Cypress Preserve
Community Development District

November 01, 2023

AGENDA PACKAGE

Zoom Information
Call In Number: +1 305 224 1968 Meeting ID: 867 9356 7653
Passcode: 025223
https://us06web.zoom.us/j/86793567653?pwd=sIR5vFH6Ld4nptNp9Dwh6Csqg3JDfQ.1

Cypress Preserve Community Development District
Board of Supervisors

□ Eugenia Lynch, Chairperson
□ Jessica Ellis, Vice Chairperson
□ Stephanie Boretski, Secretary
□ Justin Sutphin, Assistant Secretary
□ Jayna Cooper, District Manager
□ Vivek Babbar, District Counsel
□ Phil Chang, District Engineer

Agenda for Regular Meeting
Wednesday, November 1, 2023 – 1:30 p.m.

Zoom Information
https://us06web.zoom.us/j/86793567653?pwd=sIR5vFH6Ld4nptNp9Dwh6Csqg3JDfQ.1
Call In Number: 1 305 224 1968 US Meeting ID: 867 9356 7653 Passcode: 025223
All cellular phones and pagers must be turned off during the meeting.

1. Call to Order/Roll Call

2. Public Comment (3) Minute Time Limit

3. Vendor Reports
A. District Counsel
B. District Engineer

4. Business Items
A. Discussion of Mailbox Kiosk Roof Extension
B. Discussion of Additional Dog Waste Stations
C. Consideration of Video Surveillance Sign Proposal
D. Consideration of Valley Bank Line of Credit Proposal

5. Consent Agenda
A. Consideration of Board of Supervisors' Minutes of the September 5, 2023 Regular Meeting
B. Consideration of Operation and Maintenance Expenditures for August - September 2023
C. Review of Financial Report as of August 31, 2023 & September 30, 2023

6. Staff Report
A. District Manager
i. Aquatic Inspection Report
ii. Community Inspection Report
iii. Discussion of MPS Holiday Hours

7. Board of Supervisors' Requests and Comments

8. Adjournment

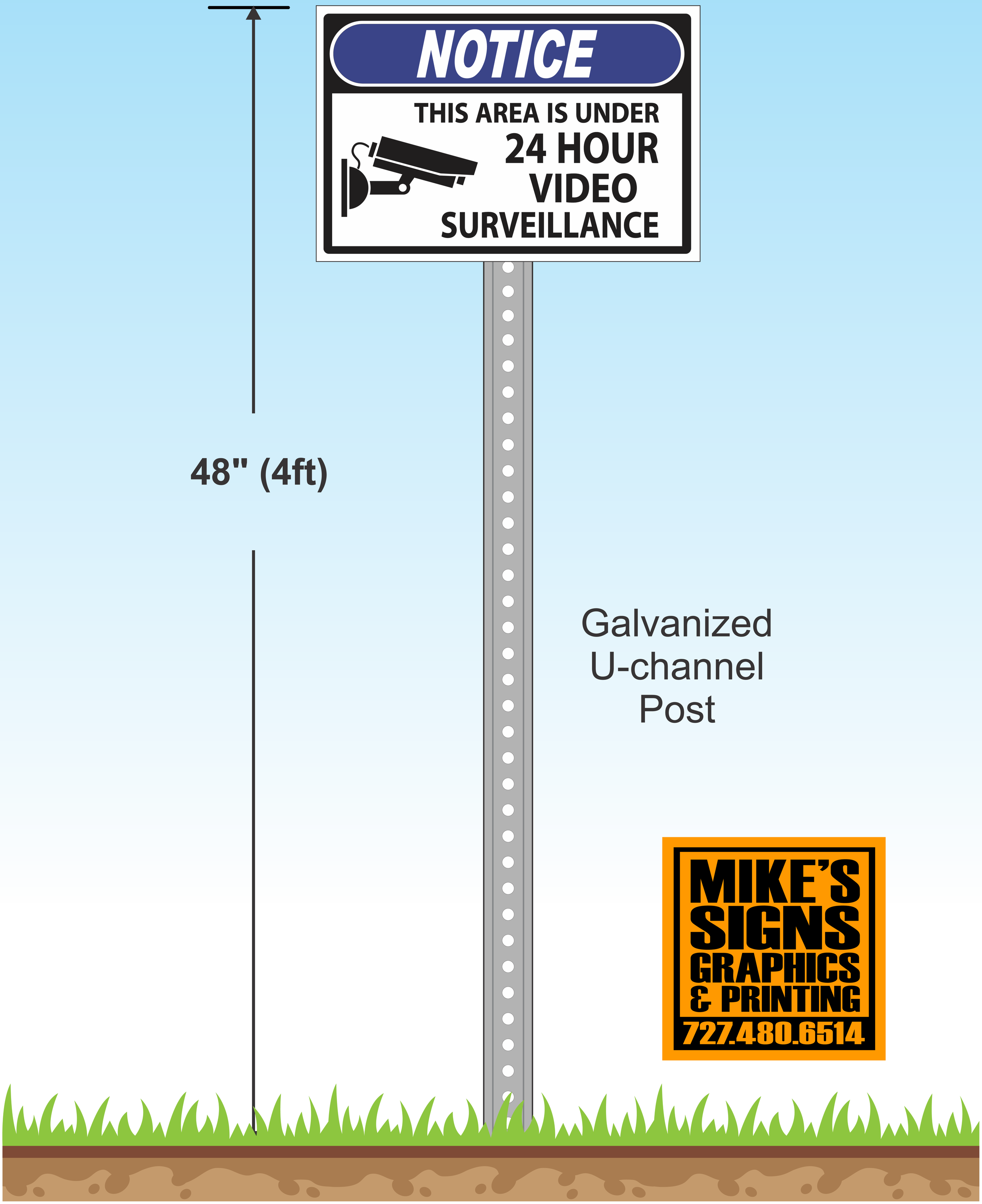
The next CDD Meeting is scheduled to be held Wednesday, December 6, 2023 at 1:30 p.m.

FOURTH ORDER OF BUSINESS

4C

Sign Post and Sign

18x12



Fields Consulting Group, LLC
11749 Crestridge Loop
Trinity, FL 34655

MIKE'S SIGNS GRAPHICS & PRINTING 727.480.6514

Estimate

Date	Estimate #
10/4/2023	1408

Name / Address
Inframark Cypress Preserve CDD Attn: Jayna Cooper 2005 Pan Am Circle #300 Tampa, FL 33607

Project

Description	Qty	Rate	Total
(3) Entrances "This area is under video surveillance" (18x12) metal sign installed with u-channel post.	3	150.00	450.00
(1) Amenity Center Wall "This area is under video surveillance" (18x12) metal sign installed wall anchors	1	90.00	90.00

Subtotal	$540.00
Sales Tax (7.0%)	$0.00
Total	$540.00

Phone #
(727) 480-6514

E-mail
fieldsconsultinggroup@yahoo.com

4D.

