

Cypress Preserve Community Development District

Board of Supervisors

Penny Clark, Chairman
Vacant, 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

Regular Meeting Agenda

Tuesday, September 05, 2023 at 1:30 p.m.

The Regular Meeting of Cypress Preserve Community Development District will be held on **Tuesday, September 05, 2023 at 1:30 p.m. at The Club Connerton, located at 21100 Fountain Garden Way, Land O' Lakes, FL 34638.** Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting.

Join Zoom Meeting.

<https://us06web.zoom.us/j/85026497700?pwd=SVB1R0NXSHBjU2lqa201NUxkRDhiQT09>

Call In Number: 1 3505 224 1968 US

Meeting ID: 850 2649 7700

Passcode: 169147

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 COMMENT

Each individual has the opportunity to comment and is limited to **three (3) minutes** for such comment.

3. VENDOR REPORTS

- A. District Counsel
- B. District Engineer

4. BUSINESS ITEMS

- A. Consideration of Board Supervisor Resignation Tab 01
- B. Considerations of Resident Resume Tab 02
- C. Consideration of Resolution 2023-09; Redesignating Officers..... Tab 03
- D. Consideration of Illuminations Holiday Lighting Proposal Tab 04
- E. General Matters of the District

5. CONSENT AGENDA

- A. Consideration of Board of Supervisor's Meeting Minutes of the Public Hearing
& Regular Meeting August 01, 2023 Tab 05
- B. Consideration of Operation and Maintenance Expenditures July Tab 06
- C. Review of Financial Statements Month Ending July 31, 2023,..... Tab 07

6. STAFF REPORTS

- A. District Manager Tab 08
 - i. Aquatic Inspection Report

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. 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

District Office

Inframark
2005 Pan Am Circle
Tampa, Florida 33607
(813) 873 – 7300

Meeting Location:

The Club Connerton
21100 Fountain Garden Way
Land O' Lakes, FL 34638

Tuesday, August 01, 2023

Jayna and Board Supervisors,

At the end of September 2023 meeting, I would like to resign from the role of Board Supervisor.

I have enjoyed working with the management company and fellow board supervisors since 2019 and will be available to support you in other ways in the future

Regards

Kathleen Casey Swanson

JUSTIN SUTPHIN

PERSONNEL OFFICER (CWO3) RETIRED

USMC Retired (CWO3) with 20+ years of experience in personnel management, administrative management, manpower management logistics, and operations

KEY SKILLS

- Personnel Management
- Budget Planning
- Data Analytics
- Written and Verbal Communication

EDUCATION

Associates in Exercise Sciences
International Sports Sciences Association, Online | February 2012 - July 2013

Prior to changing degree path, courses were taken toward a degree in International Business Administration and Financial Management.

ADDRESS

18250 Falling Pine Needle Ln

PHONE

843.252.1229

EMAIL

Justin.sutphin7@gmail.com

EXPERIENCE

ADMINISTRATIVE CLERK

USMC MCB Camp Lejeune, NC | March 2003 - January 2006

- Maintained and updated records, filing systems, databases, and spreadsheets
- Provided general administrative and clerical support to staff members
- Assisted with the preparation of documents, reports, and presentations
- Processed incoming and outgoing mail

ADMINISTRATIVE SUPERVISOR

USMC, Headquarters Norfolk, VA | February 2006 - January 2015

- Supervised administrative staff of 10 individuals, providing guidance and support in daily activities and special projects
- Created and implemented administrative policies and procedures to improve workflow and efficiency
- Developed and maintained a high level of customer service, ensuring all inquiries and requests were handled in a timely and professional manner
- Compiled and analyzed reports, developed strategies for improvement and presented recommendations to senior staff
- Managed office operations, including budgeting, supply ordering, equipment management and personnel staffing
- Facilitated communication between departments, resolving conflicts and ensuring smooth operations
- Designed and implemented training programs for staff, improving job performance and knowledge
- Ensured compliance with organizational policies and procedures, as well as applicable laws and regulations
- Supervised and managed the budgeting process for a large organization, ensuring accuracy and timely completion of financial reports
- Developed and implemented comprehensive budget plans to meet company goals, and maintain financial stability
- Assisted in the coordination of personnel and equipment during various operations

PERSONNEL OFFICER

USMC, MARSOC Camp Lejeune, NC | February 2015 - September 2022

- Proven track record of success in managing and supervising a team of up to 50 staff in a fast-paced environment
- Exceptional organizational and communication skills, allowing for the successful management of multiple projects/tasks simultaneously
- Developed and implemented a comprehensive manpower planning program for the organization
- Conducted surveys and analysis to identify current and future manpower needs
- Developed and maintained job descriptions and organizational charts
- Coordinated training activities to ensure staff are adequately prepared for their roles
- Monitored staff performance and provided feedback to supervisors
- Developed and managed performance management systems
- Proven ability to multitask and prioritize workloads in a fast-paced environment
- Demonstrated ability to develop and implement effective administrative systems and procedures
- Possess strong organizational and time management skills
- Ability to take initiative and work independently
- Excellent written and verbal communication skills
- Proven ability to effectively work with diverse individuals
- Familiarity with basic accounting and bookkeeping principles
- Highly skilled in using Microsoft Office Suite and other software programs

RESOLUTION 2023-09

**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 5th OF SEPTEMBER 2023,

ATTEST:

**CYPRESS PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary
Print Name: _____

Chairman/ Vice Chairman
Print Name: _____

ILLUMINATIONS HOLIDAY LIGHTING

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

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

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

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Mossy Timber Dr - Front Entrance Sign Install clear C9s across the top of entrance sign and entrance monument end cap Install 2 x 36" wreaths with lights and bow on entry monument column Install warm white, LED mini lights on 6 palm trees down center median	\$3,500.00
Grand Live Oak Blvd - Front Entrance Install clear C9s across the top of entrance sign and entrance monument end cap Install 2 x 36" wreaths with lights and bow on entry monument column	1,500.00
Mossy Timber Dr - Clubhouse Install warm white, LED C9s outlining roof edge of all 3 levels of Clubhouse Maintenance throughout holiday season Requires 50% Deposit	3,350.00
TOTAL ESTIMATED JOB COST	\$8,350.00

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

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

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

* Assumes adequate power available.

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

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

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

Tim Gay

PREPARED BY

8/17/2023

DATE

AUTHORIZED SIGNATURE FOR CYPRESS PRESERVE CDD

DATE

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

**MINUTES OF MEETING
CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The Public Hearing and regular meeting of the Board of Supervisors of Cypress Preserve Community Development District was held on Tuesday, August 1, 2023 and called to order at 6:04 p.m. at the Land O' Lakes Heritage Park located at 5401 Land O' Lakes Blvd., Land O' Lakes, FL 34639.

