0423 from Richie Hodge dba: High Caliber DJ & Karaoke

I will keep you advised once I know more. If I need to make payment over the phone for the \$95 deposit, please let me know and I will have to seek reimbursement.

----- Forwarded message -----

From: **Cypress Preserve Seat 4** <cypresspreserveccdseat4@gmail.com>
Date: Fri, Sep 23, 2022 at 9:21 AM
Subject: Fwd: Invoice 0423 from Richie Hodge dba: High Caliber DJ & Karaoke
To: Teresa Farlow <teresa.farlow@inframark.com>, Dilley, Heather <Heather.Dilley@inframark.com>

Can you please advise on the status of the check that was to have been issued to the DJ for the deposit for the Christmas event?

----- Forwarded message -----

From: **Richie Hodge dba: High Caliber DJ & Karaoke** <mailer@waveapps.com>

Date: Fri, Sep 23, 2022 at 2:07 AM

Subject: Invoice 0423 from Richie Hodge dba: High Caliber DJ & Karaoke

To: <cypresspreserveaddseat4@gmail.com>



Richie Hodge dba: High Caliber DJ & Karaoke

Invoice for **\$95.00** due by **Sep 22, 2022**

[View Invoice](#)

Sorry but I must receive the deposit in order to hold the December date for you. Should someone hire me for that date I will be forced to accept it.

Invoice 0423

[View Invoice](#)

Richie Hodge dba: High Caliber DJ & Karaoke

Phone: 813-920-8540

www.RichieHodge.com



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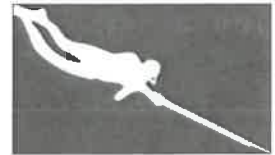
Spearem Enterprises, LLC

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
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 # 5441**DATE 09/06/2022****DUE DATE 09/21/2022****TERMS Net 15****ACTIVITY****QTY****RATE****AMOUNT****Labor**18277 Falling Pine Needle:
Repaired section of fence.

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

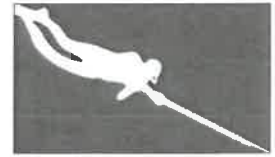
Spearem Enterprises, LLC

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 # 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 # 5470**DATE 10/06/2022****DUE DATE 10/21/2022****TERMS Net 15**

ACTIVITY	QTY	RATE	AMOUNT
Labor Message Board installed at Grand Oaks Blvd. Cost includes Labor, Shipping Cost , Installation.	1	425.00	425.00
Labor Grand Live Oak: Repaired 1 panel of fence. Stop Sign is temporarily up, needs new pole.	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**\$550.00**

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 # 5476**DATE 10/06/2022****DUE DATE 10/21/2022****TERMS Net 15**

ACTIVITY	QTY	RATE	AMOUNT
Labor HURRICANE IAN PREP FURNITURE PUT AWAY, SET BACK UP AFTER STORM.	1	300.00	300.00

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

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

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

BALANCE DUE**\$300.00**

**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 422575	9/1/2022
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

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
H17

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



INVOICE

INVOICE #	INVOICE DATE
TM 436482	10/4/2022
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: November 3, 2022

Invoice Amount: \$1,000.00

Description	Current Amount
Storm Debris removal/downed trees - nature trail	
Landscape Enhancement	\$1,000.00

Invoice Total **\$1,000.00**

Excellence

IN COMMERCIAL LANDSCAPING

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

Bowersox, Tim

From: Dilley, Heather <Heather.Dilley@Inframark.com>
Sent: Friday, September 9, 2022 6:11 AM
To: Bowersox, Tim
Cc: Clay Wright
Subject: RE: Cypress preserve nature trial.

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

Hi Tim,
Yes, please go ahead and remove and clean up the area.
Thank you,

Heather Dilley | District Manager



2005 Pan Am Circle Ste 300 | Tampa, FL 33607
813.873.7300 ext. 107

Customercare@inframark.com

All invoices should be emailed directly to inframark@avidbill.com

To maintain compliance with the Florida Sunshine Amendment, please do not reply globally to this notification. Any questions should be to the sending party only or to the District Office at (813) 873-7300.

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From: Bowersox, Tim <tbowersox@yellowstonelandscape.com>

Sent: Tuesday, September 6, 2022 4:37 PM

To: Dilley, Heather <Heather.Dilley@Inframark.com>

Cc: Clay Wright <Clay.Wright@Inframark.com>

Subject: Re: Cypress preserve nature trial.

