

# Cypress Preserve Community Development District

## Board of Supervisors

Penny Clark, Chairman  
Kathleen Casey Swanson, Vice Chairperson  
Eugenia Lynch, Assistant Secretary  
Jessica Ellis, Assistant Secretary  
Stephanie Boretski, Assistant Secretary

Jayna Cooper, District Manager  
Vivek K. Babbar, District Counsel  
Phil Chang, District Engineer

## Public Hearing & Regular Meeting Agenda

Tuesday, August 01, 2023, at 6:00 p.m.

The Public Hearing & Regular Meeting of Cypress Preserve Community Development District will be held on **August 01, 2023, at 6:00 P.M at 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.

### Join Zoom Meeting

<https://zoom.us/j/94119340000?pwd=aWRlbHdodCtkMVQ0cjhRT3kwak5ZZz09>

**Dial by your location +1 305 224 1968**

**Meeting ID: 941 1934 0000**

**Passcode: 372977**

*All cellular phones and pagers must be turned off during the meeting.*

### REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL
2. PUBLIC COMMENTS ON AGENDA ITEMS
3. RECESS TO PUBLIC HEARINGS
4. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2024 FINAL BUDGET
  - A. Open Public Hearing on Adopting Fiscal Year 2024 Final Budget
  - B. Public Comments
  - C. Consideration of Resolution 2023-05; Adopting Final Fiscal Year 2024 Budget .....Tab 01
  - D. Close Public Hearing on Adopting Fiscal Year 2024 Final Budget
5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS
  - A. Open Public Hearing on Levying O&M Assessments
  - B. Public Comment
  - C. Consideration of Resolution 2023-06; Levying O&M Assessments .....Tab 02
  - D. Close Public Hearing on Levying O&M Assessments
6. RETURN TO REGULAR MEETING.
7. BUSINESS ITEMS
  - A. Consideration of Board Supervisor Resignation.....Tab 03
  - B. Consideration of Resolution 2023-07; Designating Officers.....Tab 04
  - C. Discussion on Aquatic Management Agreement.....Tab 05
  - D. Consideration of Resolution 2023-08; Setting Fiscal Year 2024 Meeting Schedule.....Tab 06
  - E. General Matters of the District
8. CONSENT AGENDA
  - A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting  
May 09, 2023, ..... Tab 07
  - B. Consideration of Operation and Maintenance Expenditures April-June.....Tab 08
  - C. Review of Financial Statements Month Ending June 30, 2023, ..... Tab 09
9. STAFF REPORTS
  - A. District Manager ..... Tab 10
    - i. Discussion on Towing Agreement
    - ii. July Community Inspection Reports
10. BOARD OF SUPERVISORS REQUESTS AND COMMENTS
11. ADJOURNMENT

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

Sincerely,

*Jayna Cooper* District Manager

## RESOLUTION 2023-05

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

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

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

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

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

#### **Section 1. Budget**

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2022-2023 and/or revised projections for fiscal year 2023-2024.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Cypress Preserve Community Development District for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024.”

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

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of **\$1,506,603**, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	<b><u>\$509,006.00</u></b>
Total Debt Service Funds	<b><u>\$997,597</u></b>
<b>Total All Funds*</b>	<b><u>\$1,506,603</u></b>

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

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

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

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

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

**Passed and Adopted on August 1, 2023.**

Attested By:

**Cypress Preserve Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: FY 2023-2024 Adopted Budget**



2024

# CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2024 FINAL ANNUAL OPERATING BUDGET



August 03, 2023

# CYPRESS PRESERVE

## COMMUNITY DEVELOPMENT DISTRICT

### FISCAL YEAR 2024

### FINAL ANNUAL OPERATING

### BUDGET

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August 03, 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 2024, which begins on October 1, 2023. 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.

<b><u>Fund Number</u></b>	<b><u>Fund Name</u></b>	<b><u>Services Provided</u></b>
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 2023 Proposed Operating Budget	Current Period Actuals 10/1/22 - 02/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts-Tax Roll	385,962.00	507,384.00	1,622.00	509,006.00	123,044.00
Operations & Maintenance Assmts-Off Roll	113,353.00	1,966.00	0.00	1,966.00	(111,387.00)
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$499,315.00</b>	<b>\$509,350.00</b>	<b>\$1,622.00</b>	<b>\$510,972.00</b>	<b>\$11,657.00</b>
<b>INTEREST EARNINGS</b>					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
<b>TOTAL INTEREST EARNINGS</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	0.00	0.00	0.00	0.00	0.00
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>OTHER MISCELLANEOUS REVENUES</b>					
Miscellaneous	0.00	211.00	0.00	211.00	211.00
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>\$0.00</b>	<b>\$211.00</b>	<b>\$0.00</b>	<b>\$211.00</b>	<b>\$211.00</b>
<b>TOTAL REVENUES</b>	<b>\$499,315.00</b>	<b>\$509,561.00</b>	<b>\$1,622.00</b>	<b>\$511,183.00</b>	<b>\$11,868.00</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	3,600.00	2,000.00	1,600.00	3,600.00	0.00
<b>TOTAL LEGISLATIVE</b>	<b>\$3,600.00</b>	<b>\$2,000.00</b>	<b>\$1,600.00</b>	<b>\$3,600.00</b>	<b>\$0.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	42,500.00	18,014.00	24,486.00	42,500.00	0.00
District Engineer	5,000.00	650.00	3,350.00	4,000.00	(1,000.00)
Disclosure Report	8,400.00	3,500.00	4,900.00	8,400.00	0.00
Trustees Fees	8,200.00	9,911.00	(1,711.00)	8,200.00	0.00
Accounting Services	6,000.00	1,888.00	4,112.00	6,000.00	0.00
Auditing Services	7,400.00	1,300.00	5,900.00	7,200.00	(200.00)
Postage, Phone, Faxes, Copies	750.00	787.00	0.00	787.00	37.00
Public Officials Insurance	2,663.00	2,694.00	0.00	2,694.00	31.00
Legal Advertising	1,500.00	1,351.00	0.00	1,351.00	(149.00)
Bank Fees	200.00	0.00	100.00	100.00	(100.00)
Dues, Licenses & Fees	500.00	562.00	38.00	600.00	100.00
Office Supplies	248.00	0.00	250.00	250.00	2.00
Website Administration	1,500.00	625.00	875.00	1,500.00	0.00
ADA Website Compliance	1,569.00	0.00	1,500.00	1,500.00	(69.00)
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$86,430.00</b>	<b>\$41,282.00</b>	<b>\$43,800.00</b>	<b>\$85,082.00</b>	<b>(\$1,348.00)</b>
<b>LEGAL COUNSEL</b>					
District Counsel	5,000.00	3,565.00	435.00	4,000.00	(1,000.00)
<b>TOTAL LEGAL COUNSEL</b>	<b>\$5,000.00</b>	<b>\$3,565.00</b>	<b>\$435.00</b>	<b>\$4,000.00</b>	<b>(\$1,000.00)</b>
<b>UTILITY SERVICES</b>					
Street Lights	20,000.00	4,576.00	5,424.00	10,000.00	(10,000.00)
Other Electric Services	6,500.00	2,243.00	4,257.00	6,500.00	0.00
Potable Water Utility Services	13,000.00	3,532.00	9,468.00	13,000.00	0.00
<b>TOTAL UTILITY SERVICES</b>	<b>\$39,500.00</b>	<b>\$10,351.00</b>	<b>\$19,149.00</b>	<b>\$29,500.00</b>	<b>(\$10,000.00)</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Field Services	0.00	0.00	0.00	0.00	0.00
Waterway Management System	25,000.00	14,840.00	10,160.00	25,000.00	0.00
General Liability & Property Casualty Insurance	23,385.00	24,127.00	0.00	24,127.00	742.00
Landscape Maintenance	209,000.00	109,269.00	99,731.00	209,000.00	0.00
Miscellaneous Repairs & Maintenance	17,000.00	6,032.00	10,968.00	17,000.00	0.00
Hardscape Maintenance	4,400.00	1,000.00	1,000.00	2,000.00	(2,400.00)
Plant Replacement Program	18,500.00	5,907.00	9,093.00	15,000.00	(3,500.00)
Capital Improvements	21,000.00	3,977.00	258,018.30	261,995.30	240,995.30
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$318,285.00</b>	<b>\$165,152.00</b>	<b>\$388,970.30</b>	<b>\$554,122.30</b>	<b>\$235,837.30</b>
<b>ROAD &amp; STREET FACILITIES</b>					
Sidewalk & Pavement Repairs	3,500.00	0.00	2,000.00	2,000.00	(1,500.00)
<b>TOTAL ROAD &amp; STREET FACILITIES</b>	<b>\$3,500.00</b>	<b>\$0.00</b>	<b>\$2,000.00</b>	<b>\$2,000.00</b>	<b>(\$1,500.00)</b>
<b>PARKS &amp; RECREATION</b>					
Cabana Janitorial & Cleaning	12,000.00	2,560.00	7,440.00	10,000.00	(2,000.00)
Recreation Facility Maintenance	5,000.00	5,725.00	0.00	5,725.00	725.00
Recreation Equipment Maintenance	1,000.00	1,788.00	0.00	1,788.00	788.00
Pool Operations & Maintenance	20,000.00	5,630.00	24,370.00	30,000.00	10,000.00
Security System	5,000.00	1,891.00	1,109.00	3,000.00	(2,000.00)
<b>TOTAL PARKS &amp; RECREATION</b>	<b>\$43,000.00</b>	<b>\$17,594.00</b>	<b>\$32,919.00</b>	<b>\$50,513.00</b>	<b>\$7,513.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$499,315.00</b>	<b>\$239,944.00</b>	<b>\$488,873.30</b>	<b>\$728,817.30</b>	<b>\$229,502.30</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$269,617.00</b>	<b>(\$487,251.30)</b>	<b>(\$217,634.30)</b>	<b>(\$217,634.30)</b>

# CYPRESS PRESERVE

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Proposed Operating Budget	Current Period Actuals 10/1/22 - 02/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23	Fiscal Year 2024 Final Operating Budget	Increase / (Decrease) from FY 2023 to FY 2024
<b>REVENUES</b>							
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>							
Operations & Maintenance Assmts-Tax Roll	385,962.00	507,284.00	1,722.00	509,006.00	123,044.00	509,006.00	123,044.00
Operations & Maintenance Assmts-Off Roll	113,353.00	1,966.00	0.00	1,966.00	(111,387.00)	0.00	(113,353.00)
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$499,315.00</b>	<b>\$509,250.00</b>	<b>\$1,722.00</b>	<b>\$510,972.00</b>	<b>\$11,657.00</b>	<b>\$509,006.00</b>	<b>\$9,691.00</b>
<b>INTEREST EARNINGS</b>							
Interest Earnings	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL INTEREST EARNINGS</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>							
Developer Contributions	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>OTHER MISCELLANEOUS REVENUES</b>							
Miscellaneous	0.00	211.00	0.00	211.00	211.00	0.00	0.00
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>\$0.00</b>	<b>\$211.00</b>	<b>\$0.00</b>	<b>\$211.00</b>	<b>\$211.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL REVENUES</b>	<b>\$499,315.00</b>	<b>\$509,461.00</b>	<b>\$1,722.00</b>	<b>\$511,183.00</b>	<b>\$11,868.00</b>	<b>\$509,006.00</b>	<b>\$9,691.00</b>
<b>EXPENDITURES</b>							
<b>LEGISLATIVE</b>							
Supervisor Fees	3,600.00	2,000.00	1,600.00	3,600.00	0.00	5,600.00	2,000.00
<b>TOTAL LEGISLATIVE</b>	<b>\$3,600.00</b>	<b>\$2,000.00</b>	<b>\$1,600.00</b>	<b>\$3,600.00</b>	<b>\$0.00</b>	<b>\$5,600.00</b>	<b>\$2,000.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>							
District Manager	42,500.00	18,014.00	24,486.00	42,500.00	0.00	42,500.00	0.00
District Engineer	5,000.00	650.00	3,350.00	4,000.00	(1,000.00)	3,500.00	(1,500.00)
Disclosure Report	8,400.00	3,500.00	4,900.00	8,400.00	0.00	8,400.00	0.00
Trustees Fees	8,200.00	9,911.00	(1,711.00)	8,200.00	0.00	8,200.00	0.00
Accounting Services	6,000.00	1,888.00	4,112.00	6,000.00	0.00	6,000.00	0.00
Auditing Services	7,400.00	1,300.00	5,900.00	7,200.00	(200.00)	7,400.00	0.00
Postage, Phone, Faxes, Copies	750.00	787.00	0.00	787.00	37.00	250.00	(500.00)
Public Officials Insurance	2,663.00	2,694.00	0.00	2,694.00	31.00	3,428.00	765.00
Legal Advertising	1,500.00	1,351.00	0.00	1,351.00	(149.00)	1,000.00	(500.00)
Bank Fees	200.00	0.00	100.00	100.00	(100.00)	200.00	0.00
Dues, Licenses & Fees	500.00	562.00	38.00	600.00	100.00	200.00	(300.00)
Office Supplies	248.00	0.00	250.00	250.00	2.00	100.00	(148.00)
Website Administration	1,500.00	625.00	875.00	1,500.00	0.00	1,500.00	0.00
ADA Website Compliance	1,569.00	0.00	1,500.00	1,500.00	(69.00)	1,500.00	(69.00)
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$86,430.00</b>	<b>\$41,282.00</b>	<b>\$43,800.00</b>	<b>\$85,082.00</b>	<b>(\$1,348.00)</b>	<b>\$84,178.00</b>	<b>(\$2,252.00)</b>
<b>LEGAL COUNSEL</b>							
District Counsel	5,000.00	3,565.00	435.00	4,000.00	(1,000.00)	3,500.00	(1,500.00)
<b>TOTAL LEGAL COUNSEL</b>	<b>\$5,000.00</b>	<b>\$3,565.00</b>	<b>\$435.00</b>	<b>\$4,000.00</b>	<b>(\$1,000.00)</b>	<b>\$3,500.00</b>	<b>(\$1,500.00)</b>
<b>UTILITY SERVICES</b>							
Street Lights	20,000.00	4,576.00	5,424.00	10,000.00	(10,000.00)	20,000.00	0.00
Other Electric Services	6,500.00	2,243.00	4,257.00	6,500.00	0.00	6,500.00	0.00
Potable Water Utility Services	13,000.00	3,532.00	9,468.00	13,000.00	0.00	8,000.00	(5,000.00)
<b>TOTAL UTILITY SERVICES</b>	<b>\$39,500.00</b>	<b>\$10,351.00</b>	<b>\$19,149.00</b>	<b>\$29,500.00</b>	<b>(\$10,000.00)</b>	<b>\$34,500.00</b>	<b>(\$5,000.00)</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>							
Field Services	0.00	0.00	0.00	0.00	0.00	18,000.00	18,000.00
Waterway Management System	25,000.00	14,840.00	10,160.00	25,000.00	0.00	25,000.00	0.00
General Liability & Property Casualty Insurance	23,385.00	24,127.00	0.00	24,127.00	742.00	28,062.00	4,677.00
Landscape Maintenance	209,000.00	109,269.00	99,731.00	209,000.00	0.00	209,000.00	0.00
Miscellaneous Repairs & Maintenance	17,000.00	6,032.00	10,968.00	17,000.00	0.00	13,000.00	(4,000.00)
Hardscape Maintenance	4,400.00	1,000.00	1,000.00	2,000.00	(2,400.00)	3,000.00	(1,400.00)
Plant Replacement Program	18,500.00	5,907.00	9,093.00	15,000.00	(3,500.00)	10,000.00	(8,500.00)
Capital Improvements	21,000.00	3,977.00	258,018.30	261,995.30	240,995.30	23,691.00	2,691.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$318,285.00</b>	<b>\$165,152.00</b>	<b>\$388,970.30</b>	<b>\$554,122.30</b>	<b>\$235,837.30</b>	<b>\$329,753.00</b>	<b>\$11,468.00</b>
<b>ROAD &amp; STREET FACILITIES</b>							
Sidewalk & Pavement Repairs	3,500.00	0.00	2,000.00	2,000.00	(1,500.00)	3,500.00	0.00
<b>TOTAL ROAD &amp; STREET FACILITIES</b>	<b>\$3,500.00</b>	<b>\$0.00</b>	<b>\$2,000.00</b>	<b>\$2,000.00</b>	<b>(\$1,500.00)</b>	<b>\$3,500.00</b>	<b>\$0.00</b>
<b>PARKS &amp; RECREATION</b>							
Cabana Janitorial & Cleaning	12,000.00	2,560.00	7,440.00	10,000.00	(2,000.00)	12,000.00	0.00
Recreation Facility Maintenance	5,000.00	5,725.00	0.00	5,725.00	725.00	5,000.00	0.00
Recreation Equipment Maintenance	1,000.00	1,788.00	0.00	1,788.00	788.00	1,000.00	0.00
Pool Operations & Maintenance	20,000.00	5,630.00	24,370.00	30,000.00	10,000.00	20,000.00	0.00
Security	5,000.00	1,891.00	1,109.00	3,000.00	(2,000.00)	9,975.00	4,975.00
<b>TOTAL PARKS &amp; RECREATION</b>	<b>\$43,000.00</b>	<b>\$17,594.00</b>	<b>\$32,919.00</b>	<b>\$50,513.00</b>	<b>\$7,513.00</b>	<b>\$47,975.00</b>	<b>\$4,975.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$499,315.00</b>	<b>\$239,944.00</b>	<b>\$488,873.30</b>	<b>\$728,817.30</b>	<b>\$229,502.30</b>	<b>\$509,006.00</b>	<b>\$9,691.00</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$269,517.00</b>	<b>(\$487,151.30)</b>	<b>(\$217,634.30)</b>	<b>(\$217,634.30)</b>	<b>(\$0.00)</b>	<b>(\$0.00)</b>

# 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 2017

#### REVENUES

CDD Debt Service Assessments	\$	615,116
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>615,116</b>

#### EXPENDITURES

Series 2017 May Bond Interest Payment	\$	213,381
Series 2017 November Bond Principal Payment	\$	185,000
Series 2017 November Bond Interest Payment	\$	216,734
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>615,116</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2023	\$	8,950,000
Principal Payment Applied Toward Series 2017 Bonds	\$	185,000
<b>Bonds Outstanding - Period Ending 11/1/2024</b>	<b>\$</b>	<b>8,765,000</b>



# CYPRESS PRESERVE

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND SERIES 2019

#### REVENUES

CDD Debt Service Assessments	\$	382,481
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>382,481</b>

#### EXPENDITURES

Series 2019 May Bond Interest Payment	\$	125,144
Series 2019 November Bond Principal Payment	\$	130,000
Series 2019 November Bond Interest Payment	\$	127,338
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>382,481</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2023	\$	6,385,000
Principal Payment Applied Toward Series 2019 Bonds	\$	130,000
<b>Bonds Outstanding - Period Ending 11/1/2024</b>	<b>\$</b>	<b>6,255,000</b>

Cypress Preserve CDD  
Summary of Assessments

				Fiscal Year 2024		
Lot Size	EBU Value	Total EAU	Unit Count	Debt Service Per Unit	O&M Per Unit	Total Assessment
ASSESSMENT AREA ONE - SERIES 2017						
Villa - 35'	0.88	87.50	100	\$1,094.40	\$549.66	\$1,644.06
Single Family 40'	1.00	173.00	173	\$1,250.74	\$628.19	\$1,878.93
Single Family 50'	1.25	270.00	216	\$1,563.43	\$785.23	\$2,348.66
Subtotal		531	489			
ASSESSMENT AREA TWO - SERIES 2019						
Villa - 35'	0.88	162.75	186	\$1,093.75	\$549.66	\$1,643.41
Single Family 40'	1.00	110.00	110	\$1,250.00	\$628.19	\$1,878.19
Single Family 50'	1.25	58.75	47	\$1,562.50	\$785.23	\$2,347.73
Subtotal		332	343			
TOTAL		862	832			

**Notations:**

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

## RESOLUTION 2023-06

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

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

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

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2023-2024 attached hereto as **Exhibit A (“FY 2023-2024 Budget”)** and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2023-2024 Budget;

**WHEREAS**, the provision of the activities described in the FY 2023-2024 Budget is a benefit to lands within the District;

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

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

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

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

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2023-2024 Budget (“**O&M Assessments**”);

**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2023-2024 Budget;

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

**WHEREAS**, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2023-2024 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2023-2024 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2023-2024 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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

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

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

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

**Section 8. Severability.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**Section 9. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on August 1, 2023.**

Attested By:

**Cypress Preserve Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: FY 2023-2024 Budget**

**From:** Penny Clark <pclark@ripaconstruction.com>  
**Sent:** Friday, July 14, 2023 4:31 PM  
**To:** Cooper, Jayna <jayna.cooper@inframark.com>  
**Subject:** Resignation from Board - Cypress Preserve CDD

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

Jayna: For the records, as we discussed, I will be resigning as Chairman of the Board and from my seat on the CDD Board ( I believe seat 2) for **Cypress Preserve** when the meeting adjourns on August 1<sup>st</sup> 2023. Should you need anything further to process this resignation, please let me know.

It has been a pleasure working with you! Penny Clark

**RESOLUTION 2023-07**

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

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

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

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

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

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

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

**PASSED AND ADOPTED THIS 1<sup>ST</sup> DAY OF August 2023.**

**ATTEST:**

**CYPRESS PRESERVE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/ Assistant Secretary  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Chair/ Vice Chair  
Print Name: \_\_\_\_\_





# American Ecosystems, Inc.®

## AQUATIC MANAGEMENT SYSTEMS

P.O. Box 40517

St. Petersburg, FL 33743-0517

Phone (727) 545-4404 • Fax (727) 545-0770

Serving Florida Statewide



### AQUATIC MANAGEMENT AGREEMENT

This Agreement, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, is between AMERICAN ECOSYSTEMS, INC., a Florida Corporation, hereafter called "Contractor" and

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE \_\_\_\_\_

hereinafter called "Customer"

The parties hereto agree as follows:

1. Contractor agrees to manage certain lakes and/or waterways for a period of Twelve ( 12 ) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

Twenty-three (23) ponds and ditch under the control of and supervision of Cypress Preserve CDD, Tampa, FL.

August 2023, blue dye treatment added for pond #7.

Treatment program includes a minimum of Twelve (12) treatments as needed for the control of nuisance aquatic vegetation.