Present and constituting a quorum were:

Penny Clark	Chairperson <i>(via audio/video communication)</i>
Kathleen Casey Swanson	Vice Chairperson
Eugenia Lynch	Assistant Secretary
Jessica Ellis	Assistant Secretary

Also present were:

Jayna Cooper Residents	District Manager <i>(via audio/video communication)</i>
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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

The meeting was called to order and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comments on Agenda Items

A. Meeting Location Change

- Prior to audience comments, Ms. Cooper stated there had to be a change in meeting location due to Connerton no longer allowing non-residents to rent the room at the clubhouse.
- Ms. Cooper requested the Board ratify the location change.

On MOTION by Ms. Swanson seconded by Ms. Lynch with all in favor the location change to Land O'Lakes Heritage Park, was ratified. 4-0

- Residents commented on pool authorization and entry access.
- Residents mentioned speed limit and security monitoring signs.
- Discussion of roadway ownership was held.
- Ms. Cooper to follow-up on whether or not Cypress Preserve CDD can be "grandfathered into County program".

- Ms. Cooper to follow-up with District Counsel on when County road assessment will commence.
- The Board heard audience comments regarding ID cards with photos.
- Concerns about a string of neighborhood car break-ins.
- A request for off duty PSO patrols during Christmas time.
- Installation of “this area is being monitored” signs.
- General landscape concerns

THIRD ORDER OF BUSINESS Recess to Public Hearings

Ms. Cooper requested Recess to Public Hearings.

FOURTH ORDER OF BUSINESS Public Hearings on Adopting Fiscal Year 2024 Final Budget

A. Open Public Hearing on Adopting Fiscal Year 2024 Final Budget

On MOTION by Ms. Ellis seconded by Ms. Lynch with all in favor the Public Hearing on adopting Fiscal Year 2024 Final Budget, was opened. 4-0

B. Public Comments

There were no Public comments

C. Consideration of Resolution 2023-05, Adopting Final Fiscal Year 2024 Budget

On MOTION by Ms. Clark seconded by Ms. Lynch with all in favor Resolution 2023-05, Adopting Final Fiscal Year 2024 Budget, was adopted. 4-0

D. Close Public Hearing on Adopting Fiscal Year 2024 Final Budget

On MOTION by Ms. Swanson seconded by Ms. Lynch with all in favor the Public Hearing on Adopting Fiscal Year 2024 Final Budget, was closed. 4-0

FIFTH ORDER OF BUSINESS Public Hearing On Levying O&M Assessments

A. Open Public Hearing on Levying O&M Assessments

On MOTION by Ms. Lynch seconded by Ms. Ellis with all in favor the Public Hearing on Levying O&M Assessments, was opened. 4-0

B. Public Comment

There were no public comments.

C. Consideration of Resolution 2023-06, Levying O&M Assessments

- Discussion was held regarding the collection of special assessments.
- Ms. Lynch asked questions about Section 3.b – Future Collection Methods and stated she opposes the wording.

On MOTION by Ms. Clark seconded by Ms. Ellis, with Ms. Clark, Ms. Casey and Ms. Ellis voting aye, and Ms. Lynch voting nay, Resolution 2023-06, Levying O&M Assessments, was adopted. 3-1

D. Close Public Hearing on Levying O&M Assessments

On MOTION by Ms. Clark seconded by Ms. Swanson with all in favor the Public Hearing on Levying O&M Assessments, was closed. 4-0

SIXTH ORDER OF BUSINESS**Return to Regular Meeting**

Ms. Cooper requested to return to the meeting.

SEVENTH ORDER OF BUSINESS**Business Items****A. Consideration of Board Supervisor Resignation**

- Ms. Clark presented her resignation as Chairperson to the Board of Supervisors of Cypress Preserve CDD.

On MOTION by Ms. Lynch seconded by Ms. Swanson the Resignation of Ms. Penny Clark, was accepted. 3-0

B. Consideration of Resolution 2023-07, Designating Officers

- The Board would like to appoint Ms. Lynch as Chairperson.

On MOTION by Ms. Lynch seconded by Ms. Swanson with all in favor Ms. Eugenia Lynch was appointed as Chairperson. 3-0

- The Board would like to appoint Ms. Jessica Ellis as Vice Chairperson.

On MOTION by Ms. Swanson seconded by Ms. Lynch with all in favor Ms. Jessica Ellis was appointed as Vice Chairperson. 3-0

- The Board considered Resolution 2023-07 adding Ms. Jayna Cooper as an Assistant Secretary

On MOTION by Ms. Swanson seconded by Ms. Lynch, with all in favor Resolution 2023-07, Designating Officers, was adopted. 3-0

C. Discussion on Aquatic Management Agreement

- Consideration of *American Ecosystems for Aquatic Management* was discussed.

- New contract amount adds blue dye treatment to Pond #7 for a monthly fee of \$2,475.

On MOTION by Ms. Lynch seconded by Ms. Swanson with all in favor American Ecosystem Aquatic Management contract was approved. 4-0

D. Consideration of Resolution 2023-08; Setting Fiscal Year 2024 Meeting Schedule

- Schedule will remain the same as Fiscal Year 2023.
- Ms. Cooper corrected several errors with dates.

On MOTION by Ms. Lynch seconded by Ms. Swanson with all in favor Resolution 2023-08, Setting Fiscal Year 2024 Meeting Schedule, was adopted. 4-0

E. General Matters of the District

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS Consent Agenda**A. Consideration of Board of Supervisors' Meeting Minutes of the Regular Meeting May 09, 2023**

- Ms. Swanson requested revisions to the minutes.

B. Consideration of Operation and Maintenance Expenditures April-June**C. Review of Financial Statements Month Ending June 30, 2023**

On MOTION by Ms. Swanson seconded by Ms. Lynch with all in favor Consent Agenda Items A-C, were approved with amendments to Item A. 4-0

NINTH ORDER OF BUSINESS Staff Reports**A. District Manager****i. Discussion on Towing agreement****ii. July Community Inspection Reports**

- Discussion was held regarding a proposal request for ADA mulch for the playground and a fence panel that is "down"
- Field Inspection Manager will follow-up.
- The Board directed Ms. Cooper to collect a towing agreement for Board review.

A loan from the HOA to the CDD for \$100,000 was considered, due to starting the Fiscal Year with a \$125,000 deficit. Discussion ensued. The Board requested line-item classifications included with financials each month going forward.

On MOTION by Ms. Lynch seconded by Ms. Swanson with all in favor loan from the HOA to the CDD in the amount of \$100,000 was approved.

TENTH ORDER OF BUSINESS**Board of Supervisors' Requests and Comments**

- A resident requested using the pool to host a fundraiser for *Rabbit Care* on August 5, 2023 at 5:00 p.m.

On MOTION by Ms. Swanson seconded by Ms. Ellis with all in favor, use of the pool for Rabbit Care Fundraiser, was approved. 4-0

- Ms. Ellis requested budgeting for a pool heater in the future.
- Ms. Lynch requested using the pool to host a fall and winter social event in late October and mid-December.

ELEVENTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Ms. Swanson seconded by Ms. Lynch with all in favor, meeting was adjourned at 7:51 p.m. 4-0

Jayna Cooper
District Manager

Jenny Clark
Chairperson

CYPRESS PRESERVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
AMERICAN ECOSYSTEMS, INC.	20232196	\$2,390.00		WATER MANAGEMENT - JULY 2023
CHARTER COMMUNICATIONS	1422940070123	\$157.98		INTERNET SERVICES - 07/01/23-07/31/23
SUNCOAST POOL SERVICE	9450	\$1,240.00		POOL SERVICES - JULY 2023
WASTE CONNECTIONS	W425 072023 ACH	\$117.79		BASIC SERVICE - 08/01/23-08/31/23
YELLOWSTONE LANDSCAPE	TM 551852	\$21,853.74		LANDSCAPE MAINT - JUNE 2023
Monthly Contract Subtotal		\$25,759.51		
Variable Contract		\$0.00		
Variable Contract Subtotal		\$0.00		
Utilities				
PASCO COUNTY UTILITIES	18677382	\$233.95		WATER SERVICE 05/18/23-06/19/23
PASCO COUNTY UTILITIES	18677383	\$34.50		WATER SERVICE 05/18/23-06/19/23
PASCO COUNTY UTILITIES	18677537	\$196.50		WATER SERVICE 05/18/23-06/19/23
PASCO COUNTY UTILITIES	18678734	\$369.75		WATER SERVICE 05/18/23-06/19/23
PASCO COUNTY UTILITIES	18678735	\$249.75	\$1,084.45	WATER SERVICE 05/18/23-06/19/23
WITHLACOOCHEE RIVER ELECTRIC	4006 070623 ACH	\$41.04		ELECTRICITY SERVICES 06/01/23-06/30/23
WITHLACOOCHEE RIVER ELECTRIC	4012 070623ACH	\$41.21		ELECTRICITY SERVICES 06/01/23-06/30/23
WITHLACOOCHEE RIVER ELECTRIC	4854 070623 ACH	\$1,249.98		ELECTRICITY SERVICES 06/01/23-06/30/23
WITHLACOOCHEE RIVER ELECTRIC	6573 070623 ACH	\$46.57		ELECTRICITY SERVICES 06/01/23-06/30/23
WITHLACOOCHEE RIVER ELECTRIC	9647 070623 ACH	\$40.60		ELECTRICITY SERVICES 06/01/23-06/30/23
WITHLACOOCHEE RIVER ELECTRIC	9650 070623 ACH	\$43.66	\$1,463.06	ELECTRICITY SERVICES 06/01/23-06/30/23
Utilities Subtotal		\$2,547.51		
Regular Services				
NEPTUNE MULTI SERVICES LLC	0053398	\$650.00		PORTER SERVICE
SPEAREM ENTERPRISES	5818	\$845.00		LABOR CLEANING 06/16/23-07/16/23
TIMES PUBLISHING COM	163473 070523	\$124.00		BUDGET HEARING
YELLOWSTONE LANDSCAPE	TM 554893	\$2,362.50		SUMMER ANNUAL ROTATION - 2023

CYPRESS PRESERVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Regular Services Subtotal		\$3,981.50		
Additional Services				
EXTRA SPACE STORAGE	ESS 071323 ACH	\$150.00		STORAGE FEE
GECO ROOFING INC.	1000298	\$675.00		ROOF REPAIR
HIMES ELECTRICAL SERVICE, INC.	23549	\$2,401.00		MAILBOX KIOSK - ELECTRICAL WORK
NORTHWOOD CDD	CKRQ 071223	\$326.97		REIMBURSE FOR WASTE CONNECTION MAY/JUNE
SPEAREM ENTERPRISES	5807	\$175.00		GATE REPAIRS - DOG PARK
SPEAREM ENTERPRISES	5811	\$175.00	\$350.00	REPAIRED PRIVACY FENCE
Additional Services Subtotal		\$3,902.97		
TOTAL		\$36,191.49		

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 #
7/1/2023	20232196

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!		Total	\$2,390.00

July 1, 2023
Invoice Number: 1422940070123
Account Number: 8337 13 062 1422940
Security Code: 1256
Service At: 18728 MOSSY TIMBER BLVD
CBHS
LAND O LAKES FL 34638

Received

JUL 7 2023

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-866-519-1263

Summary

*Service from 07/01/23 through 07/31/23
details on following pages*

Previous Balance	157.98
Payments Received -Thank You!	-157.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	157.98
Current Charges	\$157.98
Total Due by 07/18/23	\$157.98



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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8337 1300 NO RP 01 07022023 NNNNNYNN 01 022216 0074

Cypress Preserve CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



July 1, 2023

Cypress Preserve CDD

Invoice Number: 1422940070123
Account Number: 8337 13 062 1422940
Service At: 18728 MOSSY TIMBER BLVD
CBHS
LAND O LAKES FL 34638

Total Due by 07/18/23	\$157.98
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



Invoice Number: Cypress Preserve CDD
 1422940070123
 Account Number: 8337 13 062 1422940
 Security Code: 1256



Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 1-866-519-1263

8337 1300 NO RP 01 07022023 NNNNNYNN 01 022216 0074

Charge Details

Previous Balance		157.98
Check Payment-thank You	06/21	-157.98
Remaining Balance		\$0.00

Payments received after 07/01/23 will appear on your next bill.

Service from 07/01/23 through 07/31/23

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
	\$157.98

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

Current Charges **\$157.98**

Total Due by 07/18/23 **\$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 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.

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

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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.

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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 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**.



Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
7/1/2023	9450

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

P.O. No.	Terms	Project
July 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. 6425

PAGE 1

ACCOUNT NO. 6425-103179
INVOICE NO. 6924142W425
STATEMENT DATE 07/20/23
DUE DATE 07/25/23
BILLING PERIOD 11-11

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

FOR ASSISTANCE CALL
Customer Service (727) 847-9100
Fax (727) 841-8539
One Time Payments (800) 457-1379

INVOICE STATEMENT

Date	Description	Amount
	Service Location Acct #103179-0001	CYPRESS PRESERVE AMENITY CENTER 18728 MOSSY TIMBER BLVD LAND O L
07/20/23	BASIC SERVICE CHARGE 8/1/2023-8/31/2023	1.00 4.00YD \$ 85.39
07/20/23	BASIC CONTAINER CHARGE 8/1/2023-8/31/2023	1.00 4.00YD \$ 4.00
07/20/23	FUEL SURCHARGE	\$ 19.46
07/20/23	ENVIRONMENTAL SURCHARGE	\$ 8.94
	Invoice Total	\$ 117.79
	Account Balance	\$ 117.79

This invoice is scheduled for automatic payment according to your instructions on our online bill pay portal at 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.

NNNNNNNNNN



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

ACCOUNT NO. 6425-103179
INVOICE NO. 6924142W425
STATEMENT DATE 07/20/23
DUE DATE 07/25/23
PAY THIS AMOUNT 117.79

WRITE
AMOUNT
PAID \$

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

MAIL PAYMENT TO:
WASTE CONNECTIONS OF FLORIDA
PASCO HAULING
6800 OSTEEN ROAD
NEW PORT RICHEY, FL 34653-3667



INVOICE

INVOICE #	INVOICE DATE
TM 551852	6/30/2023
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: July 30, 2023

Invoice Amount: \$21,853.74

Description	Current Amount
Monthly Landscape Maintenance June 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.