Good afternoon Heather,

There are a few large trees downed and quite a few large branches that came down from the storms. Ballpark I would say would be \$1000 for removal and disposal fees.

Thanks,
Tim Bowersox

Tim Bowersox | *Senior Account Manager*

Yellowstone Landscape

Phone: 813.223.6999 x206



INVOICE

INVOICE #	INVOICE DATE
TM 439046	10/5/2022
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: November 4, 2022

Invoice Amount: \$1,828.50

Description	Current Amount
Fall Annual Rotation 2022 Annual Installation	\$1,828.50

Invoice Total **\$1,828.50**

Excellence

IN COMMERCIAL LANDSCAPING

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

Cypress Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2022

Prepared by:



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

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2022

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017	SERIES 2019	SERIES 2019	GENERAL	GENERAL	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
ASSETS							
Cash - Operating Account	305,164	-	-	-	-	-	305,164
Assessments Receivable - District Collected	(1,200)	-	1,200	-	-	-	-
Due From Developer	47,225	-	-	631,055	-	-	678,280
Due From Other Funds	-	-	633	163,222	-	-	163,855
Investments:							
Acquisition & Construction Account	-	-	-	1,894	-	-	1,894
Construction Fund	-	-	-	636	-	-	636
Deferred Cost	-	-	388,131	-	-	-	388,131
Interest Account	-	685,163	129,447	-	-	-	814,610
Reserve Fund	-	310,678	-	-	-	-	310,678
Revenue Fund	-	(398,733)	(197,630)	-	-	-	(596,363)
Sinking fund	-	180,000	125,000	-	-	-	305,000
Prepaid Trustee Fees	2,013	-	-	-	-	-	2,013
Deposits	7,035	-	-	-	-	-	7,035
Fixed Assets							
Construction Work In Process	-	-	-	-	14,257,191	-	14,257,191
Amount Avail In Debt Services	-	-	-	-	-	1,035,699	1,035,699
Amount To Be Provided	-	-	-	-	-	14,609,301	14,609,301
TOTAL ASSETS	\$ 360,237	\$ 777,108	\$ 446,781	\$ 796,807	\$ 14,257,191	\$ 15,645,000	\$ 32,283,124
LIABILITIES							
Accounts Payable	\$ 75,725	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,725
Accounts Payable - Other	(207,390)	-	-	794,910	-	-	587,520
Loan Payable	100,000	-	-	-	-	-	100,000
Deferred Revenue	47,225	-	-	-	-	-	47,225
Bonds Payable	-	-	-	-	-	15,645,000	15,645,000
Due To Other Funds	163,855	-	-	-	-	-	163,855
TOTAL LIABILITIES	179,415	-	-	794,910	-	15,645,000	16,619,325

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2022

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2019 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>FUND BALANCES</u>							
Nonspendable:							
Prepaid Trustee Fees	2,013	-	-	-	-	-	2,013
Restricted for:							
Debt Service	-	777,108	446,781	-	-	-	1,223,889
Capital Projects	-	-	-	1,897	-	-	1,897
Unassigned:	178,809	-	-	-	14,257,191	-	14,436,000
TOTAL FUND BALANCES	180,822	777,108	446,781	1,897	14,257,191	-	15,663,799
TOTAL LIABILITIES & FUND BALANCES	\$ 360,237	\$ 777,108	\$ 446,781	\$ 796,807	\$ 14,257,191	\$ 15,645,000	\$ 32,283,124

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 385,962	\$ 408,028	\$ 22,066	105.72%
Special Assmnts- CDD Collected	113,353	1,181	(112,172)	1.04%
Other Miscellaneous Revenues	-	5,283	5,283	0.00%
TOTAL REVENUES	499,315	414,492	(84,823)	83.01%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,600	1,200	2,400	33.33%
ProfServ-Trustee Fees	8,200	-	8,200	0.00%
Assessment Roll	-	13	(13)	0.00%
Disclosure Report	8,400	700	7,700	8.33%
District Counsel	5,000	2,082	2,918	41.64%
District Engineer	5,000	350	4,650	7.00%
District Manager	42,500	7,133	35,367	16.78%
Accounting Services	6,000	750	5,250	12.50%
Auditing Services	7,400	700	6,700	9.46%
Website Compliance	1,569	-	1,569	0.00%
Postage, Phone, Faxes, Copies	750	712	38	94.93%
Public Officials Insurance	2,663	-	2,663	0.00%
Legal Advertising	1,500	1,351	149	90.07%
Bank Fees	200	-	200	0.00%
Website Administration	1,500	250	1,250	16.67%
Office Supplies	248	-	248	0.00%
Dues, Licenses, Subscriptions	500	562	(62)	112.40%
Total Administration	95,030	15,803	79,227	16.63%
<u>Utility Services</u>				
Utility - Electric	6,500	3,299	3,201	50.75%
Utility - StreetLights	20,000	-	20,000	0.00%
Utility - Potable Water	13,000	1,529	11,471	11.76%
Total Utility Services	39,500	4,828	34,672	12.22%
<u>Other Physical Environment</u>				
Waterway Management	25,000	7,870	17,130	31.48%
Insurance -Property & Casualty	23,385	-	23,385	0.00%
Landscape Maintenance	209,000	43,707	165,293	20.91%
R&M-Hardscape Cleaning	4,400	1,000	3,400	22.73%
Plant Replacement Program	18,500	4,079	14,421	22.05%