October 18, 2023

Cypress Preserve CDD c/o
Attn: Kerriann Robertson
Inframark Community Management

Dear: Ms. Robertson

I am pleased to provide the following terms and conditions that Valley National Bank would consider for your **loan request for Cypress Preserve CDD**. **The following information is not a commitment but rather an outline of terms for your consideration.** The following terms are presented to facilitate discussion of potential financing and are not intended to and do not create a legally binding commitment or obligation to lend on the part of Valley National Bank. The contents or existence of this memorandum are CONFIDENTIAL and shall not be disclosed to any third party without the prior written consent of Writer, except by the Borrower to its partners, legal counsel, financial advisors and accountants on a confidential basis, and as required by law. The confidentiality agreement set forth in the preceding shall be effective regardless of whether this letter is accepted by the recipient.

The proposed terms are as follows:

BORROWER:	Cypress Preserve Community Development
Line of credit amount:	Up to $150,000
LOAN TYPE:	Tax-Exempt Valley national Bank Qualified Loan (line of credit)
PURPOSE:	Operating line of credit
REPAYMENT:	Semi-Annual Interest Payments. Principal balance payments at anytime with no penalty-Must be paid in full at end of line of credit term.
INTEREST RATE:	Tax-exempt Valley National Bank Qualified WSJ Prime Variable Rate of 6.90% 10-18-2023
MATURITY:	1-year from close. All outstanding principal payoff required
COMMITMENT FEE:	$6,000 including Bank counsel fees.
COLLATERAL:	Pledge of Non-Ad valorem special assessments on all assessable units within the district, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such Assessments or, if applicable, from the issuance and sale of tax certificates with respect to suchassessments.
DEPOSIT RELATIONSHIP:	Borrower to maintain **all primary operating accounts (all non - required trustee accounts)** with Valley National Bank for the term of the Loan,
GUARANTOR:	N/A
PREPAYMENT PENALTY:	The Loan may be repaid without penalty in whole or in part prior to stated maturity date at the option of the Borrower
FINANCIAL COVENANTS:	Borrower is required to maintain in a separate Reserve Fund at least 10% of Maximum Annual Debt Service to be monitored quarterly and tested annually.
ADDITIONAL COVENANTS AND CONDITIONS:	Opinion letter from borrower's counsel as to certain matters required by bank including but not limited to borrower's authority

	to enter the loan transaction, borrower's authority to pledge the collateral to secure the loan transaction, the authority of the signor of the loan documents and borrower's tax-exempt borrowing status. Loan documents satisfactory to borrower
FINANCIAL REPORTING:	*On an annual basis, within 270 days of the Fiscal year end, a copy of the audited financial statements for the Borrower. *On a quarterly basis, within 45 days of Quarter end, a copy of the Statement for the Debt Reserve Account for the Borrower. *On annual basis, within 90 days of the Fiscal year end, a copy of an internally prepared financial statement for the Borrower. Failure to provide the financial statements and reports as provided in the preceding paragraphs, after three {3) Business Days' written notice to the District, the District Manager and Counsel to tl1e District, with a copy to the Trustee, shall constitute a "Financial Covenant Reporting Failure." Upon the occurrence of a Financial Covenant Reporting Failure Valley National Bank may enforce the provisions of this section by action in mandamus or for specific performance, to compel performance of the District's financial reporting obligations under this section. A Financial Covenant Reporting Failure under this section shall not constitute an Event of Default under the Master Indenture.
COSTS:	Standard and reasonable costs related to this loan transaction are the responsibility of the Borrower.
TAX EXEMPT STATUS:	In the event this Loan is deemed to no longer be tax exempt, then in such event Borrower shall also pay to Valley National Bank, at the time such interest is paid, all additional amounts which Valley National Bank specifies as necessary to preserve the after-tax yield

This letter is not a commitment to lend, either expressed or implied, and does not impose any obligation on Valley National Bank to issue a commitment or to make the Loan. The terms and conditions outlined herein are not all -inclusive, but merely reflect the parties' discussions to date and are subject to change upon receipt of all requested information. The issuance of a commitment to make the Loan is subject to full underwriting, due diligence, documentation and approval.
Following your review of the above, please call me at 239-789-7727 or e mail at bmcdonald@valley.com with any questions or comments you may have prior to your decision. Kindly execute a copy of this letter and return it to my attention prior to October 28th, 2023. Provided loan is approved the Valley approval is valid through December 31, 2023. Thank you for allowing us the opportunity to provide this loan proposal letter to you. We look forward to working with you.

Bill McDonald
Bill McDonald
Commercial Relationship Manager

DATE 10-18-2023

_____
Chairperson/Authorized signer
Cypress Preserve Community Development District

DATE_____

Fifth Order of Business

5A

MINUTES OF MEETING
CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Cypress Preserve Community Development District was held on Tuesday, September 5, 2023 and called to order at 1:35 p.m. at The Club Connerton, located at 21100 Fountain Garden Way, Land O' Lakes, FL 34638.

Present and constituting a quorum were:

Kathleen Casey Swanson	Vice Chairperson
Eugenia Lynch	Assistant Secretary
Jessica Ellis	Assistant Secretary
Justin Sutphin	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
Residents	

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**

Audience members commented on the following items:

- The *Spectrum* invoice.
- A land bridge between marshes.
- The HOA loan.
- Broken rung and tile in the pool.

THIRD ORDER OF BUSINESS **Vendor Reports**

- **District Counsel**
- **District Engineer**

  There being no reports, the next order of business followed.

FOURTH ORDER OF BUSINESS **Business Items**

A. Consideration of Board Supervisor Resignation

This item will be considered at the end of the meeting.

B. Considerations of Resident Resume

- The Board reviewed Mr. Justin Sutphin's resume, discussion ensued.

> On MOTION by Ms. Swanson seconded by Ms. Ellis with all in favor the appointment of Mr. Justin Sutphin to Supervisor, Seat #1, was approved. 3-0

- Ms. Cooper administered Oath of Office to Mr. Sutphin.
- District Counsel will follow up with a Supervisor welcome packet.