2. CUSTOMER agrees to pay CONTRACTOR its agents or assigns, the following sum for specified aquatic management services:

a. Shoreline Grass and Brush Control Program	\$ <u>2,475.00 Monthly</u>
b. Underwater and Floating Vegetation Control Program	\$ <u>Included</u>
c. Call back service at no extra cost	\$ <u>Included</u>
d. Additional treatments if needed	\$ <u>Included</u>
e. Two million dollars liability insurance	\$ <u>Included</u>
f. All services performed by licensed biologist	\$ <u>Included</u>
g. Treatment reports issued after each visit	\$ <u>Included</u>

TOTAL OF SERVICES TO BE PERFORMED \$ 2,475.00 Monthly

\$ 2,475.00 of the above sum-total shall be due and payable upon execution of this Agreement, the balance shall be payable in advance of services being performed in 11 monthly installments of \$ 2,475.00 plus any sales or use tax Including without limitation, fees or charges that are imposed by any governmental authority relating to the service provided under this Agreement.

3. CONTRACTOR agrees to use products which have demonstrated a wide margin of safety to fish and wildlife and which are generally used in the State of Florida.

4. CONTRACTOR agrees to commence treatment within 30 days, weather permitting from the date of receipt of this Agreement and/or required government permits.

5. The offer contained herein shall terminate automatically unless executed and returned by CUSTOMER to CONTRACTOR on or before August 31, 20 23

6. The terms and conditions appearing on the reverse side shall be made part hereof and are incorporated herein by reference.

CONTRACTOR:

Signature Kevin R. Youngberg

Printed Name Kevin R. Youngberg, President

Dated 07/19/2023

CUSTOMER:

Signature \_\_\_\_\_

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

Dated \_\_\_\_\_

White - American Ecosystems, Inc

Yellow - Customer

Pink - File



## TERMS AND CONDITIONS

1. The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when appropriate:
  - a. Periodic treatments to maintain reasonable control of nuisance floating, emersed and submersed aquatic vegetation and algae. Examples of undesirable vegetation may include, but are not limited to: hydrilla, bladderwort, water hyacinth, algae, naiad, water lettuce and duckweed. (CUSTOMER understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system.)
  - b. When deemed necessary by CONTRACTOR and approved by CUSTOMER, the planting and/or preservation of certain varieties of plants, which, for various reasons, help maintain ecological balance.
  - c. Where appropriate, treatment of only one-half or less of the entire body of water at any one time to ensure safety to fish and other aquatic life. However, CONTRACTOR shall not be liable for loss of any exotic or non-native fish.
  - d. Measurement of dissolved oxygen levels prior to treatment to ensure that oxygen level is high enough to allow safe treatment. Additional routine water analysis and/or bacteriological analysis may be performed if required for success of aquatic management program.
2. Under the Shoreline Grass and Brush Control Program, CONTRACTOR will treat border vegetation to the water's edge including, but not limited to cattails, torpedo grass and other emergent vegetation such as woody brush and broadleaf weeds. Many of these species take several months or longer to fully decompose. CUSTOMER is responsible for any desired physical cutting and removal.
3. CUSTOMER agrees to inform CONTRACTOR in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). CONTRACTOR assumes no responsibility for damage to aquatic plants if CUSTOMER fails to provide such information in a timely manner. Emergent weed control will not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of the Agreement. CUSTOMER also agrees to notify CONTRACTOR in writing of any conditions which may affect the scope of work and CUSTOMER agrees to pay any resultant higher direct cost incurred.
4. The effective date of this Agreement is the first day of the month in which services were first provided. Termination by CUSTOMER or CONTRACTOR shall be thirty (30) day written notice received at least thirty (30) days prior to effective date of termination, which shall always be the last day of the month. However, past due balances can result in immediate termination by CONTRACTOR.
5. Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. CONTRACTOR will notify CUSTOMER of such restrictions verbally and/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be CUSTOMER responsibility to observe the restrictions throughout the required period. CUSTOMER understands and agrees that, notwithstanding any other provisions of the Agreement, CONTRACTOR does not assume any liability for failure by any party to be notified of, or to observe, the above regulations.
6. CONTRACTOR agrees to provide assistance in obtaining any and all aquatic weed control permits necessary in performing all work under this Agreement. Furthermore, CONTRACTOR agrees to comply with all rules and regulations of any governmental, administrative or regulatory body under whose jurisdiction the work under this Agreement falls, and agrees to indemnify CUSTOMER for any violation of any rule or regulation of any of the said governmental, administrative or regulatory bodies.
7. CONTRACTOR shall maintain the following insurance coverage and limits: (a) Workmen's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability including Property Damage, Completed Operations and Product Liability. A certificate of Insurance will be provided upon request. CUSTOMERS requesting special or additional insurance coverage and/or language shall pay the resulting additional premium to CONTRACTOR to provide such coverage.
8. CUSTOMER warrants that he is authorized to execute the Aquatic Management Agreement on behalf of the riparian owner and to hold CONTRACTOR harmless for consequences of such service not arising out of the sole negligence of CONTRACTOR.
9. The monthly amount will remain the same for the entire term of the original Agreement. The annual investment amount has been spread over a twelve (12) month period; individual monthly billings do not reflect the fluctuating seasonal costs of service.
10. Neither party shall be responsible for damages, penalties or otherwise for any failure of delay in performance of any of its obligations hereunder caused by strikes, riots, wars, acts of God, accident, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
11. CONTRACTOR agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of CONTRACTOR. However, CONTRACTOR shall in no event be liable to CUSTOMER or others, for indirect, special or consequential damages resulting from any cause whatsoever.
12. Upon completion of the term of the Agreement, or any extension thereof, this Agreement shall be **AUTOMATICALLY RENEWED** for a period equal to its original term unless terminated by either party. Termination shall be by written notice received by CONTRACTOR at least thirty (30) days prior to the effective date of the termination.
13. If required, CONTRACTOR may adjust the monthly investment amount after the original term. CONTRACTOR will submit written notification to CUSTOMER thirty (30) days prior to effective date of adjustment. If CUSTOMER is not able to agree with the adjustment, then CONTRACTOR shall have the option of terminating the Agreement at no penalty to CUSTOMER.
14. CONTRACTOR reserves the right to impose a service charge of one and one-half percent (1 ½%) per month on past due balances and/or cancel the Agreement. If cancellation does occur, there may be a start-up charge of fifty percent (50%) of normal monthly investment for each month that service is suspended.
15. Should it become necessary for CONTRACTOR to bring action for the enforcement of the Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorney's fees (including those on appeal) and court costs, and all other expenses incurred by CONTRACTOR resulting from such collection action.
16. This Agreement is not assignable by CUSTOMER except upon prior written consent by CONTRACTOR.
17. This Agreement constitutes the entire agreement of the parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both CONTRACTOR and CUSTOMER.
18. All notices required hereunder shall be sent certified mail, return receipt requested to the address of CUSTOMER and CONTRACTOR as set forth on page one of the Agreement. Either party may change the address to which notices are sent by written notice sent to the address set forth on page 1 in the manner provided therein.
19. This Agreement shall be governed by the laws of the State of Florida

Customer Initials:

**RESOLUTION 2023-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATE, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR 2023/2024, AND PROVIDING FOR AN EFFECTIVE DATE HEREOF**

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

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

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

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

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

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

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

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

**PASSED AND ADOPTED THIS 03<sup>RD</sup> DAY OF AUGUST 2023.**

**CYPRESS PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

---

**CHAIRMAN/VICE-CHAIRMAN**

**ATTEST:**

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**SECRETARY**

**EXHIBIT A**

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

**FISCAL YEAR 2023/2024**

<b>October 04, 2023,</b>	<b>1:30 p.m.</b>
<b>November 01, 2023,</b>	<b>1:30 p.m.</b>
<b>December 06, 2023,</b>	<b>1:30 p.m.</b>
<b>January 03, 2024,</b>	<b>1:30 p.m.</b>
<b>February 07, 2024,</b>	<b>1:30 p.m.</b>
<b>March 07, 2024,</b>	<b>1:30 p.m.</b>
<b>April 04, 2024,</b>	<b>1:30 p.m.</b>
<b>*May 02, 2024*</b>	<b>6:00 p.m.</b>
<b>June 06, 2024,</b>	<b>1:30 p.m.</b>
<b>July 11, 2024,</b>	<b>1:30 p.m.</b>
<b>*August 01, 2024*</b>	<b>6:00 p.m.</b>
<b>September 05, 2024,</b>	<b>1:30 p.m.</b>

**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.**

**CYPRESS PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**May 09, 2023, 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, May 09, 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.

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

Heather Dilley called the Regular Meetings of the Cypress Preserve Community Development District to order on **Tuesday, May 09, 2023, at 1:31 p.m.**

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

Penny Clark	Chair
Kathleen Casey Swanson	Supervisor
Eugenia Lynch	Supervisor
Jessica Ellis	Supervisor

**Staff Members Present:**

Heather Dilley	District Manager, Inframark
Clay Wright	Field Manager, Inframark
Daniel Strouse	American Ecosystems Aquatics

There were approximately sixteen (16) 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**

The District Counsel and Engineer were not present, and no staff reports currently.

**4. BUSINESS ITEMS**

**A. Consideration of Resolution 2023-04; Approving the Proposed Fiscal Year 2024 Budget & Setting Public Hearing**

The Board Approved Resolution 2023:04; Approving the Proposed FY2024 Budget and set the public hearing date to August 1, 2023.

MOTION TO: Approve Resolution 2023-04 with a Public Hearing  
date on August 1, 2023.  
MADE BY: Supervisor Clark  
SECONDED BY: Supervisor Swanson  
DISCUSSION: None further.  
RESULT: Called to Vote: Motion PASSED  
4/0 - Motion Passed Unanimously

**B. Announcement of Qualified Electors**

The Board acknowledged and accepted the Qualified Electors of 1,045 in the district.

MOTION TO: Accepted the Qualified Electors of 1,045 in the  
District.  
MADE BY: Supervisor Clark  
SECONDED BY: Supervisor Lynch  
DISCUSSION: None further.  
RESULT: Called to Vote: Motion PASSED  
4/0 - Motion Passed Unanimously

**C. Discussion on Playground Mulch Proposal**

The Board Tabled the Yellowstone Proposal for playground mulch.

**D. Discussion on Installing Lights at the Mailbox Kiosk**

The Board Approved the Don Harrison's Proposal for Installation of Lights at the Mailbox Kiosk on Turning Leaf Circle.

MOTION TO: Approve Don Harrison's Proposal for installation of  
lights at the mailbox kiosk on Turning Leaf Circle.  
MADE BY: Supervisor Lynch  
SECONDED BY: Supervisor Ellis  
DISCUSSION: None further.  
RESULT: Called to Vote: Motion PASSED  
4/0 - Motion Passed Unanimously

**E. General Matters of the District**

There were no general matters of the District currently.

**5. CONSENT AGENDA**

**A. Consideration of Board of Supervisors Meeting Minutes of the Regular Meeting  
January 03, 2023**

The Board reviewed the meeting minutes for the Public Hearing and Regular Meeting Minutes from January 3, 2023, and approved as stated.

MOTION TO:	Approve the Regular Meeting Minutes from January 03, 2023.
MADE BY:	Supervisor Clark
SECONDED BY:	Supervisor Swanson
DISCUSSION:	None further.
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**B. Consideration of Operations and Maintenance Expenditures Decembers 2022  
C. Consideration of Operations and Maintenance Expenditures January-March 2023**

The Board Approved the O & M Expenditures for December 2022 and January-March of 2023.

MOTION TO:	Approve the O&Ms for December 2022 and January-March of 2023.
MADE BY:	Supervisor Clark
SECONDED BY:	Supervisor Swanson
DISCUSSION:	None further.
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**D. Review of Financial Statements through March 31, 2023**

The Board reviewed the Financial Statements through March 31, 2023, and had no questions.

**6. STAFF REPORTS**

**A. District Manager**

- i. January Community Inspection Reports**
- ii. February Community Inspection Reports**
- iii. March Community Inspection Reports**
- iv. April Community Inspection Reports**

The Board reviewed the Community Inspections Report.

Ms. Dilley notified the Board that some roads have been accepted by the county and the sheriff patrols will now ticket speeding vehicles. Spearem will be painting the pool area columns. There have been several signs replaced or repaired and various community fencing has been repaired. Daniel Strouse gave a presentation and status update on the ponds.

## 7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

The Board requested another playground mulch quote.

The Board requested summer pool monitors.

The Board requested a quote on photo identification for access to the pool area. This will be a sticker shock.

### Audience Comments:

The residents are very concerned for the safety of residents at the pool area and would like better security measures in place.

## 7. ADJOURNMENT

MOTION TO:	Adjourn the Regular Meeting at 7:21 PM.
MADE BY:	Supervisor Clark
SECONDED BY:	Supervisor Swanson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

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

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

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

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

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

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

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

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

**Title:**

**Title:**

☐ **Secretary**

☐ **Chairman**

☐ **Assistant Secretary**

☐ **Vice Chairman**

*Recorded by Records Administrator*

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

\_\_\_\_\_  
*Date*

Official District Seal



**CYPRESS PRESERVE CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
AMERICAN ECOSYSTEMS, INC.	20231185	\$2,390.00		WATER MANAGEMENT - APRIL 2023
CHARTER COMMUNICATIONS	0058017040123	\$157.98		INTERNET SERVICES 04/01/23-04/30/23
DON HARRISON ENTERPRISES	3008	\$250.00		ROUTINE MAINT. APRIL
SUNCOAST POOL SERVICE	9186	\$1,240.00		POOL CLEANING APRIL 2023
<b>Monthly Contract Subtotal</b>		<b>\$4,037.98</b>		
<b>Variable Contract</b>				
FLORIDA DEPARTMENT OF HEALTH	51-60-1827116	\$280.00		POOL PERMIT
GRAU AND ASSOCIATES	23841	\$500.00		AUDIT FYE 09/30/2022
JOHNSON ENGINEERING INC.	3	\$250.00		DISTRICT ENGINEER PROFESSIONAL SERVICES THRU - 04/09/23
<b>Variable Contract Subtotal</b>		<b>\$1,030.00</b>		
<b>Utilities</b>				
PASCO COUNTY UTILITIES	18202819	\$424.72		WATER SERVICE 02/16/23-03/20/23
PASCO COUNTY UTILITIES	18202821	\$130.13		WATER SERVICE 02/16/23-03/20/23
PASCO COUNTY UTILITIES	18202974	\$176.25		WATER SERVICE 02/16/23-03/20/23
PASCO COUNTY UTILITIES	18204175	\$178.50		WATER SERVICE 02/16/23-03/20/23
PASCO COUNTY UTILITIES	18204177	\$111.75	\$1,021.35	WATER SERVICE 02/16/23-03/20/23
WITHLACOOCHIEE RIVER ELECTRIC	2039647 040523	\$40.60		ELECTRICITY SERVICES 03/01/23-03/31/23
WITHLACOOCHIEE RIVER ELECTRIC	2039650 040523	\$44.36		ELECTRICITY SERVICES 03/01/23-03/31/23
WITHLACOOCHIEE RIVER ELECTRIC	2044854 040523	\$1,289.36		ELECTRICITY SERVICES 03/01/23-03/31/23
WITHLACOOCHIEE RIVER ELECTRIC	2144006 040523	\$41.13		ELECTRICITY SERVICES 03/01/23-03/31/23
WITHLACOOCHIEE RIVER ELECTRIC	2144012 040523	\$41.21		ELECTRICITY SERVICES 03/01/23-03/31/23
WITHLACOOCHIEE RIVER ELECTRIC	2226573 040523	\$47.33	\$1,503.99	ELECTRICITY SERVICES 03/01/23-03/31/23
<b>Utilities Subtotal</b>		<b>\$2,525.34</b>		
<b>Regular Services</b>				
CYPRESS PRESERVE CDD	04132023-1	\$395.95		SERIES 2017 FY23 TAX DIST ID 03/01-03/31
CYPRESS PRESERVE CDD	04132023-2	\$247.31	\$643.26	SERIES 2019 FY23 TAX DIST ID 03/01-03/31
NEPTUNE MULTI SERVICES LLC	0053328	\$780.00		POND TRASH SERVICES - FEB,MARCH,APRIL 2023
SOUTHERN AUTOMATED ACCESS SERV	12700	\$32.95		CELL USAGE
SPEAREM ENTERPRISES	5696	\$845.00		LABOR - 03/24/23-04/14/23 - WEEKLY CLEANING
YELLOWSTONE LANDSCAPE	TM 516010	\$599.99		DOG PARK - FERT/PEST
YELLOWSTONE LANDSCAPE	TM 516011	\$1,257.12		FIELD - FERT/PEST

**CYPRESS PRESERVE CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
YELLOWSTONE LANDSCAPE	TM 516294	\$1,085.69	\$2,942.80	CLUBHOUSE - FERT/PEST
<b>Regular Services Subtotal</b>		<b>\$5,244.01</b>		
<b>Additional Services</b>				
EXTRA SPACE STORAGE	ESS 041323 ACH	\$150.00		STORAGE PAYMENT
SPEAREM ENTERPRISES	5715	\$125.00		LABOR - FENCE/GATE REPLACED
SPEAREM ENTERPRISES	5723	\$125.00	\$250.00	MENS BATHROOM VANDALIZED 04/26/23
<b>Additional Services Subtotal</b>		<b>\$400.00</b>		
<b>TOTAL</b>		<b>\$13,237.33</b>		

Approved (with any necessary revisions noted):

Signature: \_\_\_\_\_

Title (Check one):

☐ Chariman   ☐ Vice Chariman   ☐ Assistant Secretary

AMERICAN ECOSYSTEMS, INC

P.O. BOX 40517  
ST. PETERSBURG, 33743

# Invoice

DATE	INVOICE #
4/1/2023	20231185

Phone #	E-mail
727-545-4404	officemanager@american-ecosystems.com

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	1	2,390.00	2,390.00
Thank you for your business!			<b>Total</b> \$2,390.00

April 1, 2023  
Invoice Number: 0058017040123  
Account Number: **8338 13 062 0058017**  
Security Code: **1256**  
Service At: 18728 MOSSY TIMBER BLVD  
CBHS  
LAND O LAKES FL 34638

**Received**

APR 6 2023

**NEWS AND INFORMATION**

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at 1-866-519-1263

**Summary**

*Service from 04/01/23 through 04/30/23  
details on following pages*

Previous Balance	155.61
Payments Received -Thank You!	-155.61
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	157.98
Current Charges	\$157.98
<b>Total Due by 04/18/23</b>	<b>\$157.98</b>

**IMPORTANT NOTICE ABOUT YOUR ACCOUNT:** Effective 5/4/2023, updates will be made to our billing system. As a result of this update, you will receive a new account number which can be found in the upper left corner of your monthly billing statement.

As a Spectrum Business customer, your account number enables you to pay online, view recent activity, sign up for paperless billing, and much more. If you are an existing user, your login credentials remain the same, and no action is required on your part.

If you are not an existing user, you may go to [www.SpectrumBusiness.net/](http://www.SpectrumBusiness.net/) and create a username.

**When you receive your new account number, please keep it accessible for future reference. If you have automatic bill payment set up or online banking, don't forget to update this information with your financial institution to ensure payment processing.**

For more information, visit [www.spectrumbusiness.net/support/category/my-account](http://www.spectrumbusiness.net/support/category/my-account) or call **1-800-314-7195**.

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



April 1, 2023

**Cypress Preserve CDD**

Invoice Number: 0058017040123  
Account Number: 8338 13 062 0058017  
Service At: 18728 MOSSY TIMBER BLVD  
CBHS  
LAND O LAKES FL 34638

<b>Total Due by 04/18/23</b>	<b>\$157.98</b>
Amount you are enclosing	\$

**Please Remit Payment To:**

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186



Invoice Number: Cypress Preserve CDD  
0058017040123  
Account Number: 8338 13 062 0058017  
Security Code: 1256

**Contact Us**  
Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
Or, call us at 1-866-519-1263

8338 1300 NO RP 01 04022023 NNNNNYNN 01 000108 0001

### Charge Details

Previous Balance		155.61
Payment - Thank You	03/30	-155.61
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 04/01/23 will appear on your next bill.

Service from 04/01/23 through 04/30/23

### Spectrum Business™ Internet

Spectrum Business	199.99
Internet Ultra	
Bundle Discount	-50.00
Spectrum WiFi	0.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Business WiFi	7.99
	<b>\$157.98</b>

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

**Current Charges** **\$157.98**

**Total Due by 04/18/23** **\$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](https://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](https://spectrum.com/policies).

**Notice** - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

### Authorization to Convert your Check to an Electronic Funds

**Transfer Debit** - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

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

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

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

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

Local Spectrum Store: 3302 Redeemer Way, New Port Richey FL 34655 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Visit [Spectrum.com/stores](https://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](https://Spectrum.net/support)

### Simplify your life with Auto Pay!

Spend less time paying your bill  
and more time doing what you love.

It's Easy - No more checks, stamps or trips to the post office  
It's Secure - Powerful technology keeps your information safe  
It's Flexible - Use your checking, savings, debit or credit card  
It's FREE - And helps save time, postage and the environment

Set up easy, automatic bill payments with **Auto Pay!**

Visit: [spectrumbusiness.net/payment](https://spectrumbusiness.net/payment)

(My Account login required)

### Payment Options

**Pay Online** - Visit us at [SpectrumBusiness.net/payment](https://SpectrumBusiness.net/payment) to get started today! Your account number and security code are needed to register.

**Pay by Phone** - Make a payment free of charge using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

For questions or concerns, please call **1-866-519-1263**.



Don Harrison Enterprises LLC										No 3008	
2510 Priscilla Ct. Lutz, FL 33559-5679 (813) 363-6286 #00434 #13010124										DATE 04/25/23 Received APR 27 2023	
NAME Cypress Preserve C.D.D.										PHONE 813-873-7300	
STREET 8005 Pan Am Circle, STE 300										CITY Tampa	
STATE FL										ZIP 33607	
JOB NAME/LOCATION										JOB PHONE	
ADDRESS 1000 O'Neals										SCHEDULED DATE/TIME	
WORK TAKEN BY Don										ORDERED BY Heather Dillery	
DESCRIPTION OF WORK										Routine Maintenance for the Month of April 2023.	
(Check out ok)										(Completed)	
ASK ABOUT OUR SERVICE CONTRACTS										PARTS WARRANTY - All parts as recorded are warranted as per manufacturer specifications. LABOR GUARANTEE - The labor charges as recorded here are relative to the equipment serviced as noted, is guaranteed for a period of 30 days.	
UPON INSPECTION, OUR TRAINED PERSONNEL RECOMMEND THE FOLLOWING:										AUTHORIZATION FOR SERVICE: The undersigned hereby warrants that he has the full right and authority to enter into this agreement and accept responsibility for any charges incurred at the established hourly rate and for a trip charge, if applicable, subject to the terms and condition herein. It is understood and agreed that venue for any cause of action arising out of the agreement shall be in Hillsborough County, Florida, and that the customer shall be responsible for any reasonable attorney's fees and collection costs. Late charges of 1 1/2% per month on all past due balances.	
DATE COMPLETED 04-18-23										CUSTOMER SIGNATURE	
TERMS: Net Due Upon Completion										I hereby accept above service as being satisfactory and acknowledge that equipment has been left in good condition.	

Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

Invoice

Date	Invoice #
4/1/2023	9186

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

P.O. No.	Terms	Project
April 2023	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.	1,240.00	1,240.00

Thank you for your business.

Phone #
(727) 271-1395

<b>Total</b>	\$1,240.00
--------------	------------





Florida Department of Health  
in Pasco County  
Notification of Fees Due



51-BID-6456733

Permit Number

**51-60-1827116**

**For: Swimming Pools - Public Pool > 25000 Gallons**

**Notice:** This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2023).

Fee Amount: \$280.00

Previous Balance: \$0.00

**Total Amount Due: \$280.00**

Payment Due Date: 06/30/2023 or Upon Receipt

**Received**

**APR 10 2023**

Mail To: Cypress Preserve Com. Dev.  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

Please verify all information below at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com) and make changes as necessary.

**Account Information:**

Name: Cypress Preserve Zero Entry Pool  
Location: 18728 Mossy Timber Boulevard  
Land O Lakes, FL 34638

Pool Volume: 106,620 gallons

Bathing Load: 126

Flow Rate: 632

**Owner Information:**

Name: Cypress Preserve Com. Dev.  
Address: 2005 Pan Am Circle, Suite 120  
(Mailing) Tampa, FL 33607

Home Phone: (813) 873-7300 Work Phone: ()

**Please go online to pay fee at:**

**[www.MyFloridaEHPermit.com](http://www.MyFloridaEHPermit.com)**

Permit Number: **51-60-1827116** Bill ID: **51-BID-6456733**

Billing Questions call DOH-Pasco at: (727) 841-4425

If you do not pay online, make checks payable to and mail invoice WITH payment to:

Florida Department of Health in Pasco County  
5640 Main Street  
New Port Richey, FL 34652

Signature

Date

[Please RETURN invoice with your payment]

Batch Billing ID:66977

**PERMIT HOLDERS CAN NOW**

**pay invoices online!**

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

**Pay this invoice online at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com)**

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information





## 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. 23841  
Date 04/04/2023

---

SERVICE	AMOUNT
Audit FYE 09/30/2022	\$ <u>500.00</u>
Current Amount Due	\$ <u><u>500.00</u></u>

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

Payment due upon receipt.

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 Infrastructure Management Services

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

# Invoice

April 17, 2023

Project No: 20225171-000

Invoice No: 3

FEID #59-1173834

Project 20225171-000 Cypress Preserve CDD Professional Engineering Services

**Professional Services through April 9, 2023**

Phase 1. General Engineering Services

## Professional Personnel

		Hours	Rate	Amount	
Professional 6					
Chang, Philip	3/10/2023	.50	200.00	100.00	
Contact County to assist with maintenance bond release;					
Chang, Philip	3/13/2023	.50	200.00	100.00	
Assistance with release of maintenance bonds;					
Chang, Philip	3/22/2023	.25	200.00	50.00	
Research and respond to County PW regarding O&M question;					
Totals		1.25		250.00	
<b>Total Labor</b>					<b>250.00</b>
			<b>Total this Phase</b>		<b>\$250.00</b>
			<b>Total this Invoice</b>		<b>\$250.00</b>



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

Receiver

APR 7 2023



123 1 1  
22-70345

CYPRESS PRESERVE AMENITY CENTER

Service Address: **18728 MOSSY TIMBER BOULEVARD**

Bill Number: 18202819

Billing Date: 4/5/2023

Billing Period: 2/16/2023 to 3/20/2023

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

Account #	Customer #
0986155	01366618
Please use the 15-digit number below when making a payment through your bank	
098615501366618	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	14328617	2/16/2023	1230	3/20/2023	1261	32	31

Usage History

Water

March 2023	31
February 2023	10
January 2023	4
December 2022	23
November 2022	14
October 2022	13
September 2022	5
August 2022	19
July 2022	15
June 2022	18
May 2022	36
April 2022	27

Transactions

Previous Bill	216.91
<b>Past Due</b>	<b>216.91</b>
Current Transactions	
Water	
Water Base Charge	38.63
Water Tier 1	25.0 Thousand Gals X \$2.04
Water Tier 2	6.0 Thousand Gals X \$3.24
Sewer	
Sewer Base Charge	93.08
Sewer Charges	31.0 Thousand Gals X \$6.48
Adjustments	
Late Payment Charge	21.69
<b>Total Current Transactions</b>	<b>424.72</b>

**TOTAL BALANCE DUE \$641.63**

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

Visit [PascoCountyUtilities.com](http://PascoCountyUtilities.com) to find answers to frequently asked questions about your Pasco County Utilities. New updates posted monthly including events, and conservation tips.



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TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

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Account # 0986155  
Customer # 01366618  
Past Due 216.91  
Current Transactions 424.72

**Total Balance Due \$641.63**  
**Due Date 4/28/2023**

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  
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013666187098615501820281990000641630<sup>39</sup>



PASCO COUNTY UTILITIES  
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(352) 521-4285

UtilCustServ@MyPasco.net  
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Received

APR 7 2023



124 1 1  
22-70345

CYPRESS PRESERVE AMENITY CENTER

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

Bill Number: 18202821

Billing Date: 4/5/2023

Billing Period: 2/16/2023 to 3/20/2023

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12441247	2/16/2023	9455	3/20/2023	9619	32	164

Usage History

Water

March 2023	164
February 2023	95
January 2023	61
December 2022	182
November 2022	147
October 2022	155
September 2022	177
August 2022	261
July 2022	226
June 2022	221
May 2022	232
April 2022	176

Transactions

Previous Bill	71.25
<b>Past Due</b>	<b>71.25</b>
Current Transactions	
Reclaimed	
Reclaimed	164 Thousand Gals X \$0.75 123.00
Adjustments	
Late Payment Charge	7.13
<b>Total Current Transactions</b>	<b>130.13</b>
<b>TOTAL BALANCE DUE</b>	<b>\$201.38</b>

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

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

Account # 0986160  
Customer # 01366618  
Past Due 71.25  
Current Transactions 130.13

**Total Balance Due \$201.38**  
**Due Date 4/28/2023**

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

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013666187098616041820282160000201380<sup>40</sup>



PASCO COUNTY UTILITIES  
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Received

APR 7 2023



125 1 1

22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 18202974

Billing Date: 4/5/2023

Billing Period: 2/16/2023 to 3/20/2023

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18035595	2/16/2023	20553	3/20/2023	20788	32	235

Usage History

Water

March 2023	235
February 2023	220
January 2023	233
December 2022	240
November 2022	227
October 2022	209
September 2022	286
August 2022	297
July 2022	310
June 2022	304
May 2022	295
April 2022	276

Transactions

Previous Bill	165.00
Payment 03/22/23	-165.00 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	235 Thousand Gals X \$0.75 176.25
<b>Total Current Transactions</b>	176.25
<b>TOTAL BALANCE DUE</b>	<b>\$176.25</b>

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Account # 0993870  
Customer # 01372506

Balance Forward 0.00  
Current Transactions 176.25

**Total Balance Due \$176.25**  
**Due Date 4/28/2023**

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

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Pay By Phone: 1-855-786-5344

Received

APR 7 2023



126 1 1  
22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 18204175

Billing Date: 4/5/2023

Billing Period: 2/16/2023 to 3/20/2023

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161997	2/16/2023	11225	3/20/2023	11463	32	238

Usage History

Water

March 2023	238
February 2023	346
January 2023	382
December 2022	299
November 2022	246
October 2022	249
September 2022	289
August 2022	327
July 2022	381
June 2022	399
May 2022	615
April 2022	652

Transactions

Previous Bill	259.50
Payment 03/22/23	-259.50 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	238 Thousand Gals X \$0.75 178.50
<b>Total Current Transactions</b>	178.50
<b>TOTAL BALANCE DUE</b>	<b>\$178.50</b>

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Account # 1096165  
Customer # 01413628  
Balance Forward 0.00  
Current Transactions 178.50

**Total Balance Due \$178.50**  
**Due Date 4/28/2023**

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  
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014136283109616581820417500000<sup>42</sup>178509



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Pay By Phone: 1-855-786-5344

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APR 7 2023

127 1 1  
22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 18204177

Billing Date: 4/5/2023

Billing Period: 2/16/2023 to 3/20/2023

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161995	2/16/2023	8490	3/20/2023	8639	32	149

Usage History

Water

March 2023	149
February 2023	247
January 2023	274
December 2022	207
November 2022	177
October 2022	175
September 2022	229
August 2022	211
July 2022	240
June 2022	241
May 2022	303
April 2022	318

Transactions

Previous Bill	185.25
Payment 03/22/23	-185.25 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	149 Thousand Gals X \$0.75 111.75
<b>Total Current Transactions</b>	111.75
<b>TOTAL BALANCE DUE</b>	<b>\$111.75</b>

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Account # 1096180  
Customer # 01413628  
Balance Forward 0.00  
Current Transactions 111.75

**Total Balance Due \$111.75**  
**Due Date 4/28/2023**

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

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014136283109618011820417740000111753<sup>43</sup>



**WITHLACOOCHIE RIVER ELECTRIC  
COOPERATIVE, INC.**

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

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

Bill Date **04/05/2023**  
Amount Due **40.60**  
Current Charges Due **04/26/2023**

District Office Serving You  
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE							
From	To	Date	Reading	Date	Reading	Multiplier	Dem. Reading
03/01	03/31	03/01	262	03/31	267		

Previous Balance **40.63**  
Payment **40.63CR**  
Balance Forward **0.00**

Customer Charge **39.16**  
Energy Charge 5 KWH @ 0.05017 **0.25**  
Fuel Adjustment 5 KWH @ 0.03500 **0.18**  
FL Gross Receipts Tax **1.01**

Total Current Charges **40.60**  
Total Due **40.60** Please Pay **40.60**

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Apr 2023	30	0
Mar 2023	29	0
Apr 2022	31	0

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



2 0 0 2 6 8 6 9

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

\*\*\* ATTENTION \*\*\*

The 2022 Capital Credits assigned amount for this account is \$40.55. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

**WITHLACOOCHIE RIVER ELECTRIC  
COOPERATIVE, INC.**

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

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Bill Date: **04/05/2023**

District: BP03

Use above space for address change ONLY.

**Received**  
**APR 10 2023**

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

Current Charges Due Date	<b>04/26/2023</b>
<b>TOTAL CHARGES DUE</b>	<b>40.60</b>
Total Charges Due After Due Date	<b>45.60</b>

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





**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

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

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

Bill Date **04/05/2023**  
Amount Due **44.36**  
Current Charges Due **04/26/2023**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

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

Comparative Usage Information

Period	Days	Average kWh Per Day
Apr 2023	30	2
Mar 2023	29	2
Apr 2022	31	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.



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\*\*\* ATTENTION \*\*\*

The 2022 Capital Credits assigned amount for this account is \$45.56. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/01	3039	03/31	3087				48

Previous Balance 44.74  
Payment 44.74CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 48 KWH @ 0.05017 2.41  
Fuel Adjustment 48 KWH @ 0.03500 1.68  
FL Gross Receipts Tax 1.11

Total Current Charges 44.36  
Total Due Please Pay 44.36

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Bill Date: 04/05/2023

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District: BP03

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

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

Current Charges Due Date	04/26/2023
<b>TOTAL CHARGES DUE</b>	<b>44.36</b>
Total Charges Due After Due Date	49.36

**WITHLACOOCHIE RIVER ELECTRIC  
COOPERATIVE, INC.**

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

Bill Date **04/05/2023**  
Amount Due **1,289.36**  
Current Charges Due **04/26/2023**

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
Apr 2023	30	402
Mar 2023	29	404
Apr 2022	31	384

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



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\*\*\* ATTENTION \*\*\*

The 2022 Capital Credits assigned amount for this account is \$1,598.89. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

ELECTRIC SERVICE

Date	From	Reading	Date	To	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/01		3067	03/31		15141		19.01	19	12074

Previous Balance **1,307.42**  
Payment **1,307.42CR**  
Balance Forward **0.00**

Customer Charge **39.16**  
Energy Charge 12,074 KWH @ 0.05017 **605.75**  
Fuel Adjustment 12,074 KWH @ 0.03500 **422.59**  
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 @ 0.03500 **5.25**  
Poles (QTY 6) **60.00**  
FL Gross Receipts Tax **27.61**

Total Current Charges **1,289.36**  
Total Due **1,289.36** Please Pay

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

**WITHLACOOCHIE RIVER ELECTRIC  
COOPERATIVE, INC.**

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Bill Date: **04/05/2023**

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District: BP03

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

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

Current Charges Due Date	<b>04/26/2023</b>
<b>TOTAL CHARGES DUE</b>	<b>1,289.36</b>
Total Charges Due After Due Date	<b>1,308.70</b>

**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 **04/05/2023**  
Amount Due **41.13**  
Current Charges Due **04/26/2023**

District Office Serving You  
Bayonet Point

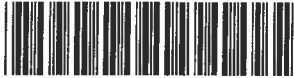
See Reverse Side For More Information

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

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Apr 2023	30	0
Mar 2023	29	0
Apr 2022	31	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.



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\*\*\* ATTENTION \*\*\*

The 2022 Capital Credits assigned amount for this account is \$40.98. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/01	03/31		333				11

Previous Balance 41.17  
Payment 41.17CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 11 KWH @ 0.05017 0.55  
Fuel Adjustment 11 KWH @ 0.03500 0.39  
FL Gross Receipts Tax 1.03

Total Current Charges 41.13  
Total Due Please Pay 41.13

**WITHLACOOCHEE RIVER ELECTRIC  
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Bill Date: 04/05/2023

District: BP03

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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	04/26/2023
<b>TOTAL CHARGES DUE</b>	<b>41.13</b>
Total Charges Due After Due Date	46.13

000214400600000411300000461304

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

Bill Date **04/05/2023**  
Amount Due **41.21**  
Current Charges Due **04/26/2023**

District Office Serving You  
Bayonet Point

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

See Reverse Side For More Information

**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/01	304	03/31	316				12

**Comparative Usage Information**

Average kWh

Period	Days	Per Day
Apr 2023	30	0
Mar 2023	29	0
Apr 2022	31	0

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



2 0 0 2 6 8 6 9

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

**\*\*\* ATTENTION \*\*\***

The 2022 Capital Credits assigned amount for this account is \$41.37. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

Previous Balance **41.26**  
Payment **41.26CR**  
Balance Forward **0.00**

Customer Charge **39.16**  
Energy Charge 12 KWH @ 0.05017 **0.60**  
Fuel Adjustment 12 KWH @ 0.03500 **0.42**  
FL Gross Receipts Tax **1.03**

Total Current Charges **41.21**  
Total Due **41.21** 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: **04/05/2023**

District: BP03

Use above space for address change ONLY.

**2144012** **BP03**  
CYPRESS PRESERVE CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008

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

Current Charges Due Date	<b>04/26/2023</b>
<b>TOTAL CHARGES DUE</b>	<b>41.21</b>
Total Charges Due After Due Date	<b>46.21</b>

000214401200000412100000462100

**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

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

Account Number **2226573** Cycle **03**  
Meter Number **342994919**  
Customer Number **20026869**  
Customer Name **CYPRESS PRESERVE CDD**

Bill Date **04/05/2023**  
Amount Due **47.33**  
Current Charges Due **04/26/2023**

District Office Serving You  
Bayonet Point

Service Address **18685 GRAND LIVE OAK BLVD**  
Service Description **ENTRY LIGHT**  
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/01	77	03/31	119				42

Comparative Usage Information

Period	Days	Average kWh Per Day
Apr 2023	30	1
Mar 2023	29	1
Dec 2022	0	0

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



2 0 0 2 6 8 6 9

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

Previous Balance **47.60**  
Payment **47.60CR**  
Balance Forward **0.00**

Customer Charge **39.16**  
Energy Charge 42 KWH @ 0.05017 **2.11**  
Fuel Adjustment 42 KWH @ 0.03500 **1.47**  
FL Gross Receipts Tax **1.10**  
State Tax **3.05**  
Pasco County Tax **0.44**

Total Current Charges **47.33**  
Total Due **47.33** 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: **04/05/2023**

District: BP03

Use above space for address change ONLY.

**2226573** 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	<b>04/26/2023</b>
<b>TOTAL CHARGES DUE</b>	<b>47.33</b>
Total Charges Due After Due Date	<b>52.33</b>

000222657300000473300000523301

**CHECK REQUEST FORM**  
**Cypress Preserve**

**Date:** 4/20/2023

**Invoice#:** 04132023-1

**Vendor#:** V00053

**Vendor Name:** Cypress Preserve

**Pay From:** Truist Acct# 9031

**Description:** Series 2017 - FY 23 Tax Dist. ID 03/01-03/31

**Code to:** 200.103200.1000

**Amount:** \$395.95

**Requested By:** 4/20/2023  
Teresa Farlow

# CYPRESS PRESERVE CDD

## DISTRICT CHECK REQUEST

**Today's Date** 4/13/2023  
**Check Amount** \$395.95  
**Payable To** Cypress Preserve CDD  
**Check Description** Series 2017 - FY 23 Tax Dist. ID 03.01/03.31  
**Special Instructions** Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	Date

# CYPRESS PRESERVE CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2023, Tax Year 2022

	Dollar Amounts	Fiscal Year 2023 Percentages	
Net O&M	\$ 509,006.26	33.44%	0.334400
Net DS 17	\$ 623,707.77	40.97%	0.409700
Net DS 19	\$ 389,512.50	25.59%	0.255900
Net Total	1,522,226.52	100.00%	100.00%

Date Received	Amount Received	33.44% Raw Numbers Operations Revenue	33.44% Rounded Operations Revenue	40.97% Raw Numbers 2017 Debt Service Revenue	40.97% Rounded 2017 Debt Service Revenue	25.59% Raw Numbers 2019 Debt Service Revenue	25.59% Rounded 2019 Debt Service Revenue	Proof	Date Transferred / Distribution ID	Notes / CDD check #
11/7/2022	4.76	1.59	1.59	1.95	1.95	1.22	1.22	-	467	
11/7/2022	1,976.43	660.92	660.92	809.74	809.74	505.77	505.77	(0.00)	466	Interest
11/15/2022	28,277.95	9,456.15	9,456.15	11,585.48	11,585.48	7,236.33	7,236.33	0.01	468	2406
11/21/2022	31,591.80	10,564.30	10,564.30	12,943.16	12,943.16	8,084.34	8,084.34	-	469	2406
11/25/2022	346,176.77	115,761.51	115,761.51	141,828.62	141,828.62	88,586.64	88,586.64	-	470	2406
12/2/2022	1,045,004.78	349,449.60	349,449.60	428,138.46	428,138.46	267,416.72	267,416.72	-	471	2406
12/9/2022	45,533.01	15,226.24	15,226.24	18,654.87	18,654.87	11,651.90	11,651.90	-	475	2406
12/20/2022	1,214.32	406.07	406.07	497.51	497.51	310.74	310.74	-	476	2406
1/12/2023	5,660.06	1,892.72	1,892.72	2,318.93	2,318.93	1,448.41	1,448.41	(0.00)	12-15/12-31	2409
1/11/2023	239.08	79.95	79.95	97.95	97.95	61.18	61.18	-	10.1-12.31	Interest
2/7/2023	7,118.24	2,380.34	2,380.34	2,916.34	2,916.34	1,821.56	1,821.56	-	1-1/1-31	
12/10/2022	4,498.00	1,504.13	1,504.13	1,842.83	1,842.83	1,151.04	1,151.04	-	Excess Fee FY2022	2447
4/13/2023a	32.35	10.82	10.82	13.25	13.25	8.28	8.28	-	01.01/03.31	Interest
4/13/2023	966.43	323.17	323.17	395.95	395.95	247.31	247.31	0.00	03.01/03.31	
		-	-	-	-	-	-	-		
<b>TOTAL</b>	<b>1,518,293.98</b>	<b>507,717.51</b>	<b>507,717.51</b>	<b>622,045.04</b>	<b>622,045.04</b>	<b>388,531.43</b>	<b>388,531.44</b>	<b>0.01</b>		
<b>Net Total on Roll</b>	1,522,226.52		509,006.26		623,707.77		389,512.50			
<b>Collection Surplus / (Deficit)</b>	(3,932.54)		(1,288.75)		(1,662.73)		(981.06)			



## Distribution Details

Funding Agency: CYPRESS PRESERVE (CYPPRS)

Date: 03/01/2023 - 03/31/2023

Components: current (tp, re, ca), installment (tp, re, ca), spas (re)

District/Agency	Fund	Roll Yr	Category	Type	Amount	Commission (ZZZ)
CYPRESS PRESERVE CDD (CYPPRS)		2022	Real Estate - Installment	Tax Due	\$986.16	\$19.73
CYPRESS PRESERVE (CYPPRS)				Total	\$986.16	\$19.73
				Wire Total	\$966.43	

## Distribution Details

Funding Agency: CYPRESS PRESERVE (CYPPRS)

Date: 01/01/2023 - 03/31/2023

Components: Bank Interest: current (tp, re, ca), installment (tp, re, ca), spas (re)

District/Agency	Fund	Category	Type	Amount
CYPRESS PRESERVE CDD (CYPPRS)		Bank Interest	Bank Interest	\$32.35
CYPRESS PRESERVE (CYPPRS)			Total	\$32.35
			Wire Total	\$32.35

**CHECK REQUEST FORM**  
**Cypress Preserve**

**Date:** 4/20/2023

**Invoice#:** 04132023-2

**Vendor#:** V00053

**Vendor Name:** Cypress Preserve

**Pay From:** Truist Acct# 9031

**Description:** Series 2019 - FY 23 Tax Dist. ID 03/01-03/31

**Code to:** 201.103200.1000

**Amount:** \$247.31

**Requested By:** 4/20/2023  
Teresa Farlow

# CYPRESS PRESERVE CDD

## DISTRICT CHECK REQUEST

**Today's Date** 4/13/2023  
**Check Amount** **\$247.31**  
**Payable To** Cypress Preserve CDD  
**Check Description** Series 2019 - FY 23 Tax Dist. ID 03.01/03.31  
**Special Instructions** Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