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Miscellaneous Maintenance	17,000	10,314	6,686	60.67%
Capital Improvements	21,000	3,875	17,125	18.45%
Total Other Physical Environment	318,285	70,845	247,440	22.26%
<u>Road and Street Facilities</u>				
Sidewalk & Pavement Repair	3,500	-	3,500	0.00%
Total Road and Street Facilities	3,500	-	3,500	0.00%
<u>Parks and Recreation</u>				
Cabana Janitorial & Cleaning	12,000	1,715	10,285	14.29%
R&M-Pools	20,000	2,100	17,900	10.50%
Recreation / Park Facility Maintenance	5,000	2,841	2,159	56.82%
Security System Monitoring & Maint.	5,000	5,695	(695)	113.90%
Recreation Equip. Maint.	1,000	375	625	37.50%
Total Parks and Recreation	43,000	12,726	30,274	29.60%
TOTAL EXPENDITURES	499,315	104,202	395,113	20.87%
Excess (deficiency) of revenues				
Over (under) expenditures	-	310,290	310,290	0.00%
Net change in fund balance	\$ -	\$ 310,290	\$ 310,290	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	(129,468)	(129,468)		
FUND BALANCE, ENDING	\$ (129,468)	\$ 180,822		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022
Series 2017 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,264	\$ 1,264	0.00%
TOTAL REVENUES	-	1,264	1,264	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,264	1,264	0.00%
Net change in fund balance	\$ -	\$ 1,264	\$ 1,264	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	775,844		
FUND BALANCE, ENDING	\$ -	\$ 777,108		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022
Series 2019 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 724	\$ 724	0.00%
Special Assmnts- Tax Collector	384,676	-	(384,676)	0.00%
TOTAL REVENUES	384,676	724	(383,952)	0.19%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	130,000	-	130,000	0.00%
Interest Expense	254,676	-	254,676	0.00%
Total Debt Service	384,676	-	384,676	0.00%
TOTAL EXPENDITURES	384,676	-	384,676	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	724	724	0.00%
Net change in fund balance	\$ -	\$ 724	\$ 724	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	446,057	446,057		
FUND BALANCE, ENDING	\$ 446,057	\$ 446,781		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022
Series 2019 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3	\$ 3	0.00%
TOTAL REVENUES	-	3	3	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	3	3	0.00%
Net change in fund balance	\$ -	\$ 3	\$ 3	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	1,894		
FUND BALANCE, ENDING	\$ -	\$ 1,897		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	14,257,191		
FUND BALANCE, ENDING	\$ -	\$ 14,257,191		

CYPRESS PRESERVE CDD

Bank Reconciliation

Bank Account No. 3743 TRUIST- GF Operating
Statement No. 11-22
Statement Date 11/30/2022