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

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

1 1 1
22-70345

CYPRESS PRESERVE AMENITY CENTER

Service Address: **18728 MOSSY TIMBER BOULEVARD**

Bill Number: 18677382

Billing Date: 7/7/2023

Billing Period: 5/18/2023 to 6/19/2023

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	14328617	5/18/2023	1313	6/19/2023	1325	32	12

Usage History

Water	
June 2023	12
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

Transactions

Previous Bill	373.87
Payment 06/27/23	-373.87 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	38.63
Water Tier 1 12.0 Thousand Gals X \$2.04	24.48
Sewer	
Sewer Base Charge	93.08
Sewer Charges 12.0 Thousand Gals X \$6.48	77.76
Total Current Transactions	233.95
TOTAL BALANCE DUE	\$233.95

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

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

Account # 0986155
Customer # 01366618
Balance Forward 0.00
Current Transactions 233.95

Total Balance Due	\$233.95
Due Date	7/24/2023

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.

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

1 1 1
22-70345

CYPRESS PRESERVE AMENITY CENTER

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

Bill Number: 18677383

Billing Date: 7/7/2023

Billing Period: 5/18/2023 to 6/19/2023

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12441247	5/18/2023	9916	6/19/2023	9962	32	46

Usage History
Water

June 2023	46
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

Transactions

Previous Bill	149.25
Payment 06/27/23	-149.25 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	46 Thousand Gals X \$0.75 34.50
Total Current Transactions	34.50
TOTAL BALANCE DUE	\$34.50



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

Account # 0986160
Customer # 01366618
Balance Forward 0.00
Current Transactions 34.50

Total Balance Due	\$34.50
Due Date	7/24/2023

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.

PASCO COUNTY UTILITIES
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Pay By Phone: 1-855-786-5344

Received

JUL 10 2023



120 1 1
22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 18677537

Billing Date: 7/7/2023

Billing Period: 5/18/2023 to 6/19/2023

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18035595	5/18/2023	21269	6/19/2023	21531	32	262

Usage History

Water

June 2023	262
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

Transactions

Previous Bill	195.75
Payment 06/21/23	-195.75 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	262 Thousand Gals X \$0.75 196.50
Total Current Transactions	196.50
TOTAL BALANCE DUE	\$196.50

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



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Account #	0993870
Customer #	01372506
Balance Forward	0.00
Current Transactions	196.50

Total Balance Due	\$196.50
Due Date	7/24/2023

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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013725066099387021867753760000196501



PASCO COUNTY UTILITIES
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Received

JUL 10 2023



121 1 1
22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 18678734

Billing Date: 7/7/2023

Billing Period: 5/18/2023 to 6/19/2023

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161997	5/18/2023	11916	6/19/2023	12409	32	493

Usage History

Water

June 2023	493
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

Transactions

Previous Bill	259.50
Payment 06/21/23	-259.50 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	493 Thousand Gals X \$0.75 369.75
Total Current Transactions	369.75
TOTAL BALANCE DUE	\$369.75

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Report is available online at bit.ly/PascoRegionalCCR. To request a
paper copy, please call (813) 929-2733.



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Account #	1096165
Customer #	01413628
Balance Forward	0.00
Current Transactions	369.75

Total Balance Due	\$369.75
Due Date	7/24/2023

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

Round-Up Donations to Charity	
Amount Enclosed	

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

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014136283109616581867873400000369756



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LAND O' LAKES
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UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

Received

JUL 10 2023



122 1 1
22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 18678735

Billing Date: 7/7/2023

Billing Period: 5/18/2023 to 6/19/2023

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161995	5/18/2023	8889	6/19/2023	9222	32	333

Usage History

Water

June 2023	333
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

Transactions

Previous Bill	165.00
Payment 06/21/23	-165.00 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	333 Thousand Gals X \$0.75 249.75
Total Current Transactions	249.75
TOTAL BALANCE DUE	\$249.75

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Account #	1096180
Customer #	01413628
Balance Forward	0.00
Current Transactions	249.75

Total Balance Due \$249.75
Due Date 7/24/2023

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

Round-Up Donations to Charity	
Amount Enclosed	

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

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014136283109618011867873570000249751

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **07/06/2023**
Amount Due **41.04**
Current Charges Due **07/26/2023**

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**

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/01	366	06/30	376				10

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2023	29	0
Jun 2023	31	0
Jul 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 **41.13**
Payment **41.13CR**
Balance Forward **0.00**

Received

JUL 10 2023

Customer Charge **39.16**
Energy Charge 10 KWH @ 0.05017 **0.50**
Fuel Adjustment 10 KWH @ 0.03500 **0.35**
FL Gross Receipts Tax **1.03**

Total Current Charges **41.04**
Total Due **E.F.T. 41.04**

DO NOT PAY

Total amount will be electronically transferred on or after 07/21/2023.

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COOPERATIVE, INC.**

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Bill Date: 07/06/2023

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District: BP03

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

Electronic Funds Transfer on or after **07/21/2023**
TOTAL CHARGES DUE 41.04
DO NOT PAY

000214400600000410400000410407

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P.O. Box 278 • Dade City, Florida 33526-0278

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

Bill Date **07/06/2023**
Amount Due **41.21**
Current Charges Due **07/26/2023**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

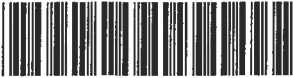
ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
06/01	341	06/30	353				12

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2023	29	0
Jun 2023	31	0
Jul 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.



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payment using your credit card, please call
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Previous Balance
Payment
Balance Forward

Received

41.30
41.30CR
0.00

JUL 10 2023

Customer Charge
Energy Charge 12 KWH @ 0.05017
Fuel Adjustment 12 KWH @ 0.03500
FL Gross Receipts Tax

39.16
0.60
0.42
1.03

Total Current Charges
Total Due

E.F.T.

41.21
41.21

DO NOT PAY

Total amount will be electronically transferred on or after 07/21/2023.

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Bill Date: 07/06/2023

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District: BP03

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

BP03

Electronic Funds Transfer on or after **07/21/2023**
TOTAL CHARGES DUE 41.21
DO NOT PAY

000214401200000412100000412105

**WITHLACOOCHEE RIVER ELECTRIC
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P.O. Box 278 • Dade City, Florida 33526-0278

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

Bill Date **07/06/2023**
Amount Due **1,249.98**
Current Charges Due **07/26/2023**

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

Period	Days	Average kWh Per Day
Jul 2023	29	401
Jun 2023	31	397
Jul 2022	30	374

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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ELECTRIC SERVICE

From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/01	39897	06/30	51520		19.38	19	11623

Previous Balance 1,310.94
Payment **Received** 1,310.94CR
Balance Forward 0.00

JUL 10 2023

Customer Charge 39.16
Energy Charge 11,623 KWH @ 0.05017 583.13
Fuel Adjustment 11,623 KWH @ 0.03500 406.81
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 26.63

Total Current Charges 1,249.98
Total Due **E.F.T.** 1,249.98

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

DO NOT PAY

Total amount will be electronically transferred on or after 07/21/2023.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

See Reverse Side For Mailing Instructions

Bill Date: 07/06/2023

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 **07/21/2023**
TOTAL CHARGES DUE 1,249.98
DO NOT PAY

000204485400012499800012499804

**WITHLACOOCHIE 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 **07/06/2023**
Amount Due **46.57**
Current Charges Due **07/26/2023**

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
06/01	197	06/30	231				34

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2023	29	1
Jun 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

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Previous Balance **46.85**
Payment **46.85CR**
Balance Forward **0.00**

Received
JUL 10 2023

Customer Charge **39.16**
Energy Charge 34 KWH @ 0.05017 **1.71**
Fuel Adjustment 34 KWH @ 0.03500 **1.19**
FL Gross Receipts Tax **1.08**
State Tax **3.00**
Pasco County Tax **0.43**

Total Current Charges **46.57**
Total Due **46.57** E.F.T.