# CYPRESS PRESERVE CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2023, Tax Year 2022

	Dollar Amounts	Fiscal Year 2023 Percentages	
Net O&M	\$ 509,006.26	33.44%	0.334400
Net DS 17	\$ 623,707.77	40.97%	0.409700
Net DS 19	\$ 389,512.50	25.59%	0.255900
Net Total	1,522,226.52	100.00%	100.00%

Date Received	Amount Received	33.44% Raw Numbers Operations Revenue	33.44% Rounded Operations Revenue	40.97% Raw Numbers 2017 Debt Service Revenue	40.97% Rounded 2017 Debt Service Revenue	25.59% Raw Numbers 2019 Debt Service Revenue	25.59% Rounded 2019 Debt Service Revenue	Proof	Date Transferred / Distribution ID	Notes / CDD check #
11/7/2022	4.76	1.59	1.59	1.95	1.95	1.22	1.22	-	467	
11/7/2022	1,976.43	660.92	660.92	809.74	809.74	505.77	505.77	(0.00)	466	Interest
11/15/2022	28,277.95	9,456.15	9,456.15	11,585.48	11,585.48	7,236.33	7,236.33	0.01	468	2406
11/21/2022	31,591.80	10,564.30	10,564.30	12,943.16	12,943.16	8,084.34	8,084.34	-	469	2406
11/25/2022	346,176.77	115,761.51	115,761.51	141,828.62	141,828.62	88,586.64	88,586.64	-	470	2406
12/2/2022	1,045,004.78	349,449.60	349,449.60	428,138.46	428,138.46	267,416.72	267,416.72	-	471	2406
12/9/2022	45,533.01	15,226.24	15,226.24	18,654.87	18,654.87	11,651.90	11,651.90	-	475	2406
12/20/2022	1,214.32	406.07	406.07	497.51	497.51	310.74	310.74	-	476	2406
1/12/2023	5,660.06	1,892.72	1,892.72	2,318.93	2,318.93	1,448.41	1,448.41	(0.00)	12-15/12-31	2409
1/11/2023	239.08	79.95	79.95	97.95	97.95	61.18	61.18	-	10.1-12.31	Interest
2/7/2023	7,118.24	2,380.34	2,380.34	2,916.34	2,916.34	1,821.56	1,821.56	-	1-1/1-31	
12/10/2022	4,498.00	1,504.13	1,504.13	1,842.83	1,842.83	1,151.04	1,151.04	-	Excess Fee FY2022	2447
4/13/2023a	32.35	10.82	10.82	13.25	13.25	8.28	8.28	-	01.01/03.31	Interest
4/13/2023	966.43	323.17	323.17	395.95	395.95	247.31	247.31	0.00	03.01/03.31	
		-	-	-	-	-	-	-		
<b>TOTAL</b>	<b>1,518,293.98</b>	<b>507,717.51</b>	<b>507,717.51</b>	<b>622,045.04</b>	<b>622,045.04</b>	<b>388,531.43</b>	<b>388,531.44</b>	<b>0.01</b>		
<b>Net Total on Roll</b>	1,522,226.52		509,006.26		623,707.77		389,512.50			
<b>Collection Surplus / (Deficit)</b>	(3,932.54)		(1,288.75)		(1,662.73)		(981.06)			

## Distribution Details

Funding Agency: CYPRESS PRESERVE (CYPPRS)

Date: 03/01/2023 - 03/31/2023

Components: current (tp, re, ca), installment (tp, re, ca), spas (re)

District/Agency	Fund	Roll Yr	Category	Type	Amount	Commission (ZZZ)
CYPRESS PRESERVE CDD (CYPPRS)		2022	Real Estate - Installment	Tax Due	\$986.16	\$19.73
CYPRESS PRESERVE (CYPPRS)				<b>Total</b>	<b>\$986.16</b>	<b>\$19.73</b>
				<b>Wire Total</b>	<b>\$966.43</b>	

## Distribution Details

Funding Agency: CYPRESS PRESERVE (CYPPRS)

Date: 01/01/2023 - 03/31/2023

Components: Bank Interest: current (tp, re, ca), installment (tp, re, ca), spas (re)

District/Agency	Fund	Category	Type	Amount
CYPRESS PRESERVE CDD (CYPPRS)		Bank Interest	Bank Interest	\$32.35
CYPRESS PRESERVE (CYPPRS)			Total	\$32.35
			Wire Total	\$32.35



## 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: 0053328  
 Date: 04/25/2023  
 Terms: NET 0  
 Due Date: 04/25/2023

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

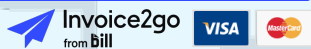
Description	Quantity	Rate	Amount
Trash Pickup Feb 1,15 March 1,15,29 April 12 26 2023	12	\$65.00	\$780.00

### Payment Instructions

Zelle @8133257684  
 Cashapp \$neptunejku

Subtotal	\$780.00
TAX 0%	\$0.00
Total	\$780.00
Paid	\$0.00

Pay Now



**Balance Due \$780.00**



Please detach and send with remittance to:

Neptune Multi services LLC  
11423 Crestlake Village Dr  
Riverview, FL, 33569

Remittance Advice for Invoice # 0053328 on 04/25/2023

Balance Due \$780.00

Paid \_\_\_\_\_

Received From: Cypress Preserve cdd Land o Lakes

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

  /  

Signature





Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
4/24/2023	12700

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			<b>Total</b>	\$32.95
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			<b>Payments/Credits</b>	\$0.00
			<b>Balance Due</b>	\$32.95

## Spearem Enterprises, LLC

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



## INVOICE

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

**INVOICE** 5696  
**DATE** 04/17/2023  
**TERMS** Net 15  
**DUE DATE** 05/02/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 3/24/-2023 thru 4/14/2023 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	50.00	50.00

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**

**\$845.00**



## INVOICE

INVOICE #	INVOICE DATE
TM 516010	4/17/2023
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:** May 17, 2023

**Invoice Amount:** \$599.99

Description	Current Amount
Dog park Top Choice	
Fert/Pest	\$599.99

**Invoice Total** **\$599.99**

Excellence  
IN COMMERCIAL LANDSCAPING

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



## INVOICE

INVOICE #	INVOICE DATE
TM 516011	4/17/2023
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:** May 17, 2023

**Invoice Amount:** \$1,257.12

Description	Current Amount
Field Top Choice	
Fert/Pest	\$1,257.12

**Invoice Total** **\$1,257.12**

*Excellence*

IN COMMERCIAL LANDSCAPING

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



## INVOICE

INVOICE #	INVOICE DATE
TM 516294	4/18/2023
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:** May 18, 2023

**Invoice Amount:** \$1,085.69

Description	Current Amount
Clubhouse/Playground Top Choice	
Fert/Pest	\$1,085.69

**Invoice Total** **\$1,085.69**

*Excellence*

IN COMMERCIAL LANDSCAPING

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

**Teresa Farlow**

---

**From:** Extra Space Storage <email@info.extraspace.com>  
**Sent:** Thursday, April 13, 2023 12:16 AM  
**To:** Teresa Farlow  
**Subject:** Thank you for your payment.

Inv# ESS 041323 ACH

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

Thank you for your payment | [View in browser](#)



**MY ACCOUNT CONTACT US**

## **PAYMENT SUCCESS!**

Hi Teresa,

Your payment has been processed. You can visit your My Account portal to see transaction details.

As always, thank you for choosing Extra Space Storage!

**View My Account**

## YOUR FACILITY

21338 Lake Patience Rd Land O  
Lakes, FL 34638

---

Phone:  
8136258459

## YOUR RECEIPT

Transaction Number: 149075953  
Payment Date: 04/13/2023  
Unit: 309

Payment Total: \$150

## LET'S GET SOCIAL



This email was sent to [teresa.farlow@inframark.com](mailto:teresa.farlow@inframark.com)

This email was sent by: Extra Space Storage, 2795 East Cottonwood Pkwy, #300, Salt Lake City, UT  
84121

You are receiving this mandatory informational email to notify you about your unit or account.

© 2023 Extra Space Storage LLC.



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 5715  
DATE 04/25/2023  
TERMS Net 15  
DUE DATE 05/10/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor Repaired fence/gate located at Nature Trail.	1	125.00	125.00

Thank You! We Appreciate Your Business.

BALANCE DUE

\$125.00

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 5723  
DATE 04/27/2023  
TERMS Net 15  
DUE DATE 05/12/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor Mens Restroom: Cleaned up Vandalized area on 4-26-2023.	1	125.00	125.00

Thank You! We Appreciate Your Business.

BALANCE DUE **\$125.00**

**CYPRESS PRESERVE CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
AMERICAN ECOSYSTEMS, INC.	20231501	\$2,390.00		WATER MANAGEMENT MAY 2023
CHARTER COMMUNICATIONS	0058017050123	\$157.98		INTERNET SERVICES 05/01/23-05/31/23
DON HARRISON ENTERPRISES	3013	\$250.00		ROUTINE MAINT. MAY 2023
INFRAMARK LLC	93716	\$4,748.27		DISTRICT INVOICE APRIL 2023
SOUTHERN AUTOMATED ACCESS SERV	12173	\$32.95		CELL USAGE - DECEMBER
SOUTHERN AUTOMATED ACCESS SERV	12295	\$32.95	\$65.90	CELL USAGE - JANUARY
SUNCOAST POOL SERVICE	9285	\$1,240.00		POOL MAY 2023
YELLOWSTONE LANDSCAPE	TM 526128	\$21,853.74		LANDSCAPE APRIL 2023
<b>Monthly Contract Subtotal</b>		<b>\$30,705.89</b>		
<b>Variable Contract</b>				
EUGENIA LYNCH	EL 050923	\$200.00		SUPERVISOR FEE 05/09/23
JESSICA STAFFORD ELLIS	JE 050923	\$200.00		SUPERVISOR FEE 05/09/23
JOHNSON ENGINEERING INC.	4	\$50.00		DISTRICT ENGINEER SERVICES THRU - 05/07/23
KATHLEEN CASEY SWANSON	KS 050923	\$200.00		SUPERVISOR FEE 05/09/23
STEPHANIE ELAINE BORETSKI	SB 050923	\$200.00		SUPERVISOR FEE 05/09/23
<b>Variable Contract Subtotal</b>		<b>\$850.00</b>		
<b>Utilities</b>				
PASCO COUNTY UTILITIES	18355353	\$73.50		WATER SERVICE 03/20/23-04/19/23
PASCO COUNTY UTILITIES	18355354	\$336.19		WATER SERVICE 03/20/23-04/19/23
PASCO COUNTY UTILITIES	18355509	\$165.00		WATER SERVICE 03/20/23-04/19/23
PASCO COUNTY UTILITIES	18356709	\$80.25		WATER SERVICE 03/20/23-04/19/23
PASCO COUNTY UTILITIES	18356711	\$22.50	\$677.44	WATER SERVICE 03/20/23-04/19/23
WITHLACOOCHIEE RIVER ELECTRIC	4006 050423 ACH	\$46.13		ELECTRICITY SERVICES 03/31/23-05/01/23
WITHLACOOCHIEE RIVER ELECTRIC	4012 050423 ACH	\$46.21		ELECTRICITY SERVICES 03/31/23-05/01/23
WITHLACOOCHIEE RIVER ELECTRIC	4854 050423 ACH	\$1,340.24		ELECTRICITY SERVICES 03/31/23-05/01/23
WITHLACOOCHIEE RIVER ELECTRIC	6573 050423 ACH	\$52.23		ELECTRICITY SERVICES 03/31/23-05/01/23
WITHLACOOCHIEE RIVER ELECTRIC	9647 050423 ACH	\$45.60		ELECTRICITY SERVICES 03/31/23-05/01/23
WITHLACOOCHIEE RIVER ELECTRIC	9650 050423 ACH	\$49.28	\$1,579.69	ELECTRICITY SERVICES 03/31/23-05/01/23
<b>Utilities Subtotal</b>		<b>\$2,257.13</b>		
<b>Regular Services</b>				
CYPRESS PRESERVE CDD	05102023-1	\$485.15		SERIES 2019 FY23 TAX DIST ID 04/01-04/30
CYPRESS PRESERVE CDD	05102023-2	\$776.73	\$1,261.88	SERIES 2017 FY23 TAX DIST ID 04/01-04/30

**CYPRESS PRESERVE CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
FLORIDA NATIVES NURSERY INC.	19110	\$800.00		QUARTERLY MITIGATION MAINT.
PASCO COUNTY PROPERTY	PCPA 050223	\$150.00		ANNUAL FEES DUE TRIM NOTICE
SPEAREM ENTERPRISES	5741	\$845.00		LABOR - 04/21/23-05/12/23
SPEAREM ENTERPRISES	5764	\$450.94	\$1,295.94	STREET SIGNS
STRALEY ROBIN VERICKER	23112	\$178.70		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 04/15/23
TIMES PUBLISHING COM	163473 043023	\$163.00		CHANGE IN MEETING DATE/LOCATION
<b>Regular Services Subtotal</b>		<b>\$3,849.52</b>		
<b>Additional Services</b>				
FLORIDA BEE REMOVAL	10334	\$350.00		BEE / HONEYCOMB REMOVAL
<b>Additional Services Subtotal</b>		<b>\$350.00</b>		
<b>TOTAL</b>		<b>\$38,012.54</b>		

Approved (with any necessary revisions noted):

Signature: \_\_\_\_\_

Title (Check one):

☐ Chariman   ☐ Vice Chariman   ☐ Assistant Secretary

## AMERICAN ECOSYSTEMS, INC

P.O. BOX 40517  
ST. PETERSBURG, 33743

**Invoice**

DATE	INVOICE #
5/1/2023	20231501

Phone #	E-mail
727-545-4404	officemanager@american-ecosystems.com

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	1	2,390.00	2,390.00
Thank you for your business!			<b>Total</b> \$2,390.00

May 1, 2023  
Invoice Number: 0058017050123  
Account Number: 8338 13 062 0058017  
Security Code: 1256  
Service At: 18728 MOSSY TIMBER BLVD  
CBHS  
LAND O LAKES FL 34638

Received

MAY 08 2023

NEWS AND INFORMATION

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at 1-866-519-1263

**Summary**

*Service from 05/01/23 through 05/31/23  
details on following pages*

Previous Balance	157.98
Payments Received -Thank You!	-157.98
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	157.98
Current Charges	\$157.98
<b>Total Due by 05/18/23</b>	<b>\$157.98</b>



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

May 1, 2023

**Cypress Preserve CDD**

Invoice Number: 0058017050123  
Account Number: 8338 13 062 0058017  
Service At: 18728 MOSSY TIMBER BLVD  
CBHS  
LAND O LAKES FL 34638

<b>Total Due by 05/18/23</b>	<b>\$157.98</b>
Amount you are enclosing	\$

**Please Remit Payment To:**

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186



Invoice Number: 0058017050123  
 Account Number: 8338 13 062 0058017  
 Security Code: 1256

**Contact Us**  
 Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
 Or, call us at 1-866-519-1263

8338 1300 NO RP 01 05022023 NNNNNYNN 01 000107 0001

### Charge Details

Previous Balance		157.98
Check Payment	04/19	-157.98
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 05/01/23 will appear on your next bill.

Service from 05/01/23 through 05/31/23

### Spectrum Business™ Internet

Spectrum Business	199.99
Internet Ultra	
Bundle Discount	-50.00
Spectrum WiFi	0.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Business WiFi	7.99
	<b>\$167.98</b>

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

Current Charges **\$157.98**

Total Due by 05/18/23 **\$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](https://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.

Local Spectrum Store: 3302 Redeemer Way, New Port Richey FL 34655 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Visit [Spectrum.com/stores](https://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](https://Spectrum.net/support)

### Simplify your life with Auto Pay!

Spend less time paying your bill  
and more time doing what you love.

It's Easy - No more checks, stamps or trips to the post office  
 It's Secure - Powerful technology keeps your information safe  
 It's Flexible - Use your checking, savings, debit or credit card  
 It's **FREE** - And helps save time, postage and the environment

Set up easy, automatic bill payments with **Auto Pay!**

Visit: [spectrumbusiness.net/payment](https://spectrumbusiness.net/payment)

(My Account login required)



**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](https://spectrum.com/policies).

**Notice** - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

### Authorization to Convert your Check to an Electronic Funds

**Transfer Debit** - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

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

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

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

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

### Payment Options

**Pay Online** - Visit us at [SpectrumBusiness.net/payment](https://SpectrumBusiness.net/payment) to get started today! Your account number and security code are needed to register.

**Pay by Phone** - Make a payment free of charge using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

For questions or concerns, please call **1-866-519-1263**.



[illegible]





2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

#93716

**DATE**

4/28/2023

**CUSTOMER ID**

C2297

**NET TERMS**

Net 30

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

5/28/2023

**BILL TO**

Cypress Preserve CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

Services provided for the Month of: April 2023

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
District Management	1	Ea	3,541.67		3,541.67
Accounting Services	1	Ea	375.00		375.00
Website Maintenance / Admin	1	Ea	125.00		125.00
B/W Copies	8	Ea	0.15		1.20
Postage	9	Ea	0.60		5.40
Dissemination Services	1	Ea	700.00		700.00
<b>Subtotal</b>					<b>4,748.27</b>

<b>Subtotal</b>	\$4,748.27
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<b>Tax</b>	\$0.00
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<b>Total Due</b>	\$4,748.27
------------------	------------

**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.*



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
12/22/2022	12173

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			<b>Total</b>	\$32.95
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			<b>Payments/Credits</b>	\$0.00
			<b>Balance Due</b>	\$32.95



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
1/23/2023	12295

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			<b>Total</b>	\$32.95
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			<b>Payments/Credits</b>	\$0.00
			<b>Balance Due</b>	\$32.95

Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

Invoice

Date	Invoice #
5/1/2023	9285

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

P.O. No.	Terms	Project
May 2023	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.	1,240.00	1,240.00

Thank you for your business.

Phone #
(727) 271-1395

<b>Total</b>	\$1,240.00
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## INVOICE

INVOICE #	INVOICE DATE
TM 526128	4/30/2023
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:** May 30, 2023

**Invoice Amount:** \$21,853.74

Description	Current Amount
Monthly Landscape Maintenance April 2023	\$21,853.74

**Invoice Total** **\$21,853.74**

*Excellence*

IN COMMERCIAL LANDSCAPING

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

Cypress Preserve CDD

MEETING DATE: May 09 2023

DMS Staff Signature \_\_\_\_\_

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Penny Clark	<input checked="" type="checkbox"/>	Salary Waived	\$0.00
Jessica Ellis	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
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 050923

**Cypress Preserve CDD**

MEETING DATE: May 09 2023

DMS Staff Signature \_\_\_\_\_

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Penny Clark	<input checked="" type="checkbox"/>	Salary Waived	\$0.00
Jessica Ellis	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
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



JE 050923

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046

Project Manager Philip Chang

Jayna Cooper

Cypress Preserve CDD

c/o Inframark Infrastructure Management Services

2654 Cypress Ridge Blvd. Ste 101

Wesley Chapel, FL 33544

# Invoice

May 22, 2023

Project No: 20225171-000

Invoice No: 4

FEID #59-1173834

Project 20225171-000 Cypress Preserve CDD Professional Engineering Services

**Professional Services through May 7, 2023**

Phase 1. General Engineering Services

**Professional Personnel**

		Hours	Rate	Amount	
Professional 6					
Chang, Philip	4/27/2023	.25	200.00	50.00	
Follow up with County regarding maintenance release;					
Totals		.25		50.00	
<b>Total Labor</b>					<b>50.00</b>
<b>Total this Phase</b>					<b>\$50.00</b>
<b>Total this Invoice</b>					<b>\$50.00</b>



Cypress Preserve CDD

MEETING DATE: May 09 2023

DMS Staff Signature \_\_\_\_\_

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Penny Clark	<input checked="" type="checkbox"/>	Salary Waived	\$0.00
Jessica Ellis	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
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



KS 050923

**Cypress Preserve CDD**

**MEETING DATE: May 09 2023**

**DMS Staff Signature \_\_\_\_\_**

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



SB 050923



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

Received

MAY 05 2023



121 1 1  
22-70345

CYPRESS PRESERVE AMENITY CENTER

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

Bill Number: 18355353

Billing Date: 5/3/2023

Billing Period: 3/20/2023 to 4/19/2023

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12441247	3/20/2023	9619	4/19/2023	9717	30	98

Usage History  
Water

April 2023	98
March 2023	164
February 2023	95
January 2023	61
December 2022	182
November 2022	147
October 2022	155
September 2022	177
August 2022	261
July 2022	226
June 2022	221
May 2022	232

Transactions

Previous Bill	201.38
Payment 04/26/23	-201.38 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	98 Thousand Gals X \$0.75 73.50
<b>Total Current Transactions</b>	73.50
<b>TOTAL BALANCE DUE</b>	<b>\$73.50</b>

Annual Water Quality Report: The 2022 Consumer Confidence Report is currently available online at [bit.ly/PascoRegionalCCR](http://bit.ly/PascoRegionalCCR). To request a paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

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

Account #	0986160
Customer #	01366618
Balance Forward	0.00
Current Transactions	73.50

<b>Total Balance Due</b>	<b>\$73.50</b>
<b>Due Date</b>	<b>5/22/2023</b>

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

013666187098616041835535390000073507<sup>87</sup>



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

Received

MAY 05 2023



122 1 1  
22-70345

CYPRESS PRESERVE AMENITY CENTER

Service Address: **18728 MOSSY TIMBER BOULEVARD**

Bill Number: 18355354

Billing Date: 5/3/2023

Billing Period: 3/20/2023 to 4/19/2023

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

Account #	Customer #
0986155	01366618
Please use the 15-digit number below when making a payment through your bank	
098615501366618	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	14328617	3/20/2023	1261	4/19/2023	1285	30	24

Usage History

Water	
April 2023	24
March 2023	31
February 2023	10
January 2023	4
December 2022	23
November 2022	14
October 2022	13
September 2022	5
August 2022	19
July 2022	15
June 2022	18
May 2022	36

Transactions

Previous Bill	641.63
Payment 04/26/23	-641.63 CR
<b>Past Due</b>	<b>0.00</b>
Current Transactions	
Water	
Water Base Charge	38.63
Water Tier 1	24.0 Thousand Gals X \$2.04 48.96
Sewer	
Sewer Base Charge	93.08
Sewer Charges	24.0 Thousand Gals X \$6.48 155.52
<b>Total Current Transactions</b>	<b>336.19</b>
<b>TOTAL BALANCE DUE</b>	<b>\$336.19</b>

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

Annual Water Quality Report: The 2022 Consumer Confidence Report is currently available online at [bit.ly/PascoRegionalCCR](http://bit.ly/PascoRegionalCCR). To request a paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