G/L Balance (LCY)	305,164.05	Statement Balance	435,553.43
G/L Balance	305,164.05	Outstanding Deposits	2,405.69
Positive Adjustments	0.00		
		Subtotal	437,959.12
Subtotal	305,164.05	Outstanding Checks	132,795.07
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	305,164.05	Ending Balance	305,164.05
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
10/14/2022	Payment	2310	KATHLEEN CASEY SWANSON	95.00	95.00	0.00
10/26/2022	Payment	2326	EUGENIA LYNCH	200.00	200.00	0.00
10/26/2022	Payment	2327	ILLUMINATIONS HOLIDAY LIGHTING	3,425.00	3,425.00	0.00
10/26/2022	Payment	2328	KATHLEEN CASEY SWANSON	200.00	200.00	0.00
10/26/2022	Payment	2329	PHOENIX NATIONAL SECURITY LLC.	2,142.00	2,142.00	0.00
10/26/2022	Payment	2330	SOUTHERN AUTOMATED	32.95	32.95	0.00
11/9/2022	Payment	2332	FLORIDA NATIVES NURSERY INC.	3,700.00	3,700.00	0.00
11/9/2022	Payment	2333	GRAU AND ASSOCIATES	7,200.00	7,200.00	0.00
11/9/2022	Payment	2334	JOHNSON ENGINEERING INC.	350.00	350.00	0.00
11/9/2022	Payment	2335	PHOENIX NATIONAL SECURITY LLC.	2,940.00	2,940.00	0.00
11/9/2022	Payment	2336	SOUTHERN AUTOMATED	1,392.54	1,392.54	0.00
11/9/2022	Payment	2337	SPEAREM ENTERPRISES	870.00	870.00	0.00
11/9/2022	Payment	2338	TIMES PUBLISHING COMPANY	420.90	420.90	0.00
11/9/2022	Payment	2339	WASTE CONNECTIONS	95.89	95.89	0.00
11/16/2022	Payment	2340	AMERICAN ECOSYSTEMS, INC.	1,890.00	1,890.00	0.00
11/16/2022	Payment	2341	PHOENIX NATIONAL SECURITY LLC.	1,344.00	1,344.00	0.00
11/16/2022	Payment	2342	STRALEY ROBIN VERICKER	406.00	406.00	0.00
11/22/2022	Payment	2343	CHARTER COMMUNICATIONS	157.98	157.98	0.00
11/22/2022	Payment	2345	EXTRA SPACE STORAGE	183.00	183.00	0.00
11/22/2022	Payment	2347	PASCO COUNTY UTILITIES	833.47	833.47	0.00
11/22/2022	Payment	2348	PHOENIX NATIONAL SECURITY LLC.	1,008.00	1,008.00	0.00
11/22/2022	Payment	2349	SOUTHERN AUTOMATED	32.95	32.95	0.00
11/22/2022	Payment	2350	WITHLACOOCHIEE RIVER ELECTRIC	1,524.59	1,524.59	0.00
11/30/2022	Payment	DD101	Payment of Invoice 000167	94.00	94.00	0.00
Total Checks				30,538.27	30,538.27	0.00

Deposits

11/28/2022	Payment	2345	Voiding check 2345.	G/L	183.00	183.00	0.00
11/7/2022		JE000043	Tax Acc Pascotax ID 25022	G/L	4.76	4.76	0.00
11/7/2022		JE000044	Tax Acc Pascotax ID 25022	G/L	1,976.43	1,976.43	0.00
11/9/2022		JE000048	Check Deposits	G/L	5,283.23	5,283.23	0.00
11/15/2022		JE000045	Tax Acc Pascotax ID 25022	G/L	28,277.95	28,277.95	0.00
11/21/2022		JE000046	Tax Acc Pascotax ID 25022	G/L	31,591.80	31,591.80	0.00

CYPRESS PRESERVE CDD

Bank Reconciliation

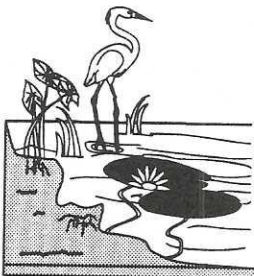
Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
11/25/2022		JE000047	Tax Acc Pascotax ID 25022	G/L	346,176.77	346,176.77	0.00
Total Deposits					413,493.94	413,493.94	0.00

Outstanding Checks

11/22/2022	Payment	2344	DON HARRISON ENTERPRISES		250.00	0.00	250.00
11/22/2022	Payment	2346	NEPTUNE MULTI SERVICES LLC		390.00	0.00	390.00
11/30/2022	Payment	2351	AMERICAN ECOSYSTEMS, INC.		1,890.00	0.00	1,890.00
11/30/2022	Payment	2352	DON HARRISON ENTERPRISES		8,895.00	0.00	8,895.00
11/30/2022	Payment	2353	ECOLOGICAL CONSULTANTS, INC.		3,750.00	0.00	3,750.00
11/30/2022	Payment	2354	EGIS INSURANCE		26,821.00	0.00	26,821.00
11/30/2022	Payment	2355	INFRAMARK LLC		14,895.81	0.00	14,895.81
11/30/2022	Payment	2356	PASCO SHERIFF'S OFFICE		3,228.75	0.00	3,228.75
11/30/2022	Payment	2357	SPEAREM ENTERPRISES		845.00	0.00	845.00
11/30/2022	Payment	2358	STRALEY ROBIN VERICKER		2,082.45	0.00	2,082.45
11/30/2022	Payment	2359	TAX COLLECTOR PASCO COUNTY		387.03	0.00	387.03
11/30/2022	Payment	2360	WITHLACOOCHEE RIVER ELECTRIC		40.32	0.00	40.32
11/30/2022	Payment	2361	YELLOWSTONE LANDSCAPE		69,319.71	0.00	69,319.71
Total Outstanding Checks.....					132,795.07		132,795.07