DO NOT PAY
Total amount will be electronically transferred on or after 07/21/2023.

**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

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Bill Date: **07/06/2023**

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District: BP03

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

Electronic Funds Transfer on or after **07/21/2023**
TOTAL CHARGES DUE 46.57
DO NOT PAY

000222657300000465700000465700

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Bill Date **07/06/2023**
Amount Due **40.60**
Current Charges Due **07/26/2023**

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
06/01	277	06/30	282				5

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2023	29	0
Jun 2023	31	0
Jul 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 **40.60**
Payment **40.60CR**
Balance Forward **0.00**

Received

JUL 10 2023

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** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 07/21/2023.

**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: 07/06/2023

Use above space for address change ONLY.

District: BP03



31
9 - 10119

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

BP03



Electronic Funds Transfer on or after **07/21/2023**
TOTAL CHARGES DUE 40.60
DO NOT PAY

000203964700000406000000406003

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **07/06/2023**
Amount Due **43.66**
Current Charges Due **07/26/2023**

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
06/01	3178	06/30	3218				40

Previous Balance
Payment
Balance Forward

Received

44.01
44.01CR
0.00

JUL 10 2023

Customer Charge **39.16**
Energy Charge 40 KWH @ 0.05017 **2.01**
Fuel Adjustment 40 KWH @ 0.03500 **1.40**
FL Gross Receipts Tax **1.09**

Total Current Charges **43.66**
Total Due **E.F.T. 43.66**

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2023	29	1
Jun 2023	31	1
Jul 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

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

DO NOT PAY

Total amount will be electronically transferred on or after 07/21/2023.

**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: **07/06/2023**

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 **07/21/2023**
TOTAL CHARGES DUE 43.66
DO NOT PAY

000203965000000436600000436601



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: 0053398
 Date: 07/10/2023
 Terms: NET 0
 Due Date: 07/10/2023

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

Description	Quantity	Rate	Amount
Porter Services June 5 , 19 2023	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 # 0053398 on 07/10/2023

Balance Due \$650.00

Paid _____

Received From: Cypress Preserve cdd Land o Lakes

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature



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 5818
DATE 07/12/2023
TERMS Net 15
DUE DATE 07/27/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 6/16 to 7/16 three times weekly for 4 weeks cleaning services includes clubhouse pool area 2 dog parks trash cans and dog waste cans throughout the neighborhood.	4	172.50	690.00
Material paper goods trash bags and soap	1	45.00	45.00
Material mut mits and can liners	1	60.00	60.00
Fuel Surcharge cost of fuel has went up DRASTICALLY.	1	50.00	50.00

Thank You! We Appreciate Your Business.

BALANCE DUE

\$845.00

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
07/ 5/23		CYPRESS PRESERVE	
Billing Date		Sales Rep	Customer Account
07/05/2023		Deirdre Bonett	163473
Total Amount Due			Ad Number
\$124.00			0000293756

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/05/23	07/05/23	0000293756	Times	Legals CLS	Budget Hearing	1	2x51 L	\$120.00
07/05/23	07/05/23	0000293756	Tampabay.com	Legals CLS	Budget Hearing AffidavitMaterial	1	2x51 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
07/ 5/23		CYPRESS PRESERVE	
Billing Date		Sales Rep	Customer Account
07/05/2023		Deirdre Bonett	163473
Total Amount Due			Ad Number
\$124.00			0000293756

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

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: Budget Hearing** was published in said newspaper by print in the issues of: **7/5/23** 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 nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

} ss

**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. 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 and the agenda may be viewed on the District's website at least 2 days before the meeting <https://cypresspreserveccd.com/>, or may be obtained by contacting the District Manager's office via email at jayna.cooper@inframark.com or via phone at (813) 873-7300.

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 48 hours 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

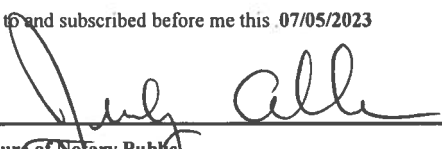
Run Date: July 05, 2023

0000293756-1



 Signature Affiant

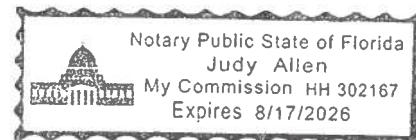
Sworn to and subscribed before me this **07/05/2023**



 Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____





INVOICE

INVOICE #	INVOICE DATE
TM 554893	7/3/2023
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: August 2, 2023

Invoice Amount: \$2,362.50

Description	Current Amount
Summer Annual Rotation 2023 - Coleus	
Annual Installation	\$2,362.50

Invoice Total **\$2,362.50**

Excellence

IN COMMERCIAL LANDSCAPING

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

From: [Extra Space Storage](#)
To: [Teresa Farlow](#)
Subject: Thank you for your payment.
Date: Thursday, July 13, 2023 12:22:44 AM

ESS 071323 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

YOUR RECEIPT

Transaction Number: 159474183

Lakes, FL 34638

Phone:
8136258459

Payment Date: 07/13/2023
Unit: 309

Payment Total: \$150

LET'S GET SOCIAL



This email was sent to 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.



Description	Rate	Qty	Line Total
Residential Roof Repair TPO Repair	\$1,350.00	1	\$1,350.00
Subtotal			1,350.00
Tax			0.00
Total			1,350.00
Deposit Requested			675.00
Amount Paid			0.00
Deposit Due (USD)			\$675.00

Deposit Due (USD)
\$675.00

of \$1,350.00

Billed To

Cypress Preserve, Pool &
Clubhouse
18728 Mossy Timber Blvd.
Land O Lakes, FL 34638

Invoice Number

1000298

Date of Issue

06/27/2023

Due Date

06/30/2023

Reference

#CCC1333797

Himes Electrical Service, Inc.