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

Account #	0986155
Customer #	01366618
Past Due	0.00
Current Transactions	336.19

<b>Total Balance Due</b>	<b>\$336.19</b>
<b>Due Date</b>	<b>5/22/2023</b>

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

013666187098615501835535460000336194<sup>88</sup>



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

Received

MAY 05 2023



123 1 1

22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 18355509

Billing Date: 5/3/2023

Billing Period: 3/20/2023 to 4/19/2023

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18035595	3/20/2023	20788	4/19/2023	21008	30	220

Usage History  
Water

April 2023	220
March 2023	235
February 2023	220
January 2023	233
December 2022	240
November 2022	227
October 2022	209
September 2022	286
August 2022	297
July 2022	310
June 2022	304
May 2022	295

Transactions

Previous Bill	176.25
Payment 04/26/23	-176.25 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	220 Thousand Gals X \$0.75 165.00
<b>Total Current Transactions</b>	165.00
<b>TOTAL BALANCE DUE</b>	<b>\$165.00</b>

Annual Water Quality Report: The 2022 Consumer Confidence Report is currently available online at [bit.ly/PascoRegionalCCR](http://bit.ly/PascoRegionalCCR). To request a paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

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

Account # 0993870  
Customer # 01372506

Balance Forward 0.00  
Current Transactions 165.00

**Total Balance Due \$165.00**  
**Due Date 5/22/2023**

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

013725066099387021835550940000165006



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

Received

MAY 05 2023



124 1 1  
22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 18356709

Billing Date: 5/3/2023

Billing Period: 3/20/2023 to 4/19/2023

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161997	3/20/2023	11463	4/19/2023	11570	30	107

Usage History  
Water

April 2023	107
March 2023	238
February 2023	346
January 2023	382
December 2022	299
November 2022	246
October 2022	249
September 2022	289
August 2022	327
July 2022	381
June 2022	399
May 2022	615

Transactions

Previous Bill	178.50
Payment 04/26/23	-178.50 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	107 Thousand Gals X \$0.75 80.25
<b>Total Current Transactions</b>	80.25
<b>TOTAL BALANCE DUE</b>	<b>\$80.25</b>

Annual Water Quality Report: The 2022 Consumer Confidence Report is currently available online at [bit.ly/PascoRegionalCCR](http://bit.ly/PascoRegionalCCR). To request a paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasyway.pascocountyfl.net](http://pascoeasyway.pascocountyfl.net)

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

Account #	1096165
Customer #	01413628
Balance Forward	0.00
Current Transactions	80.25

**Total Balance Due \$80.25**  
**Due Date 5/22/2023**

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

014136283109616581835670990000080251





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

Received

MAY 05 2023



125 1 1

22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 18356711

Billing Date: 5/3/2023

Billing Period: 3/20/2023 to 4/19/2023

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161995	3/20/2023	8639	4/19/2023	8669	30	30

Usage History

Water

April 2023	30
March 2023	149
February 2023	247
January 2023	274
December 2022	207
November 2022	177
October 2022	175
September 2022	229
August 2022	211
July 2022	240
June 2022	241
May 2022	303

Transactions

Previous Bill	111.75
Payment 04/26/23	-111.75 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	30 Thousand Gals X \$0.75
	22.50
<b>Total Current Transactions</b>	22.50
<b>TOTAL BALANCE DUE</b>	<b>\$22.50</b>

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Please return this portion with payment

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Account # 1096180  
Customer # 01413628

Balance Forward 0.00  
Current Transactions 22.50

**Total Balance Due \$22.50**  
**Due Date 5/22/2023**

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

014136283109618011835671160000022509

**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 **05/04/2023**  
Amount Due **46.13**  
Current Charges Due **05/25/2023**

District Office Serving You  
Bayonet Point

**Received**

See Reverse Side For More Information

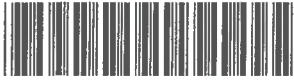
Service Address **18138 GRAND LIVE OAK BLVD**  
Service Description **IRRIGATION**  
Service Classification **General Service Non-Demand**

ELECTRIC SERVICE						
From	To					
Date	Reading	Date	Reading	Multiplier	Dem. Reading	kWh Used
03/31	344	05/01	355			11

**Comparative Usage Information**  
Average kWh

Period	Days	Per Day
May 2023	31	0
Apr 2023	30	0
May 2022	31	0

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



2 0 0 2 6 8 6 9

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

Previous Balance **41.13**  
Payment **41.13CR**  
Balance Forward **0.00**

Late Charge **5.00**  
Customer Charge **39.16**  
Energy Charge 11 KWH @ 0.05017 **0.55**  
Fuel Adjustment 11 KWH @ 0.03500 **0.39**  
FL Gross Receipts Tax **1.03**

Total Current Charges **46.13**  
Total Due **46.13** E.F.T.

*ACH*

**DO NOT PAY**

Total amount will be electronically transferred on or after 05/19/2023.

**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

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

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**Bill Date: 05/04/2023**

Use above space for address change ONLY.

District: BP03

**2144006** **BP03**  
CYPRESS PRESERVE CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008

Electronic Funds Transfer on or after **05/19/2023**  
**TOTAL CHARGES DUE 46.13**  
**DO NOT PAY**

000214400600000461300000461309



**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

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

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

Bill Date **05/04/2023**  
Amount Due **46.21**  
Current Charges Due **05/25/2023**

District Office Serving You  
Bayonet Point

**Received**

See Reverse Side For More Information

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

**Comparative Usage Information**

Period	Days	Average kWh Per Day
May 2023	31	0
Apr 2023	30	0
May 2022	31	0

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



2 0 0 2 6 8 6 9

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

From		To		ELECTRIC SERVICE					
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used		
03/31	316	05/01	328				12		

Previous Balance **41.21**  
Payment **41.21CR**  
Balance Forward **0.00**

Late Charge **5.00**  
Customer Charge **39.16**  
Energy Charge 12 KWH @ 0.05017 **0.60**  
Fuel Adjustment 12 KWH @ 0.03500 **0.42**  
FL Gross Receipts Tax **1.03**

Total Current Charges **46.21**  
Total Due **46.21** E.F.T.

*ACH*

**DO NOT PAY**

Total amount will be electronically transferred on or after 05/19/2023.

**WITHLACOOCHEE RIVER ELECTRIC  
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**Bill Date: 05/04/2023**

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District: BP03

**2144012** **BP03**  
CYPRESS PRESERVE CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008

Electronic Funds Transfer on or after **05/19/2023**  
**TOTAL CHARGES DUE 46.21**  
**DO NOT PAY**

93  
000214401200000462100000462105

**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 **05/04/2023**  
Amount Due **1,340.24**  
Current Charges Due **05/25/2023**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

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

**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/31	15141	05/01	27576		18.99	19	12435

Previous Balance **1,289.36**  
Payment **1,289.36CR**  
Balance Forward **0.00**

Late Charge **19.34**  
Customer Charge **39.16**  
Energy Charge 12,435 KWH @ 0.05017 **623.86**  
Fuel Adjustment 12,435 KWH @ 0.03500 **435.23**  
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 @ 0.03500 **5.25**  
Poles (QTY 6) **60.00**  
FL Gross Receipts Tax **28.40**

Total Current Charges **1,340.24**  
Total Due **1,340.24** E.F.T.

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

*ACTH*

**DO NOT PAY**

Total amount will be electronically transferred on or after 05/19/2023.

**Comparative Usage Information**

Period	Days	Average kWh Per Day
May 2023	31	401
Apr 2023	30	402
May 2022	31	379

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



2 0 0 2 6 8 6 9

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account on-line through Smarthub at  
[www.wrec.net](http://www.wrec.net). If you would like to make a  
payment using your credit card, please call  
844-209-7166. This number is WREC's  
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See Reverse Side For Mailing Instructions

**Bill Date: 05/04/2023**

Use above space for address change ONLY.

District: BP03

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

Electronic Funds Transfer on or after **05/19/2023**  
**TOTAL CHARGES DUE 1,340.24**  
**DO NOT PAY**

**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

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

Account Number **2226573** Cycle **03**  
Meter Number **342994919**  
Customer Number **20026869**  
Customer Name **CYPRESS PRESERVE CDD**

Bill Date **05/04/2023**  
Amount Due **52.23**  
Current Charges Due **05/25/2023**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address **18685 GRAND LIVE OAK BLVD**  
Service Description **ENTRY LIGHT**  
Service Classification **General Service Non-Demand**

**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/31	119	05/01	160				41

Previous Balance **47.33**  
Payment **47.33CR**  
Balance Forward **0.00**

Late Charge **5.00**  
Customer Charge **39.16**  
Energy Charge 41 KWH @ 0.05017 **2.06**  
Fuel Adjustment 41 KWH @ 0.03500 **1.44**  
FL Gross Receipts Tax **1.09**  
State Tax **3.04**  
Pasco County Tax **0.44**

Total Current Charges **52.23**  
Total Due **52.23** E.F.T.

**Comparative Usage Information**

Period	Days	Average kWh Per Day
May 2023	31	1
Apr 2023	30	1
Dec 2022	0	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.



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ACH

**DO NOT PAY**

Total amount will be electronically transferred on or after 05/19/2023.

**WITHLACOOCHEE RIVER ELECTRIC  
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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: **05/04/2023**

Use above space for address change ONLY.

District: BP03

**2226573** **BP03**  
CYPRESS PRESERVE CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008

Electronic Funds Transfer on or after **05/19/2023**  
**TOTAL CHARGES DUE 52.23**  
**DO NOT PAY**

**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 **05/04/2023**  
Amount Due **45.60**  
Current Charges Due **05/25/2023**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

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

**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/31	267	05/01	272				5

Previous Balance **40.60**  
Payment **40.60CR**  
Balance Forward **0.00**

Late Charge **5.00**  
Customer Charge **39.16**  
Energy Charge 5 KWH @ 0.05017 **0.25**  
Fuel Adjustment 5 KWH @ 0.03500 **0.18**  
FL Gross Receipts Tax **1.01**

Total Current Charges **45.60**  
Total Due **45.60** E.F.T.

**Comparative Usage Information**

Period	Days	Average kWh Per Day
May 2023	31	0
Apr 2023	30	0
May 2022	31	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.



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

AC H

**DO NOT PAY**  
Total amount will be electronically transferred on or after 05/19/2023.

**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: 05/04/2023**

Use above space for address change ONLY.

District: BP03

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



Electronic Funds Transfer on or after **05/19/2023**  
**TOTAL CHARGES DUE 45.60**  
**DO NOT PAY**

**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

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

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

Bill Date **05/04/2023**  
Amount Due **49.28**  
Current Charges Due **05/25/2023**

District Office Serving You  
Bayonet Point

**Received**

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	Multiplier	Dem. Reading	KW Demand	kWh Used		
03/31	05/01		3087				47		

**MAY 08 2023**

Comparative Usage Information

Period	Days	Average kWh Per Day
May 2023	31	2
Apr 2023	30	2
May 2022	31	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

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Previous Balance **44.36**  
Payment **44.36CR**  
Balance Forward **0.00**

Late Charge **5.00**  
Customer Charge **39.16**  
Energy Charge 47 KWH @ 0.05017 **2.36**  
Fuel Adjustment 47 KWH @ 0.03500 **1.65**  
FL Gross Receipts Tax **1.11**

Total Current Charges **49.28**  
Total Due **49.28** E.F.T.

*AC H*

**DO NOT PAY**

Total amount will be electronically transferred on or after 05/19/2023.

**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: 05/04/2023**

Use above space for address change ONLY.

District: BP03

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

Electronic Funds Transfer on or after **05/19/2023**  
**TOTAL CHARGES DUE 49.28**  
**DO NOT PAY**

97  
000203965000000492800000492807

**CHECK REQUEST FORM**  
**Cypress Preserve**

**Date:** 5/17/2023

**Invoice#:** 05102023-1

**Vendor#:** V00053

**Vendor Name:** Cypress Preserve

**Pay From:** Truist Acct# 9031

**Description:** Series 2019 - FY 23 Tax Dist. ID 04/01-04/30

**Code to:** 201.103200.1000

**Amount:** \$485.15

**Requested By:** Teresa Farlow 5/17/2023

---

# CYPRESS PRESERVE CDD

## DISTRICT CHECK REQUEST

**Today's Date** 5/10/2023  
**Check Amount** \$485.15  
**Payable To** Cypress Preserve CDD  
**Check Description** Series 2019 - FY 23 Tax Dist. ID 04.01/04.30  
**Special Instructions** Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	<u>                    </u> Date <u>                    </u>

# CYPRESS PRESERVE CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2023, Tax Year 2022

	Dollar Amounts	Fiscal Year 2023 Percentages	
Net O&M	\$ 509,006.26	33.44%	0.334400
Net DS 17	\$ 623,707.77	40.97%	0.409700
Net DS 19	\$ 389,512.50	25.59%	0.255900
Net Total	1,522,226.52	100.00%	100.00%

Date Received	Amount Received	33.44%	33.44%	40.97%	40.97%	25.59%	25.59%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2017 Debt Service Revenue	Rounded 2017 Debt Service Revenue	Raw Numbers 2019 Debt Service Revenue	Rounded 2019 Debt Service Revenue			
11/7/2022	4.76	1.59	1.59	1.95	1.95	1.22	1.22	-	467	
11/7/2022	1,976.43	660.92	660.92	809.74	809.74	505.77	505.77	(0.00)	466	Interest
11/15/2022	28,277.95	9,456.15	9,456.15	11,585.48	11,585.48	7,236.33	7,236.33	0.01	468	2406
11/21/2022	31,591.80	10,564.30	10,564.30	12,943.16	12,943.16	8,084.34	8,084.34	-	469	2406
11/25/2022	346,176.77	115,761.51	115,761.51	141,828.62	141,828.62	88,586.64	88,586.64	-	470	2406
12/2/2022	1,045,004.78	349,449.60	349,449.60	428,138.46	428,138.46	267,416.72	267,416.72	-	471	2406
12/9/2022	45,533.01	15,226.24	15,226.24	18,654.87	18,654.87	11,651.90	11,651.90	-	475	2406
12/20/2022	1,214.32	406.07	406.07	497.51	497.51	310.74	310.74	-	476	2406
1/12/2023	5,660.06	1,892.72	1,892.72	2,318.93	2,318.93	1,448.41	1,448.41	(0.00)	12-15/12-31	2409
1/11/2023	239.08	79.95	79.95	97.95	97.95	61.18	61.18	-	10.1-12.31	Interest
2/7/2023	7,118.24	2,380.34	2,380.34	2,916.34	2,916.34	1,821.56	1,821.56	-	1-1/1-31	
12/10/2022	4,498.00	1,504.13	1,504.13	1,842.83	1,842.83	1,151.04	1,151.04	-	Excess Fee FY2022	2447
4/13/2023a	32.35	10.82	10.82	13.25	13.25	8.28	8.28	-	01.01/03.31	Interest
4/13/2023	966.43	323.17	323.17	395.95	395.95	247.31	247.31	0.00	03.01/03.31	2453
5/10/2023	1,895.85	633.97	633.97	776.73	776.73	485.15	485.15	-	04.01/04.30	
<b>TOTAL</b>	<b>1,520,189.83</b>	<b>508,351.48</b>	<b>508,351.48</b>	<b>622,821.77</b>	<b>622,821.77</b>	<b>389,016.58</b>	<b>389,016.59</b>	<b>0.01</b>		
<b>Net Total on Roll</b>	1,522,226.52		509,006.26		623,707.77		389,512.50			
<b>Collection Surplus / (Deficit)</b>	(2,036.69)		(654.78)		(886.00)		(495.91)			



## Distribution Details

Funding Agency: CYPRESS PRESERVE (CYPPRS)

Date: 04/01/2023 - 04/30/2023

Components: current (tp, re, ca), installment (tp, re, ca), spas (re)

District/Agency	Fund	Roll Yr	Category	Type	Amount	Commission (ZZZ)
CYPRESS PRESERVE CDD (CYPPRS)		2022	Real Estate - Current	Delinquency Interest	\$56.35	\$1.13
		2022	Real Estate - Current	Tax Due	\$1,878.19	\$37.56
CYPRESS PRESERVE (CYPPRS)			Total	\$1,934.54	\$38.69	
			Wire Total	\$1,895.85		

**CHECK REQUEST FORM**  
**Cypress Preserve**

**Date:** 5/17/2023

**Invoice#:** 05102023-2

**Vendor#:** V00053

**Vendor Name:** Cypress Preserve

**Pay From:** Truist Acct# 9031

**Description:** Series 2017 - FY 23 Tax Dist. ID 04/01-04/30

**Code to:** 200.103200.1000

**Amount:** \$776.73

**Requested By:** Teresa Farlow 5/17/2023

---

# CYPRESS PRESERVE CDD

## DISTRICT CHECK REQUEST

**Today's Date** 5/10/2023  
**Check Amount** \$776.73  
**Payable To** Cypress Preserve CDD  
**Check Description** Series 2017 - FY 23 Tax Dist. ID 04.01/04.30  
**Special Instructions** Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

*Eric*

\_\_\_\_\_  
Authorization

DM	_____		
Fund	<u>001</u>	_____	
G/L	<u>20702</u>	_____	
Object Code	_____		
Chk	#	_____	Date _____

# CYPRESS PRESERVE CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2023, Tax Year 2022

	Dollar Amounts	Fiscal Year 2023 Percentages	
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CYPRESS PRESERVE (CYPPRS)			Total	\$1,934.54	\$38.69	
			Wire Total	\$1,895.85		

**Florida Natives Nursery, Inc.**

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

**Invoice**

Date	Invoice #
5/26/2023	19110

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

Ship To

Terms	Due Date	Project
Net 30	6/25/2023	

Date	Description	Qty	Rate	Amount
	Quarterly Mitigation Maintenance: Creation & Enhancement Mitigation maintenance includes manual, mechanical, and herbicide maintenance controls of nuisance/invasive vegetation.	0	2,900.00	0.00
	Quarterly Mitigation Maintenance: Area F Mitigation maintenance includes manual, mechanical, and herbicide maintenance controls of nuisance/invasive vegetation. November	1	800.00	800.00
	Sales Tax		7.00%	0.00

Thank you for your business.	<b>Total</b>	\$800.00
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.	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$800.00



# Mike Wells Property Appraiser

Proudly Serving Pasco County, Florida

PCPA 050223

Ms. Alexandra Wolfe and Eric Davidson  
Meritus Districts

May 2, 2023

Dear Ms. Wolfe and Mr. Davidson:

Listed below is the Non-Ad Valorem Calendar for Cypress Preserve, Longleaf, Northwood, Suncoast, Watergrass, Hilltop Point, Two Rivers North, Two Rivers West, and Cobblestone Community Development Districts.

## Non-Ad Valorem Calendar

- Annual Fees Due (\$150 each district) \* June 1, 2023
- Preliminary Certification and Certificate deadline date July 21, 2023
- Final Certification and Certificate deadline date September 22, 2023

**Please note:** All CDD payments must be postmarked by **June 1<sup>st</sup>** in order to have the CDD information included on the TRIM Notice. Payments postmarked after June 1<sup>st</sup> will be returned and the CDD will **NOT** be included on the notice. Please send all payments to PO Box 401, Dade City, FL 33526-0401.

**\*Note:** This notification will serve as your invoice for payment.

Enclosed for your use is the "Certificate to Non-Ad Valorem Assessment Roll" DR-408A form. All future correspondence will be sent via email rather than USPS mail.

If you have any questions, please contact Gayle Pavek at extension 4493 or you may reach her at [gpavek@pascopa.com](mailto:gpavek@pascopa.com).

Respectfully,

Mike Wells  
Pasco County Property Appraiser  
352-521-4437  
[mwells@pascopa.com](mailto:mwells@pascopa.com)  
MW/gp

PLEASE MAIL ALL CORRESPONDENCE TO: PASCO COUNTY PROPERTY APPRAISER - PO BOX 401, DADE CITY, FLORIDA 33526-0401

WEST PASCO GOVERNMENT CENTER  
NEW PORT RICHEY  
TELEPHONE: 727-847-8151  
FAX: 727-847-8013

EAST PASCO GOVERNMENT CENTER  
14236 6TH STREET, SUITE 101  
DADE CITY, FL 33523-3408  
TELEPHONE: 352-521-4433  
FAX: 352-521-4411

CENTRAL PASCO PROFESSIONAL CENTER  
LAND O' LAKES  
TELEPHONE: 813-929-2787  
FAX: 813-929-2784

## Spearem Enterprises, LLC

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



## INVOICE

<b>BILL TO</b>	<b>INVOICE</b>	<b>5741</b>
Cypress Preserve	<b>DATE</b>	<b>05/16/2023</b>
Meritus	<b>TERMS</b>	<b>Net 15</b>
2005 Pan Am Circle Ste 300	<b>DUE DATE</b>	<b>05/31/2023</b>
Tampa, FL 33607		

ACTIVITY	QTY	RATE	AMOUNT
Labor 4/21/2023-5/12/2023 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	50.00	50.00

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**

**\$845.00**



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 5764  
DATE 05/18/2023  
TERMS Net 15  
DUE DATE 06/02/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor	1	450.94	450.94
Order and Installation of the following:			
Cross Timber Terrace Street Sign, DOT pole, hardware			
Hunters Meadow Walk Street sign, hardware			
Galvanized U Channel Posts			

Thank You! We Appreciate Your Business.

BALANCE DUE

\$450.94

# 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

May 11, 2023

Client: 001490

Matter: 000001

Invoice #: 23112

Page: 1

RE: General

For Professional Services Rendered Through April 15, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
3/20/2023	LB	PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING FOR FY 2023-2024.	0.8	\$128.00
4/3/2023	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED MARCH 31, 2023.	0.3	\$48.00
Total Professional Services			1.1	\$176.00

## DISBURSEMENTS

Date	Description of Disbursements	Amount
4/15/2023	Photocopies	\$2.70
Total Disbursements		\$2.70

May 11, 2023  
Client: 001490  
Matter: 000001  
Invoice #: 23112

Page: 2

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Total Services	\$176.00	
Total Disbursements	\$2.70	
Total Current Charges		\$178.70
Previous Balance		\$184.00
Less Payments		(\$184.00)
<b>PAY THIS AMOUNT</b>		<b>\$178.70</b>

***Please Include Invoice Number on all Correspondence***



tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
04/30/23	CYPRESS PRESERVE	
Billing Date	Sales Rep	Customer Account
04/30/2023	Deirdre Bonett	163473
Total Amount Due		Ad Number
\$163.00		0000285369

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
04/30/23	04/30/23	0000285369	Times	Legals CLS	Change in Meeting Date, Time and Location	1	2x47 L	\$161.00
04/30/23	04/30/23	0000285369	Tampabay.com	Legals CLS	Change in Meeting Date, Time and Location AffidavitMaterial	1	2x47 L	\$0.00 \$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	
04/30/23	CYPRESS PRESERVE	
Billing Date	Sales Rep	Customer Account
04/30/2023	Deirdre Bonett	163473
Total Amount Due		Ad Number
\$163.00		0000285369

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: Change in Meeting Date, Time and Location** was published in said newspaper by print in the issues of: **4/30/23** 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.