Outstanding Deposits

9/30/2022		JE000036	Off roll Distribution 7.25.2022 - CR584	G/L	785.23	0.00	785.23
9/30/2022		JE000037	Pool Key 7.6.2022 CR558	G/L	25.00	0.00	25.00
9/30/2022		JE000038	off Roll Assessment 8.08.2022 - CR591	G/L	1,570.46	0.00	1,570.46
9/30/2022		JE000039	July Clubhouse Income - CR585	G/L	25.00	0.00	25.00
Total Outstanding Deposits.....					2,405.69		2,405.69



American Ecosystems, Inc.®

AQUATIC MANAGEMENT SERVICES

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

TREATMENT REPORT

CUSTOMER: Cypress Preserve ACCOUNT # _____
BIOLOGIST: Fitzhenry DATE: 11/7/22 TIME: _____

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

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

COMMENTS: All sites treated for algae + invasive growth, sites 10 + 11 already showed improvement from Fri the 4th treatment site 13 looks worse in 12 yrs of treating ponds I have never seen or smelled anything like it I believe

Customers Signature _____ Date _____
either the lift station had backed up or someone has dump a porta potty or RV tank in the sewers

Cypress Preserve 11/22/22 Field Report



At the front of the property the annuals, Copperleaf, and Podocarpus are growing well. Minor weed detailing is needed.



The front monument looks great with the holiday decorations up.



Turf is showing great fertility and color, free of weeds and mowed at the proper height. The Muhly and Fakahatchee grasses lining the fence are properly maintained.



The White Star Jasmine hedge lining the trail along Mossy Timber Blvd is growing very full and will need to be shaped soon.



Pindo Palms will need a trim soon.



A couple of the Copperleaf plants have fallen over and will be uprighted.





Annuals are very dense and healthy at Heron Hideaway Loop. The Thryallis hedge is filling in.



Turf quality is great in the irrigated areas, and the non-irrigated Bahia is showing minimal weed growth. The Jasmine and Fakahatchee are growing nicely.



Landscaping around the amenity center looks great, the Muhly grass needs some minor weed detailing, but the edging and plant fertility is great.



Amenity center looks great, the holiday lights are up as well.



New bench is out for the Christmas party.



No issues spotted around the pool.



Wasps have been removed from the playground.



Gate repairs have been made at the dog park, there is still a broken portion of the chain-link fence that needs repair.





Oak tree that was leaning and then growing onto the house has been trimmed back.



Pond 2 looks good.



Pond 3 looks good.



Pond 4 looks good.



Pond 6 looks good, torpedo grass and other invasives have been sprayed along the bank and are dying off.



The strip of land behind the houses on Gliding Eagle Way is being maintained, though there are a few pieces of trash left behind that Yellowstone will need to pick up.



Pond 7 looks good.



Pond 9 looks good.



There are multiple ant hills along Mossy Timber Blvd that Yellowstone will be treating at their next visit.



The Blue-green algae bloom has cleared up in pond 13.



More anthills along the sidewalk that will be treated.



Blue-green algae bloom has cleared up in pond 10.



Everything looks good at the corner of Osprey Glade Ter where there is a lot of new construction on the other side of the fence.





Golden Dewdrops could use some shaping up along Grand Live Oak Blvd.



Pond 15 looks good.



A very small amount of algae is starting to build up in pond 14 which will be monitored.



The Golden Dewdrops need to be shaped here as well, near the corner of Old Sycamore Loop. The Viburnum hedge between the fence and trail is properly trimmed.



Pond 21 looks good.



Golden Dewdrops and Firebush look good at the sitting area near Old Sycamore Loop.



No issues spotted at the dog park on Grand Live Oak Blvd.



Fakahatchee and Viburnum are looking good, the mulch is sparse here though.



Pond 20 looks good.