C. Consideration of Resolution 2023-09, Redesignating Officers

This item will be considered later in the meeting.

D. Consideration of Illuminations Holiday Lighting Proposal

- Discussion ensued regarding the proposal and cost savings, to be deducted from "Misc. Maintenance" line item.
  - $13,000 budgeted for Fiscal Year 2024.
  - Last year, the Board spent $6,850 on holiday lights.
- The Board agreed to approve the proposal without the clubhouse lights, bringing the cost from $8,350 to $5,000.

> On MOTION by Ms. Lynch seconded by Mr. Sutphin with all in favor, Illuminations Holiday Lighting Proposal**,** in the amount of $5,000, was approved, as discussed. 4-0

E. General Matters of the District

Ms. Cooper reviewed the following:

- ADA playground mulch proposal from *EZMulch* for $2,760.
  - *EZMulch* has agreed to hold the price until winter.
- Towing agreement
  - *Action Towing* will assess the signage needs in the community.
- Signs
  - Proposal for four (4) "Under Surveillance" signs are in progress, at an estimated cost of $125-$150 per sign.
- Key cards
  - Cost and procedure for issuing new key cards was discussed.
  - The Board agreed to continue this discussion at a later date.
- Financials
  - Includes the expenditure report, will continue to do so moving forward.

- MPS Security hours –
  - The term of the current agreement has expired.
  - Discussion ensued and the Board agreed to request an addendum to the current agreement to include weeks of school breaks, (Thanksgiving, Winter, Spring Break) and a regular schedule next summer from Memorial Day through Labor Day.
  - Ms. Cooper will confirm that MPS has the ability to fulfill this request. Specific days and hours will be discussed at the next meeting.

FIFTH ORDER OF BUSINESS Consent Agenda

A. Consideration of Board of Supervisors' Meeting Minutes of the Public Hearing & Regular Meeting August 01, 2023
B. Consideration of Operation and Maintenance Expenditures July
C. Review of Financial Statements Month Ending July 31, 2023

> On MOTION by Ms. Swanson seconded by Ms. Ellis, with all in favor, the Consent Agenda, was approved. 4-0

SIXTH ORDER OF BUSINESS Staff Reports

A. District Manager
i. Aquatic Inspection Report
ii. Community Inspection Reports
- Ms. Swanson inquired about the presence of small, mosquito like insects.
- Ms. Cooper recommended calling Pasco County Mosquito Control and request a site visit to identify the insect and make recommendations.

FOURTH ORDER OF BUSINESS Business Items (Continued)

A. Consideration of Board Supervisor Resignation (Continued)
- Ms. Swanson presented her resignation as Vice Chairperson to the Board of Supervisors of Cypress Preserve CDD.

> On MOTION by Ms. Lynch seconded by Ms. Ellis, with all in favor, the Resignation of Ms. Kathleen Swanson, was accepted. 3-0

C. Consideration of Resolution 2023-09, Re-Designating Officers (Continued)

- Ms. Cooper reviewed current designations from the August 2023 meeting.
  - Chairperson Gina Lynch, Vice Chairperson Jessica Ellis, Assistant Secretary Stephanie Boretski.

- Brief discussion ensued and the Board agreed to keep the current designations, adding Justin Sutphin as the Assistant Secretary.

> On MOTION by Ms. Lynch seconded by Ms. Swanson with all in favor, Resolution 2023-09, Re-Designating Officers, with Ms. Lynch appointed as Chairperson, Ms. Ellis as Vice Chairperson and Ms. Boretski as Secretary, and Mr. Sutphin as Assistant Secretary, was adopted. 3-0

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

Discussion of "no fishing" signs with pond numbers ensued.

- The Board agreed to delay this item until winter and reassess.
- The Board directed Ms. Cooper to follow up with Mr. Babbar regarding fishing regulations in stormwater ponds and if certain ponds can be designated for catch and release fishing.

SECOND ORDER OF BUSINESS **Public Comments (Continued)**

- Discussion ensued regarding a permanent barricade on Bulloch & Mossy Timber. This area is owned by the County.
- Ms. Cooper will follow up with the County to see if there are any other options for a barricade in that area.

EIGHTH ORDER OF BUSINESS **Adjournment**

There being no further business,

> On MOTION by Mr. Sutphin seconded by Ms. Lynch with all in favor, meeting was adjourned at 2:59 p.m. 3-0

_____ _____

Jayna Cooper Eugenia Lynch
District Manager Chairperson

5B

CYPRESS PRESERVE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
AMERICAN ECOSYSTEMS, INC.	20232574	$2,390.00		WATER MANAGEMENT - AUGUST 2023
DON HARRISON ENTERPRISES	3023	$250.00		ROUTINE MAINT. JULY 2023
DON HARRISON ENTERPRISES	3028	$250.00	$500.00	ROUTINE MAINT. AUG 2023
INFRAMARK LLC	100111	$4,872.41		DISTRICT INVOICE AUGUST 2023
WASTE CONNECTIONS	6984242W425 ACH	$117.70		BASIC SERVICES - 09/01/23-09/30/23
YELLOWSTONE LANDSCAPE	TM 567642	$21,853.74		LANDSCAPE MAINTENANCE - JULY 2023
Monthly Contract Subtotal		**$29,733.85**		
Variable Contract				
EUGENIA LYNCH	EL 080123	$200.00		SUPERVISOR MEETING 08/01/2023
JESSICA STAFFORD ELLIS	JE 080123	$200.00		SUPERVISOR MEETING 08/01/2023
JOHNSON ENGINEERING INC.	7	$1,000.00		GENERAL ENGINEERING SERVICES - THRU 08/13/23
KATHLEEN CASEY SWANSON	KS 080123	$200.00		SUPERVISOR MEETING 08/01/2023
Variable Contract Subtotal		**$1,600.00**		
Utilities				
CHARTER COMMUNICATIONS	1422940080123	$157.98		INTERNET SERVICE 08/01/23-08/31/23
PASCO COUNTY UTILITIES	18835613	$259.51		WATER SERVICE 06/19/23-07/18/23
PASCO COUNTY UTILITIES	18835615	$91.50		WATER SERVICE 06/19/23-07/18/23
PASCO COUNTY UTILITIES	18835768	$179.25		WATER SERVICE 06/19/23-07/18/23
PASCO COUNTY UTILITIES	18836967	$346.50		WATER SERVICE 06/19/23-07/18/23
PASCO COUNTY UTILITIES	18836968	$229.50	$1,106.26	WATER SERVICE 06/19/23-07/18/23
WITHLACOOCHEE RIVER ELECTRIC	4006 080423 ACH	$41.27		ELECTRICITY SERVICES 06/30/23-08/01/23
WITHLACOOCHEE RIVER ELECTRIC	4012 080423 ACH	$45.25		ELECTRICITY SERVICES 06/30/23-08/01/23
WITHLACOOCHEE RIVER ELECTRIC	4854 080423 ACH	$1,416.60		ELECTRICITY SERVICES 06/30/23-08/01/23
WITHLACOOCHEE RIVER ELECTRIC	6573 080423 ACH	$47.16		ELECTRICITY SERVICES 06/30/23-08/01/23
WITHLACOOCHEE RIVER ELECTRIC	9647 080423 ACH	$40.63		ELECTRICITY SERVICES 06/30/23-08/01/23
WITHLACOOCHEE RIVER ELECTRIC	9650 080423 ACH	$44.33	$1,635.24	ELECTRICITY SERVICES 06/30/23-08/01/23
Utilities Subtotal		**$2,899.48**		
Regular Services				
MPS INVESTIGATIONS & GUARD SERVICES	20230010	$856.00		SECURITY SERVICE - 07/23/23-07/29/23
MPS INVESTIGATIONS & GUARD SERVICES	20230012	$896.00		SECURITY SERVICE - 07/30/23-08/05/23