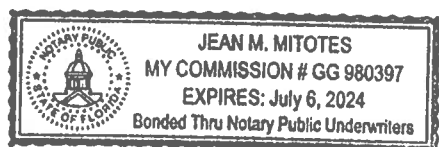
\_\_\_\_\_  
Signature Affiant

Sworn to and subscribed before me this **.04/30/2023**

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

Personally known \_\_\_\_\_ **X** \_\_\_\_\_ or produced identification

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



**NOTICE OF REGULAR BOARD**  
**"CHANGE IN MEETING DATE, TIME AND LOCATION"**  
**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Cypress Preserve Community Development District will hold a Regular Meeting of the Board to consider any and all business which may properly come before them. The following Regular Meeting of the Board of Supervisors of the Cypress Preserve Community Development District has been rescheduled from May 02, 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 to May 09, 2023, at 6:00 p.m at the Connerton West Clubhouse located at 21100 Fountain Garden Way, Land O' Lakes, FL 34638.

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

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

A copy of the agenda for any of the meetings may be obtained by contacting Inframark, LLC at (813) 873-7300; Fax: (813) 873-7070.

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 Dilley  
District Manager

Run Date: April 30, 2023

0000285369-1

**Florida Bee Removal DbA Apian Services**

10867 Country Haven Dr

Lakeland, FL 33809

(813) 381-2337

beeremoval@floridabeeremoval.com

www.floridabeeremoval.com

**INVOICE #** 10334**DATE** 05/20/2023**DUE DATE** 06/04/2023**TERMS** Net 15**BILL TO**

Inframark c/o Cypress Preserve

18611 Grand Live Oak Blvd

Land O' Lakes, FL 34638

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

**WARRANTY**

101 Days

DATE	ACTIVITY	AMOUNT
05/18/2023	<b>Services</b> removed bees alive - also removed approx.10lbs of honeycomb from water meter - treated area	350.00
A signed W9 & a COI can be viewed/printed off our website		
BALANCE DUE		<b>\$350.00</b>

**CYPRESS PRESERVE CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
AMERICAN ECOSYSTEMS, INC.	20231846	\$2,390.00		WATER MANAGEMENT TREATMENT
CHARTER COMMUNICATIONS	1422940060123	\$157.98		INTERNET SERVICES - 06/01/23-06/30/23
DON HARRISON ENTERPRISES	3015	\$427.00		ROUTINE MAINT. JUNE 2023
INFRAMARK LLC	96837	\$4,791.67		DISTRICT INVOICE JUNE 2023
NEPTUNE MULTI SERVICES LLC	0053374	\$650.00		TRASH PICK UP - MAY 2023
SUNCOAST POOL SERVICE	9364	\$1,240.00		SWIMMING POOL SERVICE JUNE 2023
WASTE CONNECTIONS	6864662W425	\$118.61		BASIC WASTE SERVICE 07/01/23-07/31/23
YELLOWSTONE LANDSCAPE	TM 540327	\$21,853.74		LANDSCAPE MAY 2023
<b>Monthly Contract Subtotal</b>		<b>\$31,629.00</b>		
<b>Variable Contract</b>				
GRAU AND ASSOCIATES	24202	\$500.00		AUDIT FYE 09/30/22
JOHNSON ENGINEERING INC.	5	\$50.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 06/04/23
<b>Variable Contract Subtotal</b>		<b>\$550.00</b>		
<b>Utilities</b>				
PASCO COUNTY UTILITIES	18520350	\$149.25		WATER SERVICE 04/19/23-05/18/23
PASCO COUNTY UTILITIES	18520357	\$373.87		WATER SERVICE 04/19/23-05/18/23
PASCO COUNTY UTILITIES	18520954	\$195.75		WATER SERVICE 04/19/23-05/18/23
PASCO COUNTY UTILITIES	18522276	\$259.50		WATER SERVICE 04/19/23-05/18/23
PASCO COUNTY UTILITIES	18522278	\$165.00	\$1,143.37	WATER SERVICE 04/19/23-05/18/23
WITHLACOOCHIEE RIVER ELECTRIC	4006 060623 ACH	\$41.13		ELECTRICITY SERVICES 05/01/23-06/01/23
WITHLACOOCHIEE RIVER ELECTRIC	4012 060623 ACH	\$41.30		ELECTRICITY SERVICES 05/01/23-06/01/23
WITHLACOOCHIEE RIVER ELECTRIC	4854 060623 ACH	\$1,310.94		ELECTRICITY SERVICES 05/01/23-06/01/23
WITHLACOOCHIEE RIVER ELECTRIC	6573 060623 ACH	\$46.85		ELECTRICITY SERVICES 05/01/23-06/01/23
WITHLACOOCHIEE RIVER ELECTRIC	9647 060623 ACH	\$40.60		ELECTRICITY SERVICES 05/01/23-06/01/23
WITHLACOOCHIEE RIVER ELECTRIC	9650 060623 ACH	\$44.01	\$1,524.83	ELECTRICITY SERVICES 05/01/23-06/01/23
<b>Utilities Subtotal</b>		<b>\$2,668.20</b>		
<b>Regular Services</b>				
CYPRESS PRESERVE CDD	06132023-1	\$679.90		SERIES 2017 FY23 TAX DIST ID TAX SALE
CYPRESS PRESERVE CDD	06132023-2	\$424.67	\$1,104.57	SERIES 2019 FY23 TAX DIST ID TAX SALE
SOUTHERN AUTOMATED ACCESS SERV	12975	\$32.95		CELLULAR USAGE
SOUTHERN AUTOMATED ACCESS SERV	13037	\$1,722.54	\$1,755.49	PROX CARDS - 200
SPEAREM ENTERPRISES	5772	\$750.00		PRESSURE WASHED - AMENITY CENTER

**CYPRESS PRESERVE CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
SPEAREM ENTERPRISES	5786	\$845.00	\$1,595.00	WEEKLY CLEANINGS 05/26/23-06/16/23
STRALEY ROBIN VERICKER	23269	\$206.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 05/15/23
TIMES PUBLISHING COM	163473 062823	\$1,049.50		O&M ASSESSMENT
YELLOWSTONE LANDSCAPE	TM 548176	\$2,450.00		LABOR - BEHIND HOMES CLEAN UP
YELLOWSTONE LANDSCAPE	TM 548734	\$545.00	\$2,995.00	LANDSCAPE ENHANCEMENT - TREE STAKING KITS
<b>Regular Services Subtotal</b>		<b>\$8,706.06</b>		
<b>Additional Services</b>				
YELLOWSTONE LANDSCAPE	TM 545091	\$945.00		REPLACED DEAD TREE
YELLOWSTONE LANDSCAPE	TM 545092	\$892.50	\$1,837.50	REPLACED DEAD DURANTA
<b>Additional Services Subtotal</b>		<b>\$1,837.50</b>		
<b>TOTAL</b>		<b>\$45,390.76</b>		

Approved (with any necessary revisions noted):

Signature: \_\_\_\_\_

Title (Check one):

☐ Chariman   ☐ Vice Chariman   ☐ Assistant Secretary



## AMERICAN ECOSYSTEMS, INC

P.O. BOX 40517  
ST. PETERSBURG, 33743

**Invoice**

DATE	INVOICE #
6/1/2023	20231846

Phone #	E-mail
727-545-4404	officemanager@american-ecosystems.com

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	1	2,390.00	2,390.00
Thank you for your business!			<b>Total</b> \$2,390.00

June 1, 2023  
Invoice Number: 1422940060123  
Account Number: **8337 13 062 1422940**  
Security Code: **1256**  
Service At: 18728 MOSSY TIMBER BLVD  
CBHS  
LAND O LAKES FL 34638

**Contact Us**  
Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at 1-866-519-1263

## Summary

Service from 06/01/23 through 06/30/23  
details on following pages

Previous Balance	157.98
Payments Received -Thank You!	-157.98
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	157.98
Current Charges	\$157.98
<b>Total Due by 06/18/23</b>	<b>\$157.98</b>

## NEWS AND INFORMATION

**IMPORTANT NOTICE ABOUT YOUR ACCOUNT:** Effective 05/04/2023, updates were made to our billing system. As a result of this update, you have received a new account number which can be found in the upper left corner of your monthly billing statement.

As a Spectrum Business customer, your account number enables you to pay online, view recent activity, sign up for paperless billing, and much more. If you are an existing user, your login credentials remain the same, and no action is required on your part.

If you are not an existing user, you may go to [www.SpectrumBusiness.net](http://www.SpectrumBusiness.net) and create a username.

**Please keep your new account number accessible for future reference. If you have automatic bill payment set up or online banking, don't forget to update this information with your financial institution to ensure payment processing.**

For more information, visit [www.SpectrumBusiness.net/support/category/my-account](http://www.SpectrumBusiness.net/support/category/my-account) or call **1-800-314-7195**.



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

Received  
JUN 8 2023



June 1, 2023

**Cypress Preserve CDD**

Invoice Number: 1422940060123  
Account Number: 8337 13 062 1422940  
Service At: 18728 MOSSY TIMBER BLVD  
CBHS  
LAND O LAKES FL 34638

<b>Total Due by 06/18/23</b>	<b>\$157.98</b>
Amount you are enclosing	\$

### Please Remit Payment To:

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186



Invoice Number: 1422940060123  
 Account Number: 8337 13 062 1422940  
 Security Code: 1256

**Contact Us**  
 Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
 Or, call us at 1-866-519-1263

8337 1300 NO RP 01 06022023 NNNNNYNN 01 021362 0071

## Charge Details

Previous Balance		157.98
Check Payment-thank You	05/17	-157.98
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 06/01/23 will appear on your next bill.

Service from 06/01/23 through 06/30/23

## Spectrum Business™ Internet

Spectrum Business	199.99
Internet Ultra	
Bundle Discount	-50.00
Spectrum WiFi	0.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Business WiFi	7.99
	<b>\$157.98</b>

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

**Current Charges \$157.98**

**Total Due by 06/18/23 \$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](https://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](https://spectrum.com/policies).

**Notice** - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

### Authorization to Convert your Check to an Electronic Funds

**Transfer Debit** - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

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

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

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

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

Local Spectrum Store: 3302 Redeemer Way, New Port Richey FL 34655 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Visit [Spectrum.com/stores](https://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](https://Spectrum.net/support)

## Simplify your life with Auto Pay!

Spend less time paying your bill  
and more time doing what you love.

It's Easy - No more checks, stamps or trips to the post office  
 It's Secure - Powerful technology keeps your information safe  
 It's Flexible - Use your checking, savings, debit or credit card  
 It's FREE - And helps save time, postage and the environment

Set up easy, automatic bill payments with **Auto Pay!**

Visit: [spectrumbusiness.net/payment](https://spectrumbusiness.net/payment)

(My Account login required)

## Payment Options

**Pay Online** - Visit us at [SpectrumBusiness.net/payment](https://SpectrumBusiness.net/payment) to get started today! Your account number and security code are needed to register.

**Pay by Phone** - Make a payment free of charge using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

For questions or concerns, please call **1-866-519-1263**.



[illegible]



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

#96837

**DATE**

6/23/2023

**CUSTOMER ID**

C2297

**NET TERMS**

Net 30

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

7/23/2023

**BILL TO**

Cypress Preserve CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

Services provided for the Month of: June 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	3,541.67		3,541.67
Accounting Services	1	Ea	375.00		375.00
Website Maintenance / Admin	1	Ea	125.00		125.00
Eric Davidson 5-1-23 CONNERTON : Meeting Place \$50.00	1	Ea	50.00		50.00
Dissemination Services	1	Ea	700.00		700.00
<b>Subtotal</b>					<b>4,791.67</b>

<b>Subtotal</b>	\$4,791.67
-----------------	------------

<b>Tax</b>	\$0.00
------------	--------

<b>Total Due</b>	\$4,791.67
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**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.*



## 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: 0053374  
 Date: 06/22/2023  
 Terms: NET 0  
 Due Date: 06/22/2023

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

Description	Quantity	Rate	Amount
Trash pick up May 4,18 2023. Gate Repair (Complimentary)	10	\$65.00	\$650.00

### Payment Instructions

Zelle @8133257684  
 Cashapp \$neptunejku

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

**Balance Due \$650.00**

Please detach and send with remittance to:

Neptune Multi services LLC  
11423 Crestlake Village Dr  
Riverview, FL, 33569

Remittance Advice for Invoice # 0053374 on 06/22/2023

Balance Due \$650.00

Paid \_\_\_\_\_

Received From: Cypress Preserve cdd Land o Lakes

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature



Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

Invoice

Date	Invoice #
6/1/2023	9364

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

P.O. No.	Terms	Project
June 2023	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.	1,240.00	1,240.00

Thank you for your business.

Phone #
(727) 271-1395

Total	\$1,240.00
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WASTE CONNECTIONS OF FLORIDA  
PASCO HAULING  
6800 OSTEEN ROAD  
NEW PORT RICHEY FL 34653-3667  
DISTRICT NO. 8425

ACCOUNT NO.  
INVOICE NO.  
STATEMENT DATE  
DUE DATE

6425-103179  
6864662W425  
06/20/23  
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  
(800) 457-1379

## INVOICE STATEMENT

Date	Description	Amount
	<b>Service Location</b> <b>Acct #103179-0001</b>	<b>CYPRESS PRESERVE AMENITY CENTER</b> <b>18728 MOSSY TIMBER BLVD LAND O L</b>
06/20/23	BASIC SERVICE CHARGE 7/1/2023-7/31/2023 1.00 4.00YD	\$ 85.39
06/20/23	BASIC CONTAINER CHARGE 7/1/2023-7/31/2023 1.00 4.00YD	\$ 4.00
06/20/23	FUEL SURCHARGE	\$ 20.28
06/20/23	ENVIRONMENTAL SURCHARGE	\$ 8.94
	<b>Invoice Total</b>	<b>\$ 118.61</b>
	<b>Account Balance</b>	<b>\$ 118.61</b>

This invoice is scheduled for automatic payment according to your instructions on our online bill pay portal at [myaccount.wcicustomer.com](http://myaccount.wcicustomer.com).

\*\*\*\*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.

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

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 001631 63543 H 7 A



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

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

6425-103179  
6864662W425  
06/20/23  
Upon Receipt  
\$118.61

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 000000118610000000000006864662 25

001631 1/1



## INVOICE

INVOICE #	INVOICE DATE
TM 540327	5/31/2023
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:** June 30, 2023

**Invoice Amount:** \$21,853.74

Description	Current Amount
Monthly Landscape Maintenance May 2023	\$21,853.74

**Invoice Total** **\$21,853.74**

*Excellence*

IN COMMERCIAL LANDSCAPING

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

## 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. 24202  
Date 06/02/2023

---

SERVICE	AMOUNT
Audit FYE 09/30/2022	\$ <u>500.00</u>
Current Amount Due	\$ <u><u>500.00</u></u>

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

Payment due upon receipt.

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046

Project Manager Philip Chang

Jayna Cooper

Cypress Preserve CDD

c/o Inframark Infrastructure Management Services

2654 Cypress Ridge Blvd. Ste 101

Wesley Chapel, FL 33544

# Invoice

June 16, 2023

Project No: 20225171-000

Invoice No: 5

FEID #59-1173834

Project 20225171-000 Cypress Preserve CDD Professional Engineering Services

**Professional Services through June 4, 2023**

Phase 1. General Engineering Services

## Professional Personnel

	Hours	Rate	Amount	
Professional 6				
Chang, Philip 5/8/2023	.25	200.00	50.00	
Check on status of maintenance bond release				
Totals	.25		50.00	
<b>Total Labor</b>				<b>50.00</b>
			<b>Total this Phase</b>	<b>\$50.00</b>
			<b>Total this Invoice</b>	<b>\$50.00</b>

## Outstanding Invoices

Number	Date	Balance
4	5/22/2023	50.00
<b>Total</b>		<b>50.00</b>



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

Received

JUN 7 2023



121 1 1

22-70345

CYPRESS PRESERVE AMENITY CENTER

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

Bill Number: 18520350

Billing Date: 6/5/2023

Billing Period: 4/19/2023 to 5/18/2023

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

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	12441247	4/19/2023	9717	5/18/2023	9916	29	199

Usage History

Water

May 2023	199
April 2023	98
March 2023	164
February 2023	95
January 2023	61
December 2022	182
November 2022	147
October 2022	155
September 2022	177
August 2022	261
July 2022	226
June 2022	221

Transactions

Previous Bill	73.50
Payment 05/31/23	-73.50 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	199 Thousand Gals X \$0.75 149.25
<b>Total Current Transactions</b>	149.25
<b>TOTAL BALANCE DUE</b>	<b>\$149.25</b>

Annual Water Quality Report: The 2022 Consumer Confidence Report is available online at [bit.ly/PascoRegionalCCR](http://bit.ly/PascoRegionalCCR). To request a paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

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

Account #	0986160
Customer #	01366618
Balance Forward	0.00
Current Transactions	149.25

<b>Total Balance Due</b>	<b>\$149.25</b>
<b>Due Date</b>	<b>6/22/2023</b>

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

013666187098616041852035020000149259



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

Received

JUN 7 2023



122 1 1  
22-70345

CYPRESS PRESERVE AMENITY CENTER

Service Address: **18728 MOSSY TIMBER BOULEVARD**

Bill Number: 18520357

Billing Date: 6/5/2023

Billing Period: 4/19/2023 to 5/18/2023

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

Account #	Customer #
0986155	01366618
Please use the 15-digit number below when making a payment through your bank	
098615501366618	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	14328617	4/19/2023	1285	5/18/2023	1313	29	28

Usage History

Water	
May 2023	28
April 2023	24
March 2023	31
February 2023	10
January 2023	4
December 2022	23
November 2022	14
October 2022	13
September 2022	5
August 2022	19
July 2022	15
June 2022	18

Transactions

Previous Bill	336.19
Payment 05/31/23	-336.19 CR
<b>Balance Forward</b>	<b>0.00</b>
Current Transactions	
Water	
Water Base Charge	38.63
Water Tier 1	25.0 Thousand Gals X \$2.04
Water Tier 2	3.0 Thousand Gals X \$3.24
Sewer	
Sewer Base Charge	93.08
Sewer Charges	28.0 Thousand Gals X \$6.48
<b>Total Current Transactions</b>	<b>373.87</b>
<b>TOTAL BALANCE DUE</b>	<b>\$373.87</b>

Annual Water Quality Report: The 2022 Consumer Confidence Report is available online at [bit.ly/PascoRegionalCCR](http://bit.ly/PascoRegionalCCR). To request a paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

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

Account # 0986155  
Customer # 01366618  
Balance Forward 0.00  
Current Transactions 373.87

**Total Balance Due \$373.87**  
**Due Date 6/22/2023**

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

013666187098615501852035710000373872



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

Received

JUN 7 2023



123 1 1  
22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 18520954

Billing Date: 6/5/2023

Billing Period: 4/19/2023 to 5/18/2023

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18035595	4/19/2023	21008	5/18/2023	21269	29	261

Usage History  
Water

May 2023	261
April 2023	220
March 2023	235
February 2023	220
January 2023	233
December 2022	240
November 2022	227
October 2022	209
September 2022	286
August 2022	297
July 2022	310
June 2022	304

Transactions

Previous Bill	165.00
Payment 05/16/23	-165.00 CR
<b>Balance Forward</b>	<b>0.00</b>
Current Transactions	
Reclaimed	
Reclaimed	261 Thousand Gals X \$0.75
<b>Total Current Transactions</b>	<b>195.75</b>
<b>TOTAL BALANCE DUE</b>	<b>\$195.75</b>

Annual Water Quality Report: The 2022 Consumer Confidence Report is available online at [bit.ly/PascoRegionalCCR](http://bit.ly/PascoRegionalCCR). To request a paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

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

Account #	0993870
Customer #	01372506
Balance Forward	0.00
Current Transactions	195.75

<b>Total Balance Due</b>	<b>\$195.75</b>
<b>Due Date</b>	<b>6/22/2023</b>

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

013725066099387021852095440000195757



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

Received

JUN 7 2023



124 1 1  
22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 18522276

Billing Date: 6/5/2023

Billing Period: 4/19/2023 to 5/18/2023

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161997	4/19/2023	11570	5/18/2023	11916	29	346

Usage History

Water

May 2023	346
April 2023	107
March 2023	238
February 2023	346
January 2023	382
December 2022	299
November 2022	246
October 2022	249
September 2022	289
August 2022	327
July 2022	381
June 2022	399

Transactions

Previous Bill	80.25
Payment 05/16/23	-80.25 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	346 Thousand Gals X \$0.75 259.50
<b>Total Current Transactions</b>	259.50
<b>TOTAL BALANCE DUE</b>	<b>\$259.50</b>

Annual Water Quality Report: The 2022 Consumer Confidence Report is available online at [bit.ly/PascoRegionalCCR](http://bit.ly/PascoRegionalCCR). To request a paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

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

Account #	1096165
Customer #	01413628
Balance Forward	0.00
Current Transactions	259.50

<b>Total Balance Due</b>	<b>\$259.50</b>
<b>Due Date</b>	<b>6/22/2023</b>

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

014136283109616581852227650000259501





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

Received

JUN 7 2023



125 1 1  
22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 18522278

Billing Date: 6/5/2023

Billing Period: 4/19/2023 to 5/18/2023

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

Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161995	4/19/2023	8669	5/18/2023	8889	29	220

Usage History  
Water

May 2023	220
April 2023	30
March 2023	149
February 2023	247
January 2023	274
December 2022	207
November 2022	177
October 2022	175
September 2022	229
August 2022	211
July 2022	240
June 2022	241

Transactions

Previous Bill	22.50
Payment 05/16/23	-22.50 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	220 Thousand Gals X \$0.75 165.00
<b>Total Current Transactions</b>	165.00
<b>TOTAL BALANCE DUE</b>	<b>\$165.00</b>



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

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

Account #	1096180
Customer #	01413628
Balance Forward	0.00
Current Transactions	165.00

**Total Balance Due \$165.00**  
**Due Date 6/22/2023**

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

014136283109618011852227890000165006



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

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

Bill Date **06/06/2023**  
Amount Due **41.13**  
Current Charges Due **06/26/2023**

District Office Serving You  
Bayonet Point

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

See Reverse Side For More Information

**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	355	06/01	366				11

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Jun 2023	31	0
May 2023	31	0
Jun 2022	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](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 46.13  
Payment 46.13CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 11 KWH @ 0.05017 0.55  
Fuel Adjustment 11 KWH @ 0.03500 0.39  
FL Gross Receipts Tax 1.03

Total Current Charges 41.13  
Total Due E.F.T. 41.13

**DO NOT PAY**

Total amount will be electronically transferred on or after 06/23/2023.