P. O. Box 516
Lutz, Florida 33548

Invoice

Date	Invoice
7/5/2023	23549

Bill To
Inframark Jayne Cooper 2005 Pan Am Circle Suite 120 Tampa, FL 33607 CYPRESS PRESERVE CDD

Ship To

Work Order	Purchase Order	Terms	Due Date	Rep
12276		Due on receipt	7/5/2023	JKH

Quantity	Description	Rate	Amount
1	Per Proposal 6/27, 7/3 1) Install conduit and wire from the electrical service to the mailbox kiosk. 2) Install a total of (4) 4' LED weatherproof lights in the ceiling. 3) Lights will work off of a photocell. 4) Cut the concrete to run conduit and patch the concrete after conduit is installed. All work is complete.	2,401.00	2,401.00

Thank you for your business.

Total	\$2,401.00
--------------	------------

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

Balance Due	\$2,401.00
--------------------	------------

Phone #	Fax #
813-909-1927	813-909-9776

CHECK REQUEST FORM

District Name: Cypress Preserve CDD

Date: 7/12/23

Invoice Number: NW 071223

Please issue a check to:

Vendor Name: Northwood CDD

Vendor No.:

Check amount: \$326.97

Please code to:

Check Description/Reason: Reimburse for Waste Connection payments for May and June.

Mailing instructions: 2005 Pan Am Circle Suite 300

Tampa, FL 33607

Due Date for Check:

Requestor: Teresa Farlow

Manager's review:

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 5807
DATE 07/05/2023
TERMS Net 15
DUE DATE 07/20/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor repair and adjust gates at both dog parks	1	175.00	175.00

Thank You! We Appreciate Your Business.

BALANCE DUE

\$175.00

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 5811
DATE 07/12/2023
TERMS Net 15
DUE DATE 07/27/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor repair privacy fence along heroin hideaway loop		175.00	175.00

Thank You! We Appreciate Your Business.

BALANCE DUE

\$175.00

Cypress Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 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 July 31, 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
ASSETS								
Cash - Operating Account	\$ 15,255	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,255
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	-	-	-	-	14,052	-	-	14,052
Prepayment Account	-	-	388,131	-	-	-	-	388,131
Reserve Fund	-	310,678	-	-	-	-	-	310,678
Revenue Fund	-	257,559	503,545	-	-	-	-	761,104
Deposits	7,035	-	-	-	-	-	-	7,035
Fixed Assets								
Construction Work In Process	-	-	-	-	-	14,257,191	-	14,257,191
Amount Avail In Debt Services	-	-	-	-	-	-	1,035,699	1,035,699
Amount To Be Provided	-	-	-	-	-	-	14,609,301	14,609,301
TOTAL ASSETS	\$ 69,515	\$ 805,432	\$ 892,827	\$ 1,251	\$ 645,107	\$ 14,257,191	\$ 15,645,000	\$ 32,316,323
LIABILITIES								
Accounts Payable	\$ 29,137	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,137
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	-	215,371	-	11,092	-	-	236,603
TOTAL LIABILITIES	92,381	-	215,371	-	623,120	-	15,645,000	16,575,872
FUND BALANCES								
Restricted for:								
Debt Service	-	805,432	677,456	-	-	-	-	1,482,888
Capital Projects	-	-	-	1,251	21,987	-	-	23,238
Unassigned:	(22,866)	-	-	-	-	14,257,191	-	14,234,325
TOTAL FUND BALANCES	(22,866)	805,432	677,456	1,251	21,987	14,257,191	-	15,740,451
TOTAL LIABILITIES & FUND BALANCES	\$ 69,515	\$ 805,432	\$ 892,827	\$ 1,251	\$ 645,107	\$ 14,257,191	\$ 15,645,000	\$ 32,316,323

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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
REVENUES				
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%
TOTAL REVENUES	499,315	521,971	22,656	104.54%
EXPENDITURES				
<u>Administration</u>				
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	1,757	(257)	117.13%
Bank Fees	200	50	150	25.00%
Website Administration	1,500	1,125	375	75.00%
Office Supplies	248	-	248	0.00%
Dues, Licenses, Subscriptions	500	762	(262)	152.40%
Total Administration	95,030	69,072	25,958	72.68%
<u>Utility Services</u>				
Utility - Electric	6,500	3,340	3,160	51.38%
Utility - StreetLights	20,000	11,074	8,926	55.37%
Utility - Potable Water	13,000	8,357	4,643	64.28%
Total Utility Services	39,500	22,771	16,729	57.65%
<u>Other Physical Environment</u>				
Waterway Management	25,000	27,590	(2,590)	110.36%
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	21,416	(2,916)	115.76%
Miscellaneous Maintenance	17,000	13,150	3,850	77.35%
Capital Improvements	21,000	3,977	17,023	18.94%
Total Other Physical Environment	318,285	288,099	30,186	90.52%

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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
<u>Road and Street Facilities</u>				
Sidewalk & Pavement Repair	3,500	2,250	1,250	64.29%
Total Road and Street Facilities	3,500	2,250	1,250	64.29%
<u>Parks and Recreation</u>				
Cabana Janitorial & Cleaning	12,000	11,956	44	99.63%
R&M-Pools	20,000	12,110	7,890	60.55%
Recreation / Park Facility Maintenance	5,000	7,129	(2,129)	142.58%
Security System Monitoring & Maint.	5,000	3,779	1,221	75.58%
Recreation Equip. Maint.	1,000	2,576	(1,576)	257.60%
Total Parks and Recreation	43,000	37,550	5,450	87.33%
TOTAL EXPENDITURES	499,315	419,742	79,573	84.06%
Excess (deficiency) of revenues				
Over (under) expenditures	-	102,229	102,229	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(125,095)		
FUND BALANCE, ENDING		\$ (22,866)		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 18,260	\$ 18,260	0.00%
Special Assmnts- Tax Collector	-	624,653	624,653	0.00%
Special Assmnts- CDD Collected	-	3,406	3,406	0.00%
TOTAL REVENUES	-	646,319	646,319	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	-	180,000	(180,000)	0.00%
Interest Expense	-	436,731	(436,731)	0.00%
Total Debt Service	-	616,731	(616,731)	0.00%
TOTAL EXPENDITURES	-	616,731	(616,731)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	29,588	29,588	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		775,844		
FUND BALANCE, ENDING		\$ 805,432		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 21,813	\$ 21,813	0.00%
Special Assmnts- Tax Collector	384,676	390,942	6,266	101.63%
Special Assmnts- CDD Collected	-	202,472	202,472	0.00%
TOTAL REVENUES	384,676	615,227	230,551	159.93%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	130,000	125,000	5,000	96.15%
Interest Expense	254,676	256,784	(2,108)	100.83%
Total Debt Service	384,676	381,784	2,892	99.25%
TOTAL EXPENDITURES	384,676	381,784	2,892	99.25%
Excess (deficiency) of revenues				
Over (under) expenditures	-	233,443	233,443	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	9	9	0.00%
Operating Transfers-Out	-	(853)	(853)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(844)	(844)	0.00%
Net change in fund balance	\$ -	\$ 232,599	\$ 232,599	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		444,857		
FUND BALANCE, ENDING		\$ 677,456		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ -	\$ 1,251	\$ 1,251	0.00%
TOTAL REVENUES	-	1,251	1,251	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,251	1,251	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		-		
FUND BALANCE, ENDING		<u>\$ 1,251</u>		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 223	\$ 223	0.00%
TOTAL REVENUES	-	223	223	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	223	223	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	843	843	0.00%
TOTAL FINANCING SOURCES (USES)	-	843	843	0.00%
Net change in fund balance	\$ -	\$ 1,066	\$ 1,066	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		20,921		
FUND BALANCE, ENDING		\$ 21,987		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		14,257,191		
FUND BALANCE, ENDING		<u>\$ 14,257,191</u>		