CYPRESS PRESERVE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
MPS INVESTIGATIONS & GUARD SERVICES	20230015	$896.00		SECURITY SERVICE - 08/06/23-08/12/23
MPS INVESTIGATIONS & GUARD SERVICES	20230016	$896.00		SECURITY SERVICE - 08/13/23-08/19/23
MPS INVESTIGATIONS & GUARD SERVICES	20230018	$896.00	$4,440.00	SECURITY SERVICE - 08/20/23-08/26/23
SPEAREM ENTERPRISES	5834	$125.00		GATE REPAIR - DOUBLE GATES
SPEAREM ENTERPRISES	5844	$845.00	$970.00	LABOR - 07/16/23-08/16/23 - CLEANING/SUPPLIES
STRALEY ROBIN VERICKER	23550	$1,729.13		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 08/15/23
YELLOWSTONE LANDSCAPE	TM 574794	$2,250.00		BUSH HOGGING POND 19 - ARBOR
Regular Services Subtotal		**$9,389.13**		
Additional Services				
AMERICAN ECOSYSTEMS, INC.	20232814	$85.00		ADDITION OF BLUE DYE TREATMENT POND 7 AUGUST 2023
EXTRA SPACE STORAGE	ESS 081323 ACH	$22.77		STORAGE UNIT #247
SPEAREM ENTERPRISES	5836	$125.00		DUMPSTER CLEAN UP - LOOSE TRASH
Additional Services Subtotal		**$232.77**		
TOTAL		**$43,855.23**		

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

[ ] Chariman [ ] Vice Chariman [ ] Assistant Secretary

Invoice

AMERICAN ECOSYSTEMS, INC

P.O. BOX 40517
ST. PETERSBURG, 33743

DATE	INVOICE #
8/1/2023	20232574

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

BILL TO
Cypress Preserve CDD [redacted] 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

COST	QTY.	ITEM	UNIT PRICE	PRICE

Don Harrison Enterprises LLC

2510 Priscilla Ct. Lutz, FL 33559-5679
(813) 363-6286
#00434 #13010124

№ 3023

DATE 07 | 27 | 23

Received
JUL 31 2023

NAME Cypress Preserve C.D.D.
STREET 2005 Pan Am Circle, STE 300 PHONE 813-873-7300
CITY TAMPA STATE FL ZIP 33607
JOB NAME/LOCATION JOB PHONE
ADDRESS Land 'O' LAKE'S
SCHEDULED DATE/TIME
WORK TAKEN BY Don ORDERED BY Jayna Cooper

DESCRIPTION OF WORK

Round's for the Month of July 2023.
(Checked out A-OK)
(Completed)

TECHNICIAN	ARRIVE	LEAVE	TOTAL HRS.	RATE	TOTAL LABOR
Don					

ASK ABOUT OUR SERVICE CONTRACTS

			TOTALS
MAT.			
PERMITS			
MISC.			
TAX			
LABOR			
TOTAL			

☐ CC	CHARGES	AMOUNT
☐ BILL	PARTS	
☐ $	LABOR	
☐ CK	SERVICE CALL	
	PREVENTIVE MAINTENANCE DISCOUNT	
	month of July 2023	250.00
	TOTAL AMOUNT DUE	$250.00

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:

DATE COMPLETED 07-27-2023

TERMS: Net Due Upon Completion

AUTHORIZATION FOR SERVICE: The undersigned hereby warrants that he has the full right and authority to enter into this agreement and accepts 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 1½% per month on all past due balances.

CUSTOMER SIGNATURE

I hereby accept above service as being satisfactory and acknowledge that equipment has been left in good condition.

CUSTOMER SIGNATURE

COST	QTY.	ITEM	UNIT PRICE	PRICE

Don Harrison Enterprises LLC

2510 Priscilla Ct. Lutz, FL 33559-5679
(813) 363-6286
#00434 #13010124

№ 3028

DATE 08 | 24 | 23

NAME Cypress Preserve C.D.D.
STREET 2005 Pan Am Circle, Suite 300 PHONE 813 873-7300
CITY TAMPA STATE FL ZIP 33607
JOB NAME/LOCATION JOB PHONE
ADDRESS Land 'O' Lake's FL
SCHEDULED DATE/TIME
WORK TAKEN BY Don ORDERED BY Jayna Cooper

DESCRIPTION OF WORK

Routine Maintenance for the month of August 2023.

(Checked out OK)

Received
AUG 28 2023

TECHNICIAN	ARRIVE	LEAVE	TOTAL HRS.	RATE	TOTAL LABOR
Don					

			TOTALS	☐ CC	CHARGES / AMOUNT
				☐ BILL	PARTS
MAT.				☐ $	LABOR
PERMITS				☐ CK	SERVICE CALL
MISC.				PREVENTIVE MAINTENANCE DISCOUNT	
TAX				Month of August 2023	250.00
LABOR				TOTAL AMOUNT DUE	
TOTAL					$ 250.00

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:

DATE COMPLETED 08-23-23

TERMS: Net Due Upon Completion

AUTHORIZATION FOR SERVICE: The undersigned hereby warrants that he has the full right and authority to enter into this agreement and accepts 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 1½% per month on all past due balances.