Cypress Preserve 12/14/22 Field Report



No issues spotted up front despite construction on Land O Lakes Blvd. There is some dirt built up along the curb but all plant material is free of weeds and growing nicely.



Turf fertility is high up front, there are a few spots of broadleaf weeds starting to form that Yellowstone will spray for. No issues spotted in the Fakahatchee, Muhly, Viburnum, and trees along the fence.



Turf quality is high, edging is good, the White Star Jasmine hedge is nicely shaped, the Fountain and Fakahatchee grass look good and the hedge is properly trimmed.



The Copperleaf and Podocarpus (though small, they are growing) look great around the palms. No weeds spotted.



Turf is great, annuals are vibrant, and the Thryallis hedge has filled in even more at Heron Hideaway Loop.



A few instances of broadleaf weeds spotted again in the turf at Heron Hideaway Lp.



A couple of weeds spotted in the Muhly grass here but the Coontie Palms, Copperleaf, and all other landscaping looks good. The Bahia grass will need to be treated for clover soon.



The leak in the reclaimed water line is currently being repaired by Pasco County Utilities.



The annuals here are looking great, the bush (Loropetalum I believe) is starting to look skimpy. Fertilization is recommended though it may just be seasonal. Olaf is looking sharp.



Anthills spotted at the base of the palmetto bush near the mailboxes, Yellowstone will treat at their next visit.



No issues spotted at the mailboxes.



Weeds will be getting pulled by Yellowstone in the landscaping beds in the parking lot.



No issues spotted at the front of the amenity center.



The door for the storage closet needs a new vent grate.



No issues spotted in the pool or on the deck.



There are quite a few weeds growing in the rocks along the fence. Yellowstone will be removing at their next visit.



Weeds in the rocks.



Weeds in the rocks.



Yellowstone has sprayed and/or removed all of the weed growth in the playground drain.



No issues spotted in the playground.



Spearem will be repairing the hole in the chain link fence at the entry to the dog park.



Spearem will also be removing the concrete boulder near pond 2.



Pond 2 looks good.



Pond 3 looks good.



The Holly trees along pond 6 need pruning.



Pond 6 looks good.



Strip of land behind the houses on Gliding Eagle Way is being mowed.



Some Filamentous algae is building up in pond 7, it is a normal amount of growth but it will be monitored.



Pond 9 looks good.



Pond 6 looks good.



Anthills have been treated along Mossy Timber Blvd. Fire ants are gone.



Pond 13 is still looking clear of blue-green algae.



Pond 11 looks like it has been skipped and needs mowing. Yellowstone will mow it at their next visit.



Pond 10 looks good.



The Holly tree, Flax Lilies, and hedge all look good here. I would recommend laying new Bahia sod or seeding this area in the spring.



Quotes are being collected and the sidewalk is being analyzed for repair near the corner of Gliding Eagle and Grand Live Oak Blvd.



The Jasmine is filling in nicely here, the area needs better edging and the turf is going into dormancy for the winter.



Recommend requesting a quote to fill in the missing portion of the Boxwood hedge.



Fence line and turf is looking good further up Grand Live Oak blvd.



The Holly and Oak tree have been up-righted, the straps will need to be tightened.



No issues up near Osprey Glad Ter.





There are a few weeds growing amongst the beneficials in pond 16, it is minimal growth but it will be monitored.



Oak tree along pond 16 needs to be stood back up.



The Ilex look good but the larger hedges need to be shaped by Yellowstone at their next visit.



Pond 15 looks good.



Anthills are continually being treated by Yellowstone as needed.



The other pond 15 has some minor Filamentous algae growth. This is normal but will be monitored.



Most of the algae has cleared up in pond 14. Some Torpedo grass is starting to form.



There is a dead Maple on the south side of Grand Live Oak Blvd. A quote to replace will be requested.



The Plumbago is getting overgrown and needs to be trimmed, shaped, and properly edged.



Pond 21 looks good.



The Golden Dewdrops have been trimmed down.



The Red Fountain grass is growing nicely, though the area needs mulch.



Yellowstone is diagnosing the broken sprinkler head in the dog park at Grand Live Oak Blvd.





The Fakahatchee, Viburnum, Magnolias, and Crepe Myrtles are growing nicely near the end of Grand Live Oak Blvd.



Irrigation lines have been lain in the median at the end of Grand Live Oak Blvd.



The new monument is nearly completed at the North entryway and looks great so far.



Pond 20 looks good.



There is a pile of dead branches near pond 20 that Yellowstone will remove.