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

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

See Reverse Side For Mailing Instructions

**Bill Date: 06/06/2023**

District: BP03

Use above space for address change ONLY.

2144006 BP03  
CYPRESS PRESERVE CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008

Electronic Funds Transfer on or after **06/23/2023**  
**TOTAL CHARGES DUE 41.13**  
**DO NOT PAY**

000214400600000411300000411309



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

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

Bill Date **06/06/2023**  
Amount Due **41.30**  
Current Charges Due **06/26/2023**

District Office Serving You  
Bayonet Point

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

See Reverse Side For More Information

**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	328	06/01	341				13

**Comparative Usage Information**  
Average kWh

Period	Days	Per Day
Jun 2023	31	0
May 2023	31	0
Jun 2022	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](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **46.21**  
Payment **46.21CR**  
Balance Forward **0.00**

Customer Charge **39.16**  
Energy Charge 13 KWH @ 0.05017 **0.65**  
Fuel Adjustment 13 KWH @ 0.03500 **0.46**  
FL Gross Receipts Tax **1.03**

Total Current Charges **41.30**  
Total Due **E.F.T. 41.30**

**DO NOT PAY**

Total amount will be electronically transferred on or after 06/23/2023.



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

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

See Reverse Side For Mailing Instructions

**Bill Date: 06/06/2023**

District: BP03

Use above space for address change ONLY.

**2144012** **BP03**  
CYPRESS PRESERVE CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008

Electronic Funds Transfer on or after **06/23/2023**  
**TOTAL CHARGES DUE 41.30**  
**DO NOT PAY**

000214401200000413000000413007



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

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

Bill Date **06/06/2023**  
Amount Due **1,310.94**  
Current Charges Due **06/26/2023**

District Office Serving You  
Bayonet Point

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

See Reverse Side For More Information

**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	27576	06/01	39897		19.96	20	12321

**Comparative Usage Information**  
Average kWh

Period	Days	Per Day
Jun 2023	31	397
May 2023	31	401
Jun 2022	30	384

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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Previous Balance **1,340.24**  
Payment **1,340.24CR**  
Balance Forward **0.00**

Customer Charge **39.16**  
Energy Charge 12,321 KWH @ 0.05017 **618.14**  
Fuel Adjustment 12,321 KWH @ 0.03500 **431.24**  
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 @ 0.03500 **5.25**  
Poles (QTY 6) **60.00**  
FL Gross Receipts Tax **28.15**

Total Current Charges **1,310.94**  
Total Due **E.F.T. 1,310.94**

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

**DO NOT PAY**

Total amount will be electronically transferred on or after 06/23/2023.



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

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

See Reverse Side For Mailing Instructions

**Bill Date: 06/06/2023**

District: BP03

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **06/23/2023**  
**TOTAL CHARGES DUE 1,310.94**  
**DO NOT PAY**

000204485400013109400013109404



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

Account Number **2226573** Cycle **03**  
Meter Number **342994919**  
Customer Number **20026869**  
Customer Name **CYPRESS PRESERVE CDD**

Bill Date **06/06/2023**  
Amount Due **46.85**  
Current Charges Due **06/26/2023**

District Office Serving You  
Bayonet Point

Service Address **18685 GRAND LIVE OAK BLVD**  
Service Description **ENTRY LIGHT**  
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

**ELECTRIC SERVICE**

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
05/01	160	06/01	197				37

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Jun 2023	31	1
May 2023	31	1
Dec 2022	0	0

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



2 0 0 2 6 8 6 9

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

Previous Balance **52.23**  
Payment **52.23CR**  
Balance Forward **0.00**

Customer Charge **39.16**  
Energy Charge 37 KWH @ 0.05017 **1.86**  
Fuel Adjustment 37 KWH @ 0.03500 **1.30**  
FL Gross Receipts Tax **1.08**  
State Tax **3.02**  
Pasco County Tax **0.43**

Total Current Charges **46.85**  
Total Due **E.F.T. 46.85**

**DO NOT PAY**

Total amount will be electronically transferred on or after 06/23/2023.



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

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

See Reverse Side For Mailing Instructions

**Bill Date: 06/06/2023**

District: BP03

Use above space for address change ONLY.

**2226573** **BP03**  
CYPRESS PRESERVE CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008

Electronic Funds Transfer on or after **06/23/2023**  
**TOTAL CHARGES DUE 46.85**  
**DO NOT PAY**

00022265730000004685000000468500



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

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

Bill Date **06/06/2023**  
Amount Due **40.60**  
Current Charges Due **06/26/2023**

District Office Serving You  
Bayonet Point

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

See Reverse Side For More Information

**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	272	06/01	277				5

**Comparative Usage Information**  
Average kWh

Period	Days	Per Day
Jun 2023	31	0
May 2023	31	0
Jun 2022	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

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Previous Balance 45.60  
Payment 45.60CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 5 KWH @ 0.05017 0.25  
Fuel Adjustment 5 KWH @ 0.03500 0.18  
FL Gross Receipts Tax 1.01

Total Current Charges 40.60  
Total Due E.F.T. 40.60

**DO NOT PAY**

Total amount will be electronically transferred on or after 06/23/2023.



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

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

See Reverse Side For Mailing Instructions

**Bill Date: 06/06/2023**

District: BP03

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **06/23/2023**  
**TOTAL CHARGES DUE 40.60**  
**DO NOT PAY**

0002039647000004060000000406003



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

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

Bill Date **06/06/2023**  
Amount Due **44.01**  
Current Charges Due **06/26/2023**

District Office Serving You  
Bayonet Point

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

See Reverse Side For More Information

**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	3134	06/01	3178				44

**Comparative Usage Information**  
Average kWh

Period	Days	Per Day
Jun 2023	31	1
May 2023	31	2
Jun 2022	30	1

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



2 0 0 2 6 8 6 9

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Previous Balance 49.28  
Payment 49.28CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 44 KWH @ 0.05017 2.21  
Fuel Adjustment 44 KWH @ 0.03500 1.54  
FL Gross Receipts Tax 1.10

Total Current Charges 44.01  
Total Due E.F.T. 44.01

**DO NOT PAY**

Total amount will be electronically transferred on or after 06/23/2023.



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

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

See Reverse Side For Mailing Instructions

**Bill Date: 06/06/2023**

District: BP03

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **06/23/2023**  
**TOTAL CHARGES DUE 44.01**  
**DO NOT PAY**

000203965000000440100000440107

**CHECK REQUEST FORM**  
**Cypress Preserve**

<b>Date:</b>	6/19/2023
<b>Invoice#:</b>	06132023-1
<b>Vendor#:</b>	V00053
<b>Vendor Name:</b>	Cypress Preserve
<b>Pay From:</b>	Truist Acct# 9031
<b>Description:</b>	Series 2017 - FY 23 Tax Dist. ID tax sale
<b>Code to:</b>	200.103200.1000
<b>Amount:</b>	\$679.90
<b>Requested By:</b>	<div>6/19/2023</div> <div><u>Teresa Farlow</u></div>



# CYPRESS PRESERVE CDD

## DISTRICT CHECK REQUEST

**Today's Date** 6/13/2023  
**Check Amount** \$679.90  
**Payable To** Cypress Preserve CDD  
**Check Description** Series 2017 - FY 23 Tax Dist. ID Tax Sale  
**Special Instructions** Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

# CYPRESS PRESERVE CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2023, Tax Year 2022

	Dollar Amounts	Fiscal Year 2023 Percentages	
Net O&M	\$ 509,006.26	33.44%	0.334400
Net DS 17	\$ 623,707.77	40.97%	0.409700
Net DS 19	\$ 389,512.50	25.59%	0.255900
Net Total	1,522,226.52	100.00%	100.00%

Date Received	Amount Received	33.44% Raw Numbers Operations Revenue	33.44% Rounded Operations Revenue	40.97% Raw Numbers 2017 Debt Service Revenue	40.97% Rounded 2017 Debt Service Revenue	25.59% Raw Numbers 2019 Debt Service Revenue	25.59% Rounded 2019 Debt Service Revenue	Proof	Date Transferred / Distribution ID	Notes / CDD check #
11/7/2022	4.76	1.59	1.59	1.95	1.95	1.22	1.22	-	467	
11/7/2022	1,976.43	660.92	660.92	809.74	809.74	505.77	505.77	(0.00)	466	Interest
11/15/2022	28,277.95	9,456.15	9,456.15	11,585.48	11,585.48	7,236.33	7,236.33	0.01	468	2406
11/21/2022	31,591.80	10,564.30	10,564.30	12,943.16	12,943.16	8,084.34	8,084.34	-	469	2406
11/25/2022	346,176.77	115,761.51	115,761.51	141,828.62	141,828.62	88,586.64	88,586.64	-	470	2406
12/2/2022	1,045,004.78	349,449.60	349,449.60	428,138.46	428,138.46	267,416.72	267,416.72	-	471	2406
12/9/2022	45,533.01	15,226.24	15,226.24	18,654.87	18,654.87	11,651.90	11,651.90	-	475	2406
12/20/2022	1,214.32	406.07	406.07	497.51	497.51	310.74	310.74	-	476	2406
1/12/2023	5,660.06	1,892.72	1,892.72	2,318.93	2,318.93	1,448.41	1,448.41	(0.00)	12-15/12-31	2409
1/11/2023	239.08	79.95	79.95	97.95	97.95	61.18	61.18	-	10.1-12.31	Interest
2/7/2023	7,118.24	2,380.34	2,380.34	2,916.34	2,916.34	1,821.56	1,821.56	-	1-1/1-31	
12/10/2022	4,498.00	1,504.13	1,504.13	1,842.83	1,842.83	1,151.04	1,151.04	-	Excess Fee FY2022	2447
4/13/2023a	32.35	10.82	10.82	13.25	13.25	8.28	8.28	-	01.01/03.31	Interest
4/13/2023	966.43	323.17	323.17	395.95	395.95	247.31	247.31	0.00	03.01/03.31	2453
5/10/2023	1,895.85	633.97	633.97	776.73	776.73	485.15	485.15	-	04.01/04.30	2475
6/13/2023	1,659.51	554.94	554.94	679.90	679.90	424.67	424.67	0.00	Tax Sale	
<b>TOTAL</b>	<b>1,521,849.34</b>	<b>508,906.42</b>	<b>508,906.42</b>	<b>623,501.67</b>	<b>623,501.67</b>	<b>389,441.25</b>	<b>389,441.26</b>	<b>0.01</b>		
<b>Net Total on Roll</b>	1,522,226.52		509,006.26		623,707.77		389,512.50			
<b>Collection Surplus / (Deficit)</b>	(377.18)		(99.84)		(206.10)		(71.24)			

**Eric Davidson**

---

**From:** Margie Griffin <mgriffin@pascotaxes.com>  
**Sent:** Monday, June 12, 2023 1:25 PM  
**To:** Eric Davidson  
**Subject:** Tax Sale

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

---

## Pasco County Tax Collector – Tax Certificate Sale Distribution

Agency	Agency Code	Roll Year	Tax	Penalty	Interest	Discount	Commission	Distributed Subtotal
CYPRESS PRESERVE	CYPRESS PRESERVE CDD	2022	1,644.06	.00	49.32	.00	33.87	1,659.51

---

Postage Deduction per Florida Statue 197-322 Tax Year 2022

- 263.93

---

<b>Total</b>	<b>CYPRESS PRESERVE</b>	<b>\$1,395.58</b>
--------------	-------------------------	-------------------

**CHECK REQUEST FORM**  
**Cypress Preserve**

**Date:** 6/19/2023

**Invoice#:** 06132023-2

**Vendor#:** V00053

**Vendor Name:** Cypress Preserve

**Pay From:** Truist Acct# 9031

**Description:** Series 2019 - FY 23 Tax Dist. ID tax cert sale

**Code to:** 201.103200.1000

**Amount:** \$424.67

**Requested By:** 6/19/2023  
Teresa Farlow

# CYPRESS PRESERVE CDD

## DISTRICT CHECK REQUEST

**Today's Date** 6/13/2023  
**Check Amount** \$424.67  
**Payable To** Cypress Preserve CDD  
**Check Description** Series 2019 - FY 23 Tax Dist. ID Tax Sale  
**Special Instructions** Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

# CYPRESS PRESERVE CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2023, Tax Year 2022

	Dollar Amounts	Fiscal Year 2023 Percentages	
Net O&M	\$ 509,006.26	33.44%	0.334400
Net DS 17	\$ 623,707.77	40.97%	0.409700
Net DS 19	\$ 389,512.50	25.59%	0.255900
Net Total	1,522,226.52	100.00%	100.00%

Date Received	Amount Received	33.44% Raw Numbers Operations Revenue	33.44% Rounded Operations Revenue	40.97% Raw Numbers 2017 Debt Service Revenue	40.97% Rounded 2017 Debt Service Revenue	25.59% Raw Numbers 2019 Debt Service Revenue	25.59% Rounded 2019 Debt Service Revenue	Proof	Date Transferred / Distribution ID	Notes / CDD check #
11/7/2022	4.76	1.59	1.59	1.95	1.95	1.22	1.22	-	467	
11/7/2022	1,976.43	660.92	660.92	809.74	809.74	505.77	505.77	(0.00)	466	Interest
11/15/2022	28,277.95	9,456.15	9,456.15	11,585.48	11,585.48	7,236.33	7,236.33	0.01	468	2406
11/21/2022	31,591.80	10,564.30	10,564.30	12,943.16	12,943.16	8,084.34	8,084.34	-	469	2406
11/25/2022	346,176.77	115,761.51	115,761.51	141,828.62	141,828.62	88,586.64	88,586.64	-	470	2406
12/2/2022	1,045,004.78	349,449.60	349,449.60	428,138.46	428,138.46	267,416.72	267,416.72	-	471	2406
12/9/2022	45,533.01	15,226.24	15,226.24	18,654.87	18,654.87	11,651.90	11,651.90	-	475	2406
12/20/2022	1,214.32	406.07	406.07	497.51	497.51	310.74	310.74	-	476	2406
1/12/2023	5,660.06	1,892.72	1,892.72	2,318.93	2,318.93	1,448.41	1,448.41	(0.00)	12-15/12-31	2409
1/11/2023	239.08	79.95	79.95	97.95	97.95	61.18	61.18	-	10.1-12.31	Interest
2/7/2023	7,118.24	2,380.34	2,380.34	2,916.34	2,916.34	1,821.56	1,821.56	-	1-1/1-31	
12/10/2022	4,498.00	1,504.13	1,504.13	1,842.83	1,842.83	1,151.04	1,151.04	-	Excess Fee FY2022	2447
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4/13/2023	966.43	323.17	323.17	395.95	395.95	247.31	247.31	0.00	03.01/03.31	2453
5/10/2023	1,895.85	633.97	633.97	776.73	776.73	485.15	485.15	-	04.01/04.30	2475
6/13/2023	1,659.51	554.94	554.94	679.90	679.90	424.67	424.67	0.00	Tax Sale	
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<b>Net Total on Roll</b>	1,522,226.52		509,006.26		623,707.77		389,512.50			
<b>Collection Surplus / (Deficit)</b>	(377.18)		(99.84)		(206.10)		(71.24)			

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---

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**Pasco County Tax Collector – Tax Certificate Sale Distribution**

Agency	Agency Code	Roll Year	Tax	Penalty	Interest	Discount	Commission	Distributed Subtotal
CYPRESS PRESERVE	CYPRESS PRESERVE CDD	2022	1,644.06	.00	49.32	.00	33.87	1,659.51

---

Postage Deduction per Florida Statue 197-322 Tax Year 2022 - 263.93

---

**Total                      CYPRESS PRESERVE                      \$1,395.58**



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
6/20/2023	12975

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			<b>Total</b>	\$32.95
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			<b>Payments/Credits</b>	\$0.00
			<b>Balance Due</b>	\$32.95





Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
6/26/2023	13037

Bill To
CYPRESS PRESERVE

			Job Name	Terms
			DKS PROX CARDS	Due on receipt
Quantity	Description	Rate	Serviced	Amount
200	DKS PROX CARD	8.40		1,680.00
	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			<b>Total</b>	\$1,722.54
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.			<b>Payments/Credits</b>	\$0.00
			<b>Balance Due</b>	\$1,722.54

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 5772  
DATE 06/02/2023  
TERMS Net 15  
DUE DATE 06/17/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor Pressure Washed Amenity Center and Mail Pavilion.	1	750.00	750.00

Thank You! We Appreciate Your Business.

BALANCE DUE

\$750.00

## Spearem Enterprises, LLC

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



## INVOICE

<b>BILL TO</b>	<b>INVOICE</b>	<b>5786</b>
Cypress Preserve	<b>DATE</b>	<b>06/15/2023</b>
Meritus	<b>TERMS</b>	<b>Net 15</b>
2005 Pan Am Circle Ste 300	<b>DUE DATE</b>	<b>06/30/2023</b>
Tampa, FL 33607		

ACTIVITY	QTY	RATE	AMOUNT
Labor 5/26-6/16/2023: 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	50.00	50.00

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**

**\$845.00**

# 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

June 13, 2023

Client: 001490

Matter: 000001

Invoice #: 23269

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
4/24/2023	VKB	REVIEW AND REVISE RESOLUTION ADOPTING PRELIMINARY BUDGET AND SETTING PUBLIC HEARING FOR FINAL BUDGET ADOPTION; REVIEW AND REVISE QUARTERLY REPORT DISCLOSURE FOR BONDS.	0.5	\$142.50
4/24/2023	LB	FINALIZE RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING FOR FY 2023/2024; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.2	\$32.00
4/24/2023	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED MARCH 31, 2023; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE SAME.	0.2	\$32.00
Total Professional Services			0.9	\$206.50

June 13, 2023  
Client: 001490  
Matter: 000001  
Invoice #: 23269

Page: 2

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Total Services	\$206.50	
Total Disbursements	\$0.00	
Total Current Charges		\$206.50
Previous Balance		\$178.70
Less Payments		(\$178.70)
<b>PAY THIS AMOUNT</b>		<b>\$206.50</b>

*Please Include Invoice Number on all Correspondence*



tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
06/28/23	CYPRESS PRESERVE	
Billing Date	Sales Rep	Customer Account
06/28/2023	Deirdre Bonett	163473
Total Amount Due		Ad Number
\$1,049.50		0000293760

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
06/28/23	06/28/23	0000293760	Times	Legals CLS	O&M Asessments	1	4x10.25 IN	\$1,045.50
06/28/23	06/28/23	0000293760	Tampabay.com	Legals CLS	O&M Asessments AffidavitMaterial	1	4x10.25 IN	\$0.00 \$4.00

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	
06/28/23	CYPRESS PRESERVE	
Billing Date	Sales Rep	Customer Account
06/28/2023	Deirdre Bonett	163473
Total Amount Due		Ad Number
\$1,049.50		0000293760

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

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

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

STATE OF FLORIDA  
COUNTY OF Pasco

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: O&M Assessments** was published in said newspaper by print in the issues of: **6/28/23** or by publication on the newspaper's website, if authorized, on

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

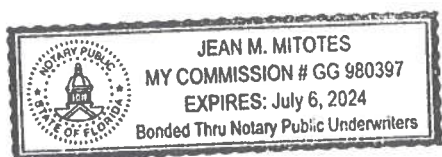
\_\_\_\_\_  
Signature Affiant

Sworn to and subscribed before me this **06/28/2023**

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

Personally known       X       or produced identification

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



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

The Board of Supervisors (the "Board") of the Cypress Preserve Community Development District (the "District") will hold a public hearing and a meeting on Tuesday August 01, 2023, at 6:00 p.m. at The Land O'Lakes Heritage Park, located at 5401 Land O' Lakes Blvd Land O' Lakes, FL 34639.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

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

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

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting [www.cypresspreserveccd.com](http://www.cypresspreserveccd.com), or may be obtained by contacting the District Manager's office via email at [jayna.cooper@inframark.com](mailto:jayna.cooper@inframark.com) or via phone at (813) 608-8242.