CUSTOMER SIGNATURE
I hereby accept above service as being satisfactory and acknowledge that equipment has been left in good condition.

CUSTOMER SIGNATURE

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
#100111	8/28/2023
CUSTOMER ID	**NET TERMS**
C2297	Net 30
PO#	**DUE DATE**
	9/27/2023

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

Services provided for the Month of: August 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
Postage	25	Ea	2.76		69.09
6-23-23 Jana Cooper PASCO COUNTY PARKS AND : Meeting Room $61.65	1	Ea	61.65		61.65
Dissemination Services	1	Ea	700.00		700.00
Subtotal					**4,872.41**

Subtotal	$4,872.41
Tax	$0.00
Total Due	$4,872.41

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.

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

ACCOUNT NO.	6425-103179
INVOICE NO.	6984242W425
STATEMENT DATE	08/20/23
DUE DATE	Upon Receipt

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

FOR ASSISTANCE

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

000941 1/1

INVOICE STATEMENT

Date	Description			Amount
	Service Location	**CYPRESS PRESERVE AMENITY CENTER**		
	Acct #103179-0001	**18728 MOSSY TIMBER BLVD LAND O L**		
08/20/23	BASIC SERVICE CHARGE 9/1/2023-9/30/2023	1.00 4.00YD	$	85.39
08/20/23	BASIC CONTAINER CHARGE 9/1/2023-9/30/2023	1.00 4.00YD	$	4.00
08/20/23	FUEL SURCHARGE		$	19.37
08/20/23	ENVIRONMENTAL SURCHARGE		$	8.94
	Invoice Total		**$**	**117.70**
	Account Balance		**$**	**117.70**

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.

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

Received
AUG 28 2023

ACCOUNT NO.	6425-103179
INVOICE NO.	6984242W425
STATEMENT DATE	08/20/23
DUE DATE	Upon Receipt
PAY THIS AMOUNT	**$117.70**

AB 01 000941 51177 H 6 A

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

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 0000000000000000000X1031797 0000001177000000000000006984242 7

INVOICE

INVOICE #	INVOICE DATE
TM 567642	7/31/2023
TERMS	**PO NUMBER**
Net 30	

Bill To:

Cypress Preserve CDD
[redacted]
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Property Name: Cypress Preserve CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 30, 2023
Invoice Amount: $21,853.74

Description	Current Amount
Monthly Landscape Maintenance July 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: **August 1, 2023**
DMS Staff Signature Yaima Cooper

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

EL 080123

Cypress Preserve CDD
MEETING DATE: **August 1, 2023**
DMS Staff Signature Yayna Cooper

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

JE 080123

Johnson Engineering, Inc.
Remit To:
P.O. Box 2112
Fort Myers, FL 33902
Ph: 239.334.0046

Invoice

Project Manager Philip Chang

August 22, 2023
Project No: 20225171-000
Invoice No: 7

FEID #59-1173834

Jayna Cooper
Cypress Preserve CDD
c/o Inframark Infrastructure Management Services
2654 Cypress Ridge Blvd. Ste 101
Wesley Chapel, FL 33544

Project 20225171-000 Cypress Preserve CDD Professional Engineering Services

Professional Services through August 13, 2023

Phase 1. General Engineering Services

Professional Personnel

		Hours	Rate	Amount	
Professional 6					
Chang, Philip	7/21/2023	.50	200.00	100.00	
Research plat and construction plans related to wetland buffer impact inquiry from DM;					
Chang, Philip	7/24/2023	.50	200.00	100.00	
Follow up with County regarding maintenance bond release; provide summary to DM;					
Chang, Philip	7/26/2023	1.50	200.00	300.00	
Research plat and as-built plans to provide opinion of wetland conservation and wetland buffer areas;					
Chang, Philip	7/27/2023	1.25	200.00	250.00	
Site visit to check on WBA encroachment by homeowner					
Chang, Philip	8/10/2023	1.25	200.00	250.00	
Review fence application information vs plat and prepare exhibit and summary of research to provide to DM;					
	Totals	5.00		1,000.00	
	Total Labor				**1,000.00**
			Total this Phase		**$1,000.00**
			Total this Invoice		**$1,000.00**

Outstanding Invoices

Number	Date	Balance
6	7/24/2023	50.00
Total		**50.00**

Cypress Preserve CDD
MEETING DATE: **August 1, 2023**
DMS Staff Signature Yayma Cooper

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

KS 080123

Spectrum BUSINESS

Received
AUG 7 2023

August 1, 2023
Invoice Number: 1422940080123
Account Number: **8337 13 062 1422940**
Security Code: **1256**
Service At: 18728 MOSSY TIMBER BLVD
CBHS
LAND O LAKES FL 34638

NEWS AND INFORMATION

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

Summary *Service from 08/01/23 through 08/31/23 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 08/18/23	**$157.98**

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

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8337 1300 NO RP 01 08022023 NNNNNYNN 01 020229 0058

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

August 1, 2023
Cypress Preserve CDD
Invoice Number: 1422940080123
Account Number: 8337 13 062 1422940
Service At: 18728 MOSSY TIMBER BLVD
CBHS
LAND O LAKES FL 34638

Total Due by 08/18/23 **$157.98**
Amount you are enclosing $

Please Remit Payment To:
CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

83371306214229400015798 2

August 1, 2023

Cypress Preserve CDD
Invoice Number: 1422940080123
Account Number: 8337 13 062 1422940
Security Code: **1256**

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8337 1300 NO RP 01 08022023 NNNNNYNN 01 020229 0058

Charge Details

Previous Balance		157.98
Check Payment-thank You	07/19	-157.98
Remaining Balance		**$0.00**

Payments received after 08/01/23 will appear on your next bill.

Service from 08/01/23 through 08/31/23

Spectrum Business™ Internet

Spectrum Business Internet Ultra	199.99
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 08/18/23	**$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.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at 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 for store locations. For questions or concerns, visit 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
(My Account login required)

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**.