CYPRESS PRESERVE CDD

Bank Reconciliation

Bank Account No. 3743 TRUIST- GF Operating
Statement No. 07-23
Statement Date 7/31/2023

G/L Balance (LCY)	15,255.04	Statement Balance	15,205.04
G/L Balance	15,255.04	Outstanding Deposits	50.00
Positive Adjustments	0.00		
		Subtotal	15,255.04
Subtotal	15,255.04	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	15,255.04	Ending Balance	15,255.04
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Checks							
6/15/2023	Payment	2486	FLORIDA BEE REMOVAL	350	350.00	0.00	
6/29/2023	Payment	2501	DON HARRISON ENTERPRISES	427	427.00	0.00	
6/29/2023	Payment	2502	INFRAMARK LLC	3861.67	3,861.67	0.00	
7/6/2023	Payment	2504	SOUTHERN AUTOMATED	1755.49	1,755.49	0.00	
7/6/2023	Payment	2505	TIMES PUBLISHING COMPANY	1049.5	1,049.50	0.00	
7/6/2023	Payment	2506	YELLOWSTONE LANDSCAPE	6186.25	6,186.25	0.00	
7/13/2023	Payment	2507	AMERICAN ECOSYSTEMS, INC.	2390	2,390.00	0.00	
7/13/2023	Payment	2508	CHARTER COMMUNICATIONS	157.98	157.98	0.00	
7/13/2023	Payment	2509	SUNCOAST POOL SERVICE	1240	1,240.00	0.00	
7/13/2023	Payment	DD120	Payment of Invoice 000732	150	150.00	0.00	
7/20/2023	Payment	2511	NORTHWOOD CDD	326.97	326.97	0.00	
7/20/2023	Payment	2512	PASCO COUNTY UTILITIES	1084.45	1,084.45	0.00	
7/20/2023	Payment	2513	TIMES PUBLISHING COMPANY	124	124.00	0.00	
7/21/2023	Payment	DD121	Payment of Invoice 000735	117.79	117.79	0.00	
7/21/2023	Payment	DD122	Payment of Invoice 000723	1249.98	1,249.98	0.00	
7/21/2023	Payment	DD123	Payment of Invoice 000724	41.04	41.04	0.00	
7/21/2023	Payment	DD124	Payment of Invoice 000725	41.21	41.21	0.00	
7/21/2023	Payment	DD125	Payment of Invoice 000726	40.6	40.60	0.00	
7/21/2023	Payment	DD126	Payment of Invoice 000727	43.66	43.66	0.00	
7/21/2023	Payment	DD127	Payment of Invoice 000728	46.57	46.57	0.00	
7/17/2023		JE000270	Bank Fees - Stop Ck #2510### \$24,216.24	35	35.00	0.00	
Total Checks				20,719.16	20,719.16	0.00	
Outstanding Deposits							
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
Total Outstanding Deposits.....				50.00		50.00	

Cypress Preserve Community Development District

Expenditure Report - General Fund
For the Period(s) from Jul 01, 2023 to Jul 31, 2023
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE

Account Name: ProfServ-Trustee Fees

YTD Total	-
Annual Budget	\$8,200.00
Amount Remaining / (Budget overage)	\$8,200.00
% of Budget	0.0%

Account Name: Disclosure Report

YTD Total	-
Annual Budget	\$8,400.00
Amount Remaining / (Budget overage)	\$8,400.00
% of Budget	0.0%

Account Name: District Engineer

YTD Total	-
Annual Budget	\$5,000.00
Amount Remaining / (Budget overage)	\$5,000.00
% of Budget	0.0%

Account Name: District Manager

YTD Total	-
Annual Budget	\$42,500.00
Amount Remaining / (Budget overage)	\$42,500.00
% of Budget	0.0%

Account Name: Accounting Services

YTD Total	-
Annual Budget	\$6,000.00
Amount Remaining / (Budget overage)	\$6,000.00
% of Budget	0.0%

Account Name: Website Compliance

YTD Total	-
Annual Budget	\$1,568.52
Amount Remaining / (Budget overage)	\$1,568.52
% of Budget	0.0%

Account Name: Postage, Phone, Faxes, Copies

YTD Total	-
Annual Budget	\$750.00
Amount Remaining / (Budget overage)	\$750.00
% of Budget	0.0%

Account Name: Legal Advertising

07/05/23	548002-51301-5000	163473 070523	VENDOR	TIMES PUBLISHING COMPANY	BUDGET HEARING	124.00
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YTD Total	124.00
Annual Budget	\$1,500.00
Amount Remaining / (Budget overage)	\$1,376.00
% of Budget	8.3%

Account Name: Bank Fees

YTD Total	-
Annual Budget	\$200.00
Amount Remaining / (Budget overage)	\$200.00
% of Budget	0.0%

Account Name: Website Administration

YTD Total	-
Annual Budget	\$1,500.00
Amount Remaining / (Budget overage)	\$1,500.00
% of Budget	0.0%

Account Name: Office Supplies

YTD Total	-
Annual Budget	\$248.48
Amount Remaining / (Budget overage)	\$248.48
% of Budget	0.0%

Financial And Administrative Department Total:	\$124.00
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Cypress Preserve Community Development District

Expenditure Report - General Fund

For the Period(s) from Jul 01, 2023 to Jul 31, 2023

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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DEPARTMENT NAME: UTILITY SERVICES

Account Name: Utility - Electric

07/06/23	543041-53150-5000	4006 070623 ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	ELECTRICITY SERVICES 06/01/23-06/30/23	41.04
07/06/23	543041-53150-5000	4012 070623 ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	ELECTRICITY SERVICES 06/01/23-06/30/23	41.21
07/06/23	543041-53150-5000	9647 070623 ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	ELECTRICITY SERVICES 06/01/23-06/30/23	40.60
07/06/23	543041-53150-5000	9650 070623 ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	ELECTRICITY SERVICES 06/01/23-06/30/23	43.66
07/06/23	543041-53150-5000	6573 070623 ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	ELECTRICITY SERVICES 06/01/23-06/30/23	46.57

YTD Total	213.08
Annual Budget	\$6,500.00
Amount Remaining / (Budget overage)	\$6,286.92
% of Budget	3.3%

Account Name: Utility - StreetLights

07/06/23	543062-53150-5000	4854 070623 ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	ELECTRICITY SERVICES 06/01/23-06/30/23	1,249.98
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YTD Total	1,249.98
Annual Budget	\$20,000.00
Amount Remaining / (Budget overage)	\$18,750.02
% of Budget	6.2%