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

Fiscal Year 2024						
Lot Size	EBU Value	Total EAU	Unit Count	Debt Service Per Unit	O&M Per Unit	Total Assessment
<b>ASSESSMENT AREA ONE - SERIES 2017</b>						
Villa - 35'	0.88	87.50	100	\$1,094.40	\$549.66	<b>\$1,644.06</b>
Single Family 40'	1.00	173.00	173	\$1,250.74	\$628.19	<b>\$1,878.93</b>
Single Family 50'	1.25	270.00	216	\$1,563.43	\$785.23	<b>\$2,348.66</b>
<b>Subtotal</b>		<b>531</b>	<b>489</b>			
<b>ASSESSMENT AREA TWO - SERIES 2019</b>						
Villa - 35'	0.88	162.75	186	\$1,093.75	\$549.66	<b>\$1,643.41</b>
Single Family 40'	1.00	110.00	110	\$1,250.00	\$628.19	<b>\$1,878.19</b>
Single Family 50'	1.25	58.75	47	\$1,562.50	\$785.23	<b>\$2,347.73</b>
<b>Subtotal</b>		<b>332</b>	<b>343</b>			
<b>TOTAL</b>		<b>862</b>	<b>832</b>			

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2023 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

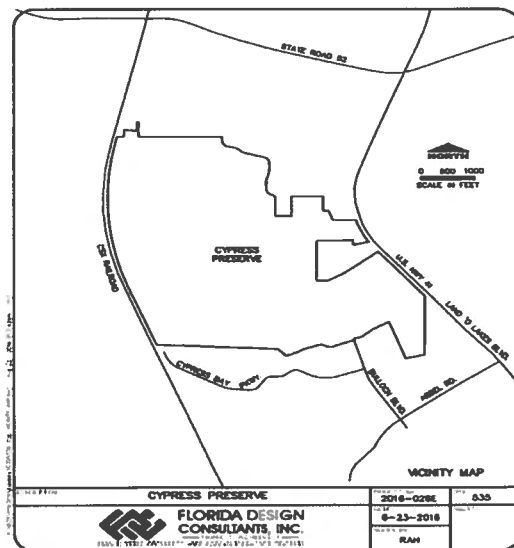
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

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

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

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

Jayna Cooper  
District Manager







## INVOICE

INVOICE #	INVOICE DATE
TM 548176	6/26/2023
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Cypress Preserve CDD

**Invoice Due Date:** July 26, 2023

**Invoice Amount:** \$2,450.00

Description	Current Amount
Behind homes clean up	
Labor	\$2,450.00

**Invoice Total** **\$2,450.00**

*Excellence*

IN COMMERCIAL LANDSCAPING

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



## INVOICE

INVOICE #	INVOICE DATE
TM 548734	6/27/2023
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Cypress Preserve CDD

**Invoice Due Date:** July 27, 2023

**Invoice Amount:** \$545.00

Description	Current Amount
Tree staking kits	
Landscape Enhancement	\$545.00

**Invoice Total** **\$545.00**

*Excellence*

IN COMMERCIAL LANDSCAPING

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



## INVOICE

INVOICE #	INVOICE DATE
TM 545091	6/13/2023
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Cypress Preserve CDD

**Invoice Due Date:** July 13, 2023

**Invoice Amount:** \$945.00

Description	Current Amount
Replacement of dead tree	
Landscape Enhancement	\$945.00

**Invoice Total** **\$945.00**

*Excellence*

IN COMMERCIAL LANDSCAPING

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



## INVOICE

INVOICE #	INVOICE DATE
TM 545092	6/13/2023
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Cypress Preserve CDD

**Invoice Due Date:** July 13, 2023

**Invoice Amount:** \$892.50

Description	Current Amount
Replacements of dead Duranta	
Landscape Enhancement	\$892.50

**Invoice Total** **\$892.50**

*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  
June 30, 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**

**Balance Sheet**

As of June 30, 2023

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2017 CAPITAL PROJECTS FUND	SERIES 2019 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b>ASSETS</b>								
Cash - Operating Account	\$ 31,336	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,336
Cash in Transit	-	1,843	1,151	-	-	-	-	2,994
Due From Developer	47,225	-	-	-	631,055	-	-	678,280
Due From Other Funds	-	235,352	-	1,251	-	-	-	236,603
Investments:								
Acquisition & Construction Account	-	-	-	-	12,511	-	-	12,511
Prepayment Account	-	-	388,131	-	-	-	-	388,131
Reserve Fund	-	310,678	-	-	-	-	-	310,678
Revenue Fund	-	255,385	501,618	-	-	-	-	757,003
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
<b>TOTAL ASSETS</b>	<b>\$ 85,596</b>	<b>\$ 803,258</b>	<b>\$ 890,900</b>	<b>\$ 1,251</b>	<b>\$ 643,566</b>	<b>\$ 14,257,191</b>	<b>\$ 15,645,000</b>	<b>\$ 32,326,762</b>
<b>LIABILITIES</b>								
Accounts Payable	\$ 31,520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,520
Retainage Payable	-	-	-	-	612,028	-	-	612,028
Due To Other Districts	5,879	-	-	-	-	-	-	5,879
Deferred Revenue	47,225	-	-	-	-	-	-	47,225
Bonds Payable	-	-	-	-	-	-	15,645,000	15,645,000
Due To Other Funds	10,140	-	216,863	-	9,600	-	-	236,603
<b>TOTAL LIABILITIES</b>	<b>94,764</b>	<b>-</b>	<b>216,863</b>	<b>-</b>	<b>621,628</b>	<b>-</b>	<b>15,645,000</b>	<b>16,578,255</b>
<b>FUND BALANCES</b>								
Restricted for:								
Debt Service	-	803,258	674,037	-	-	-	-	1,477,295
Capital Projects	-	-	-	1,251	21,938	-	-	23,189
Unassigned:	(9,168)	-	-	-	-	14,257,191	-	14,248,023
<b>TOTAL FUND BALANCES</b>	<b>(9,168)</b>	<b>803,258</b>	<b>674,037</b>	<b>1,251</b>	<b>21,938</b>	<b>14,257,191</b>	<b>-</b>	<b>15,748,507</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 85,596</b>	<b>\$ 803,258</b>	<b>\$ 890,900</b>	<b>\$ 1,251</b>	<b>\$ 643,566</b>	<b>\$ 14,257,191</b>	<b>\$ 15,645,000</b>	<b>\$ 32,326,762</b>

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2023  
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
<b>REVENUES</b>				
Special Assmnts- Tax Collector	\$ 385,962	\$ 511,866	\$ 125,904	132.62%
Special Assmnts- CDD Collected	113,353	1,966	(111,387)	1.73%
Other Miscellaneous Revenues	-	8,139	8,139	0.00%
<b>TOTAL REVENUES</b>	<b>499,315</b>	<b>521,971</b>	<b>22,656</b>	<b>104.54%</b>
<b>EXPENDITURES</b>				
<b><u>Administration</u></b>				
Supervisor Fees	3,600	2,800	800	77.78%
ProfServ-Trustee Fees	8,200	9,911	(1,711)	120.87%
Disclosure Report	8,400	6,300	2,100	75.00%
District Counsel	5,000	3,950	1,050	79.00%
District Engineer	5,000	1,000	4,000	20.00%
District Manager	42,500	32,181	10,319	75.72%
Accounting Services	6,000	3,388	2,612	56.47%
Auditing Services	7,400	2,300	5,100	31.08%
Website Compliance	1,569	-	1,569	0.00%
Postage, Phone, Faxes, Copies	750	854	(104)	113.87%
Public Officials Insurance	2,663	2,694	(31)	101.16%
Legal Advertising	1,500	1,633	(133)	108.87%
Bank Fees	200	15	185	7.50%
Website Administration	1,500	1,125	375	75.00%
Office Supplies	248	-	248	0.00%
Dues, Licenses, Subscriptions	500	762	(262)	152.40%
<b>Total Administration</b>	<b>95,030</b>	<b>68,913</b>	<b>26,117</b>	<b>72.52%</b>
<b><u>Utility Services</u></b>				
Utility - Electric	6,500	3,127	3,373	48.11%
Utility - StreetLights	20,000	9,824	10,176	49.12%
Utility - Potable Water	13,000	7,272	5,728	55.94%
<b>Total Utility Services</b>	<b>39,500</b>	<b>20,223</b>	<b>19,277</b>	<b>51.20%</b>
<b><u>Other Physical Environment</u></b>				
Waterway Management	25,000	25,200	(200)	100.80%
Insurance -Property & Casualty	23,385	24,127	(742)	103.17%
Landscape Maintenance	209,000	195,409	13,591	93.50%
R&M-Hardscape Cleaning	4,400	2,430	1,970	55.23%
Plant Replacement Program	18,500	19,053	(553)	102.99%
Miscellaneous Maintenance	17,000	10,599	6,401	62.35%
Capital Improvements	21,000	3,977	17,023	18.94%
<b>Total Other Physical Environment</b>	<b>318,285</b>	<b>280,795</b>	<b>37,490</b>	<b>88.22%</b>

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2023  
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
<b><u>Road and Street Facilities</u></b>				
Sidewalk & Pavement Repair	3,500	2,250	1,250	64.29%
<b>Total Road and Street Facilities</b>	<b>3,500</b>	<b>2,250</b>	<b>1,250</b>	<b>64.29%</b>
<b><u>Parks and Recreation</u></b>				
Cabana Janitorial & Cleaning	12,000	11,838	162	98.65%
R&M-Pools	20,000	10,870	9,130	54.35%
Recreation / Park Facility Maintenance	5,000	4,957	43	99.14%
Security System Monitoring & Maint.	5,000	3,779	1,221	75.58%
Recreation Equip. Maint.	1,000	2,418	(1,418)	241.80%
<b>Total Parks and Recreation</b>	<b>43,000</b>	<b>33,862</b>	<b>9,138</b>	<b>78.75%</b>
<b>TOTAL EXPENDITURES</b>	<b>499,315</b>	<b>406,043</b>	<b>93,272</b>	<b>81.32%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	115,928	115,928	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>(125,096)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (9,168)</b>		



**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2023  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 16,086	\$ 16,086	0.00%
Special Assmnts- Tax Collector	-	624,653	624,653	0.00%
Special Assmnts- CDD Collected	-	3,406	3,406	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>644,145</b>	<b>644,145</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	-	180,000	(180,000)	0.00%
Interest Expense	-	436,731	(436,731)	0.00%
<b>Total Debt Service</b>	<b>-</b>	<b>616,731</b>	<b>(616,731)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>616,731</b>	<b>(616,731)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	27,414	27,414	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>775,844</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 803,258</b>		

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2023  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 18,394	\$ 18,394	0.00%
Special Assmnts- Tax Collector	384,676	390,942	6,266	101.63%
Special Assmnts- CDD Collected	-	202,472	202,472	0.00%
<b>TOTAL REVENUES</b>	<b>384,676</b>	<b>611,808</b>	<b>227,132</b>	<b>159.05%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	130,000	125,000	5,000	96.15%
Interest Expense	254,676	256,784	(2,108)	100.83%
<b>Total Debt Service</b>	<b>384,676</b>	<b>381,784</b>	<b>2,892</b>	<b>99.25%</b>
<b>TOTAL EXPENDITURES</b>	<b>384,676</b>	<b>381,784</b>	<b>2,892</b>	<b>99.25%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	230,024	230,024	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	9	9	0.00%
Operating Transfers-Out	-	(853)	(853)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(844)</b>	<b>(844)</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 229,180	\$ 229,180	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>444,857</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 674,037</b>		

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2023  
Series 2017 Capital Projects Fund (300)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ -	\$ 1,251	\$ 1,251	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>1,251</b>	<b>1,251</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,251	1,251	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		-		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,251</u></b>		

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2023  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 174	\$ 174	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>174</b>	<b>174</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	174	174	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	843	843	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>843</b>	<b>843</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 1,017	\$ 1,017	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>20,921</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 21,938</b>		

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2023  
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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>14,257,191</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 14,257,191</u></b>		

## CYPRESS PRESERVE CDD

### Bank Reconciliation

Bank Account No. 3743 TRUIST- GF Operating  
Statement No. 06-23  
Statement Date 6/30/2023

G/L Balance (LCY)	31,335.53	Statement Balance	35,924.20
G/L Balance	31,335.53	Outstanding Deposits	50.00
Positive Adjustments	0.00		
		Subtotal	35,974.20
Subtotal	31,335.53	Outstanding Checks	4,638.67
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	31,335.53	Ending Balance	31,335.53
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
4/13/2023	Payment	DD105	Payment of Invoice 000489	149.00	149.00	0.00
5/18/2023	Payment	2473	INFRAMARK LLC	4,748.27	4,748.27	0.00
5/25/2023	Payment	2477	JESSICA STAFFORD ELLIS	200.00	200.00	0.00
5/25/2023	Payment	2478	KATHLEEN CASEY SWANSON	200.00	200.00	0.00
5/25/2023	Payment	2480	SPEAREM ENTERPRISES	845.00	845.00	0.00
5/25/2023	Payment	2481	STEPHANIE ELAINE BORETSKI	200.00	200.00	0.00
5/25/2023	Payment	2482	STRALEY ROBIN VERICKER	178.70	178.70	0.00
5/31/2023	Payment	DD106	Payment of Credit Memo 000007	-149.00	-149.00	0.00
6/12/2023	Payment	DD114	Payment of Invoice 000637	40.60	40.60	0.00
6/12/2023	Payment	DD115	Payment of Invoice 000638	44.01	44.01	0.00
6/12/2023	Payment	DD116	Payment of Invoice 000639	1,310.94	1,310.94	0.00
6/12/2023	Payment	DD117	Payment of Invoice 000640	41.13	41.13	0.00
6/12/2023	Payment	DD118	Payment of Invoice 000641	41.30	41.30	0.00
6/12/2023	Payment	DD119	Payment of Invoice 000642	46.85	46.85	0.00
6/15/2023	Payment	2483	AMERICAN ECOSYSTEMS, INC.	2,390.00	2,390.00	0.00
6/15/2023	Payment	2484	CHARTER COMMUNICATIONS	157.98	157.98	0.00
6/15/2023	Payment	2485	DON HARRISON ENTERPRISES	250.00	250.00	0.00
6/15/2023	Payment	2487	FLORIDA NATIVES NURSERY INC.	800.00	800.00	0.00
6/15/2023	Payment	2488	GRAU AND ASSOCIATES	500.00	500.00	0.00
6/15/2023	Payment	2489	INFRAMARK LLC	4,789.10	4,789.10	0.00
6/15/2023	Payment	2490	JOHNSON ENGINEERING INC.	50.00	50.00	0.00
6/15/2023	Payment	2491	PASCO COUNTY UTILITIES	620.25	620.25	0.00
6/15/2023	Payment	2492	SPEAREM ENTERPRISES	450.94	450.94	0.00
6/15/2023	Payment	2493	SUNCOAST POOL SERVICE	1,240.00	1,240.00	0.00
6/15/2023	Payment	2494	YELLOWSTONE LANDSCAPE	21,853.74	21,853.74	0.00
6/21/2023	Payment	2495	CYPRESS PRESERVE CDD	1,104.57	1,104.57	0.00
6/22/2023	Payment	2496	JOHNSON ENGINEERING INC.	50.00	50.00	0.00
6/22/2023	Payment	2497	PASCO COUNTY UTILITIES	523.12	523.12	0.00
6/22/2023	Payment	2498	SPEAREM ENTERPRISES	1,595.00	1,595.00	0.00
6/22/2023	Payment	2499	STRALEY ROBIN VERICKER	206.50	206.50	0.00
6/22/2023	Payment	2500	YELLOWSTONE LANDSCAPE	1,837.50	1,837.50	0.00
6/29/2023	Payment	2503	NEPTUNE MULTI SERVICES LLC	650.00	650.00	0.00
6/14/2023		JE000250	Miscellaneous Maintenance - Extra Space	150.00	150.00	0.00

# CYPRESS PRESERVE CDD

## Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Total Checks				47,115.50	47,115.50	0.00
<b>Deposits</b>						
5/30/2023		JE000211	CK22 - Pool Key G/L	25.00	25.00	0.00
6/6/2023		JE000214	CK#462## - Non Res Pool Pass G/L	1,500.00	1,500.00	0.00
6/7/2023		JE000215	MO#1500277684##### - Pool Keys G/L	50.00	50.00	0.00
6/9/2023		JE000216	CK#1007### - Non Resident Pool Pass G/L	1,500.00	1,500.00	0.00
6/23/2023		JE000217	MO#1105481079##### - Keys G/L	50.00	50.00	0.00
6/6/2023		JE000248	Special Assmnts- Tax Collector G/L	1,658.86	1,658.86	0.00
6/6/2023		JE000249	Special Assmnts- Tax Collector G/L	1,395.58	1,395.58	0.00
Total Deposits				6,179.44	6,179.44	0.00
<b>Outstanding Checks</b>						
6/15/2023	Payment	2486	FLORIDA BEE REMOVAL	350.00	0.00	350.00
6/29/2023	Payment	2501	DON HARRISON ENTERPRISES	427.00	0.00	427.00
6/29/2023	Payment	2502	INFRAMARK LLC	3,861.67	0.00	3,861.67
<b>Total Outstanding Checks.....</b>				<b>4,638.67</b>		<b>4,638.67</b>
<b>Outstanding Deposits</b>						
9/30/2022		JE000037	Pool Key 7.6.2022 CR558 G/L	25.00	0.00	25.00
9/30/2022		JE000039	July Clubhouse Income - CR585 G/L	25.00	0.00	25.00
<b>Total Outstanding Deposits.....</b>				<b>50.00</b>		<b>50.00</b>

### MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Preserve CDD

Date: Thursday, July 6, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	COMMENTS
<b>LANDSCAPE MAINTENANCE</b>				
TURF	5	4	-1	<u>Patches almost filled in.</u>
TURF FERTILITY	10	9	-1	<u>Good color, Bahia is spotty.</u>
TURF EDGING	5	4	-1	<u>Hunters Meadow Walk.</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Some sedge and Dollarweed.</u>
TURF INSECT/DISEASE CONTROL	10	10	0	
PLANT FERTILITY	5	4	-1	<u>Some dead plants.</u>
WEED CONTROL - BED AREAS	5	4	-1	<u>Some weeds throughout.</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	
PRUNING	10	9	-1	<u>Pindo Palms and Thryallis.</u>
CLEANLINESS	5	5	0	
MULCHING	5	4	-1	<u>Grand Live Oak Blvd needs mulch.</u>
WATER/IRRIGATION MGMT	8	8	0	
CARRYOVERS	5	5	0	

#### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	<u>New Coleus.</u>
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

**SCORE**

100	92	-8	92%
-----	----	----	-----

Contractor Signature: \_\_\_\_\_

Manager's Signature: Clay Wright



# CYPRESS PRESERVE CDD

Field Inspection - July 2023

Thursday, July 6, 2023

Prepared For Cypress Preserve Board Of Supervisors

27 Items Identified



### Item 1

Assigned To Yellowstone

Main monument looks good.

Podocarpus, Copperleaf, Pindo, and Bismarck palms are healthy.



### Item 2

Assigned To Yellowstone

Median extension has been planted with Bahia by the county. New annuals (Coleus) are in, drip lines need to be buried.



### Item 3

Assigned To Yellowstone

Turf and landscaping along Mossy Timber looks good.



### Item 4

Assigned To Yellowstone

The conservation area has been cut away from the landscaping as requested.





### Item 5

Assigned To Yellowstone

Some of the Pindo palms need trimming and the seed pods removed.



### Item 6

Assigned To Yellowstone

The Island on Heron Hideaway Lp needs weeding and it's time to trim the Thryallis.



### Item 7

Assigned To Yellowstone

The field here is looking better, the dead patch of St. Augustine has almost filled in. The Wax Myrtle hedge needs to be trimmed level with the roof line of the neighboring house.



### Item 8

Assigned To Yellowstone

At the clubhouse, the Pindo palm needs trimming and the Ilex hedge will be trimmed at their next visit.





### Item 9

Assigned To Spearem

A new grate has been requested for the storage closet.



### Item 10

Assigned To Yellowstone

Braces can be removed from the palms by the pool.



### Item 11

Assigned To Spearem  
Columns have been painted.



### Item 12

Assigned To Yellowstone  
New red maple has been planted at  
the playground.





### Item 13

Assigned To Spearem

Fence latch at the small dog park needs to be tightened.



### Item 14

Assigned To Yellowstone

Heavy weed detailing is needed along the first house on Hunters Meadow Walk.





### Item 15

Assigned To American Ecosystems  
Pond 2 looks good.



### Item 16

Assigned To Yellowstone  
The Hollies along the pond on  
Hunters Meadow Walk need trim-  
ming. Pond looks good.



### Item 17

Assigned To American Ecosystems  
Pond 7 has a Filamentous algae bloom that needs to be treated.



### Item 18

Assigned To Yellowstone  
Weeds need to be sprayed leading up to the hiking trail.





### Item 19

Assigned To Spearem

Gate still needs to be repaired and adjusted at the nature trail.



### Item 20

Assigned To Yellowstone

New fountain grass at Osprey Glade Ter.



### Item 21

Assigned To Yellowstone



### Item 22

Assigned To Spearem

Gate still needs repair at the other end of the nature trail as well.





### Item 23

Assigned To American Ecosystems  
Some trash in pond 18.



### Item 24

Assigned To Yellowstone  
Pond 19 is getting bush-hogged this week.



### Item 25

Assigned To Yellowstone  
Trees are properly re staked.



### Item 26

New lighting has been installed at  
the mailbox kiosk on Turning Leaf  
Cir.



### Item 27

Assigned To Yellowstone

New annuals and Copperleaf at the north monument.



### MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Preserve CDD

Date: Thursday, July 20, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	COMMENTS
<b>LANDSCAPE MAINTENANCE</b>				
TURF	5	4	-1	<u>Natural reseeding started.</u>
TURF FERTILITY	10	8	-2	<u>Bahia has some yellow spots.</u>
TURF EDGING	5	5	0	
WEED CONTROL - TURF AREAS	5	5	0	
TURF INSECT/DISEASE CONTROL	10	10	0	
PLANT FERTILITY	5	4	-1	<u>Some dead plants.</u>
WEED CONTROL - BED AREAS	5	3	-2	<u>Weeding needed.</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	
PRUNING	10	8	-2	<u>Trimming needed.</u>
CLEANLINESS	5	5	0	
MULCHING	5	5	0	<u>New Mulch added.</u>
WATER/IRRIGATION MGMT	8	8	0	
CARRYOVERS	5	5	0	

#### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	5	-2	<u>Some missing.</u>
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

**SCORE**

100	90	-10	90%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: Clay Wright



# CYPRESS PRESERVE CDD

Field Inspection - August 2023

Thursday, July 20, 2023

Prepared For Cypress Preserve Board Of Supervisors

20 Items Identified



### Item 1

Assigned To Yellowstone

New mulch looks great. Annuals (Coleus), Podocarpus, Copperleaf, Palms, and turf are all healthy in the median.



### Item 2

Assigned To Yellowstone

Turf and landscaping looks good up front. Weeds need to be treated.



### Item 3

Assigned To Yellowstone

Some annuals are missing in the Heron Hideaway Lp median and weed detailing is needed. The Thryallis, palms, and Firebush look good.



### Item 4

Assigned To Yellowstone

The grass has nearly all filled in at the pocket park. The wax myrtle hedge still needs to be trimmed and the sidewalk needs edging.





### Item 5

Assigned To Yellowstone

Landscaping around the clubhouse looks great.



### Item 6

Assigned To Yellowstone

Playground looks good. New mulch is needed. New maple tree has established nicely.



### Item 7

Assigned To Yellowstone  
Amenity center looks good.



### Item 8

Assigned To American Ecosystems  
Pond 4 looks good.



### Item 9

Assigned To American Ecosystems  
Pond 3 is good.



### Item 10

Assigned To American Ecosystems  
Pond 4 has some Filamentous algae.





### Item 11

Assigned To American Ecosystems  
Pond 13 looks good.



### Item 12

Assigned To American Ecosystems  
Pond 6 looks good.



### Item 13

Assigned To American Ecosystems

Pond 8 has some Filamentous algae.



### Item 14

Assigned To American Ecosystems

Pond 9 looks good.





### Item 15

Assigned To Yellowstone

Nature trail has been sprayed for weeds. Gate pending repair.



### Item 16

Assigned To Yellowstone

Fountaingrass and Podocarpus look good at Osprey Glade Ter.



### Item 17

Assigned To Yellowstone

The other nature trail needs to be sprayed as well.



### Item 18

Assigned To Yellowstone

Landscaping along Grand Live Oak Blvd is healthy. Some trimming is needed.





### Item 19

Assigned To Yellowstone

The area behind the homes on Hawks Landing has been cleared out but is growing back fast. An addendum is needed to keep this area cut down or sprayed.



### Item 20

Assigned To Yellowstone

Some annuals are missing in the north entryway, everything else looks good.