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

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

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

1 1 1
22-70345

CYPRESS PRESERVE AMENITY CENTER

Service Address: **18728 MOSSY TIMBER BOULEVARD**

Bill Number: 18835613
Billing Date: 8/3/2023
Billing Period: 6/19/2023 to 7/18/2023

Account #	Customer #
0986155	01366618

Please use the 15-digit number below when making a payment through your

098615501366618

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	14328617	6/19/2023	1325	7/18/2023	1340	29	15

Usage History

	Water
July 2023	15
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

Transactions

Previous Bill		233.95
Payment 07/25/23		-233 95 CR
Balance Forward		0.00
Current Transac ions		
Water		
Water Base Charge		38.63
Water Tier 1	15.0 Thousand Gals X $2.04	30.60
Sewer		
Sewer Base Charge		93.08
Sewer Charges	15.0 Thousand Gals X $6.48	97.20
Total Current Transactions		259.51
TOTAL BALANCE DUE		**$259.51**

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.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	0986155
Customer #	01366618
Balance Forward	0.00
Current Transactions	259.51
Total Balance Due	**$259.51**
Due Date	**8/21/2023**

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
[redacted]
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

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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: 18835615
Billing Date: 8/3/2023
Billing Period: 6/19/2023 to 7/18/2023

Account #	Customer #
0986160	01366618

Please use the 15-digit number below when making a payment through your

098616001366618

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12441247	6/19/2023	9962	7/18/2023	10084	29	122

Usage History

Water	
July 2023	122
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

Transactions

Previous Bill		34.50
Payment 07/25/23		-34.50 CR
Balance Forward		0.00
Current Transac ions		
Reclaimed		
Reclaimed	122 Thousand Gals X $0.75	91.50
Total Current Transactions		91.50
TOTAL BALANCE DUE		**$91.50**

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.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	0986160
Customer #	01366618
Balance Forward	0.00
Current Transactions	91.50
Total Balance Due	**$91.50**
Due Date	**8/21/2023**

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
[redacted]
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

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NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

Received
AUG 7 2023

118 1 1
22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 18835768
Billing Date: 8/3/2023
Billing Period: 6/19/2023 to 7/18/2023

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18035595	6/19/2023	21531	7/18/2023	21770	29	239

Usage History

Water

July 2023	239
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

Transactions

Previous Bill		196.50
Payment 07/25/23		-196.50 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	239 Thousand Gals X $0.75	179.25
Total Current Transactions		179.25
TOTAL BALANCE DUE		**$179.25**

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.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	0993870
Customer #	01372506
Balance Forward	0.00
Current Transactions	179.25
Total Balance Due	**$179.25**
Due Date	**8/21/2023**

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 CIRCLE SUITE 300
TAMPA FL 33607

PASCO COUNTY UTILITIES
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0137250660993870218835768200001792 56

PASCO COUNTY UTILITIES
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LAND O' LAKES (813) 235-6012
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UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

Received
AUG 7 2023

119 1 1
22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 18836967
Billing Date: 8/3/2023
Billing Period: 6/19/2023 to 7/18/2023

Account #	Customer #
1096165	01413628

Please use the 15-digit number below when making a payment through your bank

109616501413628

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161997	6/19/2023	12409	7/18/2023	12871	29	462

Usage History
Water

July 2023	462
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

Transactions

Previous Bill		369.75
Payment 07/25/23		-369.75 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	462 Thousand Gals X $0.75	346.50
Total Current Transactions		346.50
TOTAL BALANCE DUE		**$346.50**

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.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	1096165
Customer #	01413628
Balance Forward	0.00
Current Transactions	346.50
Total Balance Due	**$346.50**
Due Date	**8/21/2023**

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 CIRCLE SUITE 300
TAMPA FL 33607

PASCO COUNTY UTILITIES
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P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

0141362831096165818836967000003465 00

PASCO COUNTY UTILITIES
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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

Received
AUG 7 2023

120 1 1
22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 18836968
Billing Date: 8/3/2023
Billing Period: 6/19/2023 to 7/18/2023

Account #	Customer #
1096180	01413628

Please use the 15-digit number below when making a payment through your bank

109618001413628

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161995	6/19/2023	9222	7/18/2023	9528	29	306

Usage History
Water

July 2023	306
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

Transactions

Previous Bill		249.75
Payment 07/25/23		-249.75 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	306 Thousand Gals X $0.75	229.50
Total Current Transactions		229.50
TOTAL BALANCE DUE		**$229.50**

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.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	1096180
Customer #	01413628
Balance Forward	0.00
Current Transactions	229.50
Total Balance Due	**$229.50**
Due Date	**8/21/2023**

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 CIRCLE SUITE 300
TAMPA FL 33607

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

014136283109618011883696870000229504

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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

Bill Date	**08/04/2023**
Amount Due	**41.27**
Current Charges Due	**08/28/2023**

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 Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/30	376	08/01	388				12

Comparative Usage Information

Period	Days	Average kWh Per Day
Aug 2023	32	0
Jul 2023	29	0
Aug 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.

Received
AUG 10 2023

Previous Balance		41.04
Payment	41.04CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 12 KWH @ 0.05017	0.60	
Fuel Adjustment 12 KWH @ 0.04000	0.48	
FL Gross Receipts Tax	1.03	
Total Current Charges		41.27
Total Due E.F.T.		41.27

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 08/18/2023.

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: 08/04/2023

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	**08/18/2023**
TOTAL CHARGES DUE	**41.27**
DO NOT PAY	

0002144006000004127000004127 05

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	**08/04/2023**
Amount Due	**45.25**
Current Charges Due	**08/28/2023**

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 Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/30	353	08/01	408				55

Comparative Usage Information

Period	Days	Average kWh Per Day
Aug 2023	32	2
Jul 2023	29	0
Aug 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.

Previous Balance		41.21
Payment	41.21CR	
Balance Forward		0.00

Received
AUG 10 2023

Customer Charge	39.16	
Energy Charge 55 KWH @ 0.05017	2.76	
Fuel Adjustment 55 KWH @ 0.04000	2.20	
FL Gross Receipts Tax	1.13	
Total Current Charges		45.25
Total Due E.F.T.		45.25

2 0 0 2 6 8 6 9

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DO NOT PAY
Total amount will be electronically transferred on or after 08/18/2023.

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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: 08/04/2023

Use above space for address change ONLY.

District: BP03

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

Electronic Funds Transfer on or after	**08/18/2023**
TOTAL CHARGES DUE	**45.25**
DO NOT PAY	

0002144012000004525000004525 05

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	**08/04/2023**
Amount Due	**1,416.60**
Current Charges Due	**08/28/2023**

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 Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/30	51520	08/01	64292		19.30	19	12772

Comparative Usage Information

Period	Days	Average kWh Per Day
Aug 2023	32	399
Jul 2023	29	401
Aug 2022	31	392

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.