Account Name: Utility - Potable Water

07/07/23	543095-53150-5000	18678734	VENDOR	PASCO COUNTY UTILITIES	WATER SERVICE 05/18/23-06/19/23	369.75
07/07/23	543095-53150-5000	18677537	VENDOR	PASCO COUNTY UTILITIES	WATER SERVICE 05/18/23-06/19/23	196.50
07/07/23	543095-53150-5000	18678735	VENDOR	PASCO COUNTY UTILITIES	WATER SERVICE 05/18/23-06/19/23	249.75
07/07/23	543095-53150-5000	18677382	VENDOR	PASCO COUNTY UTILITIES	WATER SERVICE 05/18/23-06/19/23	233.95
07/07/23	543095-53150-5000	18677383	VENDOR	PASCO COUNTY UTILITIES	WATER SERVICE 05/18/23-06/19/23	34.50

YTD Total	1,084.45
Annual Budget	\$13,000.00
Amount Remaining / (Budget overage)	\$11,915.55
% of Budget	8.3%

Utility Services Department Total: \$2,547.51

DEPARTMENT NAME: OTHER PHYSICAL ENVIRONMENT

Account Name: Waterway Management

07/01/23	531085-53908-5000	20232196	VENDOR	AMERICAN ECOSYSTEMS, INC.	WATER MANAGEMENT - JULY 2023	2,390.00
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YTD Total	2,390.00
Annual Budget	\$25,000.00
Amount Remaining / (Budget overage)	\$22,610.00
% of Budget	9.6%

Account Name: Landscape Maintenance

YTD Total	-
Annual Budget	\$209,000.00
Amount Remaining / (Budget overage)	\$209,000.00
% of Budget	0.0%

Account Name: R&M-Hardscape Cleaning

YTD Total	-
Annual Budget	\$4,400.00
Amount Remaining / (Budget overage)	\$4,400.00
% of Budget	0.0%

Account Name: Plant Replacement Program

07/03/23	546468-53908-5000	TM 554893	VENDOR	YELLOWSTONE LANDSCAPE	SUMMER ANNUAL ROTATION - 2023	2,362.50
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YTD Total	2,362.50
Annual Budget	\$18,500.00
Amount Remaining / (Budget overage)	\$16,137.50
% of Budget	12.8%

Account Name: Miscellaneous Maintenance

07/05/23	546922-53908-5000	23549	VENDOR	HIMES ELECTRICAL SERVICE, INC.	MAILBOX KIOSK - ELECTRICAL WORK	2,401.00
07/13/23	546922-53908-5000	ESS 071323 ACH	VENDOR	EXTRA SPACE STORAGE	STORAGE FEE	150.00

YTD Total	2,551.00
Annual Budget	\$17,000.00
Amount Remaining / (Budget overage)	\$14,449.00
% of Budget	15.0%

Account Name: Capital Improvements

Cypress Preserve Community Development District

Expenditure Report - General Fund

For the Period(s) from Jul 01, 2023 to Jul 31, 2023

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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YTD Total	-
Annual Budget	\$21,000.00
Amount Remaining / (Budget overage)	\$21,000.00
% of Budget	0.0%

Other Physical Environment Department Total: \$7,303.50

DEPARTMENT NAME: PARKS AND RECREATION

Account Name: Cabana Janitorial & Cleaning

YTD Total	-
Annual Budget	\$12,000.00
Amount Remaining / (Budget overage)	\$12,000.00
% of Budget	0.0%

Account Name: R&M-Pools

07/01/23	546074-57201-5000	9450	VENDOR	SUNCOAST POOL SERVICE	POOL SERVICES - JULY 2023	1,240.00
						YTD Total 1,240.00
						Annual Budget \$20,000.00
						Amount Remaining / (Budget overage) \$18,760.00
						% of Budget 6.2%

Account Name: Recreation / Park Facility Maintenance

07/05/23	546414-57201-5000	5807	VENDOR	SPEAREM ENTERPRISES	GATE REPAIRS - DOG PARK	175.00
07/10/23	546414-57201-5000	0053398	VENDOR	NEPTUNE MULTI SERVICES LLC	PORTER SERVICE	650.00
07/12/23	546414-57201-5000	5811	VENDOR	SPEAREM ENTERPRISES	REPAIRED PRIVACY FENCE	175.00
07/12/23	546414-57201-5000	5818	VENDOR	SPEAREM ENTERPRISES	LABOR CLEANING 06/16/23-07/16/23	845.00
07/12/23	546414-57201-5000	CKRQ 071223	VENDOR	NORTHWOOD CDD	REIMBURSE FOR WASTE CONNECTION MAY/JUNE	326.97
07/20/23	546414-57201-5000	W425 072023 ACH	VENDOR	WASTE CONNECTIONS	BASIC SERVICE - 08/01/23-08/31/23	117.79
						YTD Total 2,289.76
						Annual Budget \$5,000.00
						Amount Remaining / (Budget overage) \$2,710.24
						% of Budget 45.8%

Account Name: Security System Monitoring & Maint.

YTD Total	-
Annual Budget	\$5,000.00
Amount Remaining / (Budget overage)	\$5,000.00
% of Budget	0.0%

Account Name: Recreation Equip. Maint.

07/01/23	546484-57201-5000	1422940070123	VENDOR	CHARTER COMMUNICATIONS	INTERNET SERVICES - 07/01/23-07/31/23	157.98
						YTD Total 157.98
						Annual Budget \$1,000.00
						Amount Remaining / (Budget overage) \$842.02
						% of Budget 15.8%

Parks And Recreation Department Total: \$3,687.74

TOTAL EXPENDITURES & OTHER FINANCING USES: \$ 13,662.75



American Ecosystems, Inc.®

Serving Florida Statewide



AQUATIC MANAGEMENT SERVICES

TREATMENT REPORT

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

CUSTOMER: Cypress Preserve ACCOUNT # _____
BIOLOGIST: James Jentesch DATE: 08/14/23 TIME: _____

SITE	WEEDS TREATED					DAYS RESTRICTED
	ALGAE	GRASSES	UNDERWATER	FLOATING	TERRESTRIAL	
<u>All</u>		<u>X</u>			<u>X</u>	<u>Ø</u>
<u>4, 5, 6, 7, 8, 9, 18</u>	<u>X</u>					<u>Ø</u>
<u>14, 20, 21</u>						
<u>20</u>				<u>X</u>		<u>Ø</u>

SITE	OTHER SERVICES PROVIDED						
	BACTERIAL TEST (FECAL COLIFORM)	FISH STOCKING	MECHANICAL WEED REMOVAL	AQUATIC PLANT INSTALLATION	CLARIFICATION	POND DYE	AERATION SYSTEM SERVICING
<u>2, 3, 4, 7, 13</u>						<u>X</u>	

COMMENTS: All sites treated for invasive growth & vegetation.
Pond #20 treated for water hyacinth.
Sites 4, 5, 6, 7, 8, 9, 14, 18, 20, 21 treated for algae. Improvement
noticed with clippings, however, grass height around pond #7
is too far from Pond on back-side.
Fear of driving into a hole.
Customers Signature _____ Date _____
Email.