Received
AUG 10 2023

Previous Balance		1,249.98
Payment	1,249.98CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 12,772 KWH @ 0.05017	640.77	
Fuel Adjustment 12,772 KWH @ 0.04000	510.88	
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 @ 0.04000	6.00	
Poles(QTY 6)	60.00	
FL Gross Receipts Tax	30.79	
Total Current Charges		1,416.60
Total Due E.F.T.		1,416.60

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

DO NOT PAY
Total amount will be electronically transferred on or after 08/18/2023.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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Bill Date: 08/04/2023

District: BP03

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

Electronic Funds Transfer on or after	**08/18/2023**
TOTAL CHARGES DUE	**1,416.60**
DO NOT PAY	

0002044854000141660000141660004

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	**08/04/2023**
Amount Due	**47.16**
Current Charges Due	**08/28/2023**

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 Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/30	231	08/01	269				38

Comparative Usage Information

Period	Days	Average kWh Per Day
Aug 2023	32	1
Jul 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

Previous Balance		46.57
Payment	46.57CR	
Balance Forward		0.00

Received
AUG 10 2023

Customer Charge	39.16	
Energy Charge 38 KWH @ 0.05017	1.91	
Fuel Adjustment 38 KWH @ 0.04000	1.52	
FL Gross Receipts Tax	1.09	
State Tax	3.04	
Pasco County Tax	0.44	
Total Current Charges		47.16
Total Due E.F.T.		47.16

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 08/18/2023.

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.

Use above space for address change ONLY.

See Reverse Side For Mailing Instructions

Bill Date: 08/04/2023

District: BP03

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

Electronic Funds Transfer on or after	**08/18/2023**
TOTAL CHARGES DUE	**47.16**
DO NOT PAY	

0002226573000000471600000471602

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	**08/04/2023**
Amount Due	**40.63**
Current Charges Due	**08/28/2023**

Agenda Page 40

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 Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/30	282	08/01	287				5

Comparative Usage Information

Period	Days	Average kWh Per Day
Aug 2023	32	0
Jul 2023	29	0
Aug 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.

Previous Balance		40.60
Payment	40.60CR	
Balance Forward		0.00

Received
AUG 10 2023

Customer Charge	39.16	
Energy Charge 5 KWH @ 0.05017	0.25	
Fuel Adjustment 5 KWH @ 0.04000	0.20	
FL Gross Receipts Tax	1.02	
Total Current Charges		40.63
Total Due E.F.T.		40.63

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 08/18/2023.

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: 08/04/2023

Use above space for address change ONLY.

District: BP03

31
9 - 10160

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

Electronic Funds Transfer on or after	**08/18/2023**
TOTAL CHARGES DUE	**40.63**
DO NOT PAY	

00020396470000040630000040630 9

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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

Bill Date	**08/04/2023**
Amount Due	**44.33**
Current Charges Due	**08/28/2023**

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/30	3218	08/01	3263				45

Comparative Usage Information

Period	Days	Average kWh Per Day
Aug 2023	32	1
Jul 2023	29	1
Aug 2022	31	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.

Received
AUG 10 2023

Previous Balance		43.66
Payment	43.66CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 45 KWH @ 0.05017	2.26	
Fuel Adjustment 45 KWH @ 0.04000	1.80	
FL Gross Receipts Tax	1.11	
Total Current Charges		44.33
Total Due E.F.T.		44.33

2 0 0 2 6 8 6 9

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DO NOT PAY
Total amount will be electronically transferred on or after 08/18/2023.

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: 08/04/2023

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	**08/18/2023**
TOTAL CHARGES DUE	**44.33**
DO NOT PAY	

0002039650000000443300000443307

MPS Investigations & Guard Services, Inc
6710 Embassy Blvd te 204
Port Richey, FL 34668 U
(850) 399-2005
billing-fl@mpsent.org

INVOICE

BILL TO
Cypress Preserve CDD
18728 Mossy Timber Blvd.
Lank O' Lakes, FL 34638

SHIP TO
Cypress Preserve CDD
18728 Mossy Timber Blvd.
Lank O' Lakes, FL 34638

INVOICE	20230010
DATE	07/31/2023
TERMS	Net 30
DUE DATE	08/30/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
07/23/2023	Security, Unarmed	Security Guard Services	6	32.00	192.00
07/24/2023	Security, Unarmed	Security Guard Services	4	32.00	128.00
07/25/2023	Security, Unarmed	Security Guard Services	4	32.00	128.00
07/27/2023	Security, Unarmed	Security Guard Services	4	32.00	128.00
07/28/2023	Security, Unarmed	Security Guard Services	4	32.00	128.00
07/29/2023	Security, Unarmed	Security Guard Services	4.75	32.00	152.00

Payable to
American Funding Solutions FBO (MP Investigations & Guard ervices, Inc)
PO BO 219081
Dept # 5082
Kansas City, MO 64121

ABA 067005158
Account 4407196901

BALANCE DUE **$856.00**

MPS Investigations & Guard Services, Inc
6710 Embassy Blvd te 204
Port Richey, FL 34668 U
(850) 399-2005
billing-fl@mpsent.org

INVOICE

BILL TO	SHIP TO		
Cypress Preserve CDD	Cypress Preserve CDD	INVOICE	20230012
18728 Mossy Timber Blvd.	18728 Mossy Timber Blvd.	DATE	08/07/2023
Lank O' Lakes, FL 34638	Lank O' Lakes, FL 34638	TERMS	Net 30
		DUE DATE	09/06/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
07/30/2023	Security, Unarmed	Security Guard Services	6	32.00	192.00
07/31/2023	Security, Unarmed	Security Guard Services	4	32.00	128.00
08/01/2023	Security, Unarmed	Security Guard Services	4	32.00	128.00
08/03/2023	Security, Unarmed	Security Guard Services	4	32.00	128.00
08/04/2023	Security, Unarmed	Security Guard Services	4	32.00	128.00
08/05/2023	Security, Unarmed	Security Guard Services	6	32.00	192.00

Payable to
American Funding Solutions FBO (MP Investigations & Guard ervices, Inc)
PO BO 219081
Dept # 5082
Kansas City, MO 64121

ABA 067005158
Account 4407196901

BALANCE DUE **$896.00**

MPS Investigations & Guard Services, Inc
6710 Embassy Blvd te 204
Port Richey, FL 34668 U
(850) 399-2005
billing-fl@mpsent.org

INVOICE

BILL TO
Cypress Preserve CDD
18728 Mossy Timber Blvd.
Lank O' Lakes, FL 34638

SHIP TO
Cypress Preserve CDD
18728 Mossy Timber Blvd.
Lank O' Lakes, FL 34638

INVOICE	20230015
DATE	08/14/2023
TERMS	Net 30
DUE DATE	09/13/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
08/06/2023	Security, Unarmed	Security Guard Services	6	32.00	192.00
08/07/2023	Security, Unarmed	Security Guard Services	4	32.00	128.00
08/08/2023	Security, Unarmed	Security Guard Services	4	32.00	128.00
08/10/2023	Security, Unarmed	Security Guard Services	4	32.00	128.00
08/11/2023	Security, Unarmed	Security Guard Services	4	32.00	128.00
08/12/2023	Security, Unarmed	Security Guard Services	6	32.00	192.00

Payable to
American Funding Solutions FBO (MP Investigations & Guard ervices, Inc)
PO BO 219081
Dept # 5082
Kansas City, MO 64121

ABA 067005158
Account 4407196901

BALANCE DUE **$896.00**

Thank you for your request, we are always here to protect your most important assets.

MPS Investigations & Guard Services, Inc
6710 Embassy Blvd te 204
Port Richey, FL 34668 U
(850) 399-2005
billing-fl@mpsent.org

INVOICE

BILL TO
Cypress Preserve CDD
18728 Mossy Timber Blvd.
Lank O' Lakes, FL 34638

SHIP TO
Cypress Preserve CDD
18728 Mossy Timber Blvd.
Lank O' Lakes, FL 34638

INVOICE	20230016
DATE	08/21/2023
TERMS	Net 30
DUE DATE	09/20/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
08/13/2023	Security, Unarmed	Security Guard Services	6	32.00	192.00
08/14/2023	Security, Unarmed	Security Guard Services	4	32.00	128.00
08/15/2023	Security, Unarmed	Security Guard Services	4	32.00	128.00
08/17/2023	Security, Unarmed	Security Guard Services	4	32.00	128.00
08/18/2023	Security, Unarmed	Security Guard Services	4	32.00	128.00
08/19/2023	Security, Unarmed	Security Guard Services	6	32.00	192.00

Payable to
American Funding Solutions FBO (MP Investigations & Guard ervices, Inc)
PO BO 219081
Dept # 5082
Kansas City, MO 64121

ABA 067005158
Account 4407196901

BALANCE DUE **$896.00**

MPS Investigations & Guard Services, Inc
6710 Embassy Blvd te 204
Port Richey, FL 34668 U
(850) 399-2005
billing-fl@mpsent.org

INVOICE

BILL TO	SHIP TO		
Cypress Preserve CDD	Cypress Preserve CDD	INVOICE	20230018
18728 Mossy Timber Blvd.	18728 Mossy Timber Blvd.	DATE	08/28/2023
Lank O' Lakes, FL 34638	Lank O' Lakes, FL 34638	TERMS	Net 30
		DUE DATE	09/27/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
08/20/2023	Security, Unarmed	Security Guard Services	6	32.00	192.00
08/21/2023	Security, Unarmed	Security Guard Services	4	32.00	128.00
08/22/2023	Security, Unarmed	Security Guard Services	4	32.00	128.00
08/24/2023	Security, Unarmed	Security Guard Services	4	32.00	128.00
08/25/2023	Security, Unarmed	Security Guard Services	4	32.00	128.00
08/26/2023	Security, Unarmed	Security Guard Services	6	32.00	192.00

Payable to
American Funding Solutions FBO (MP Investigations & Guard ervices, Inc)
PO BO 219081
Dept # 5082
Kansas City, MO 64121

ABA 067005158
Account 4407196901

BALANCE DUE **$896.00**

Spearem Enterprises, LLC
7 4 Land O' Lakes Blvd #335
Land O' Lakes, FL 34638
+1 8139978101
spearem.jmb@gmail.com

INVOICE

BILL TO
Cypre Pre erve
[redacted]
2005 Pan Am Circle Ste 300
Tampa, FL 33607

INVOICE	5834
DATE	07/31/2023
TERMS	Net 15
DUE DATE	08/15/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor Nature walking trail Re in tall walk through gate and adju t double gate	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

Cypre Pre erve

[redacted]

2005 Pan Am Circle Ste 300

Tampa, FL 33607

INVOICE	5844
DATE	08/17/2023
TERMS	Net 15
DUE DATE	09/01/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 7/16 to 8/16/2023: Weekly Cleaning Service of pool area , restrooms and Dog Park, Two other dog Wa te can thru out neighborhood Restock paper goods Empty all dog waste cans thru out neighborhood, restock Empty all trash at amenities. Empty Mail Tra h 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 chedule (Hiking Trail, Bu Stop and Mail Pavilion) a well a two additional dog waste cans.***	4	172.50	690.00
Material Mutt Mitt (10 boxe) 1 box per dog wa te can per week (200 per roll) Dog Waste Can liners	1	60.00	60.00
Material Paper Good (toilet paper, Trifold paper towel , Soap, tra h bag , urinal cakes for mens restroom. ,	1	45.00	45.00
Fuel Surcharge Due to the co t of Fuel/Die el that ha gone up dra tically, a fuel urcharge has been added to invoice for this billing cycle.	1	50.00	50.00

t 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 Disrict
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

August 29, 2023
Client: 001490
Matter: 000001
Invoice #: 23550

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
7/13/2023	KCH	REVIEW MPS INVESTIGATIONS AND GUARD SERVICES PROPOSAL AND SCOPE OF WORK; PREPARE STANDARD AGREEMENT FOR SAME.	1.5	$457.50
7/14/2023	LB	RESEARCH RE PROPERTY OWNED BY THE DEVELOPER AND/OR BUILDER LOTS OWNED IN THE DISTRICT FOR PURPOSES OF LANGUAGE TO USE IN RESOLUTION IMPOSING AND LEVYING O&M ASSESSMENTS ON BUDGET.	0.3	$48.00
7/17/2023	LB	PREPARE RESOLUTION ADOPTING FINAL BUDGET FOR FY 2023-2024 AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS ON SAME.	1.4	$224.00
7/24/2023	LB	FINALIZE RESOLUTION ADOPTING FY 2023/2024 BUDGET AND RESOLUTION IMPOSING AND LEVYING SAME; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.2	$32.00
7/25/2023	VKB	REVIEW AND REVISE RESOLUTION ADOPTING FINAL BUDGET AND RESOLUTION LEVYING O/M ASSESSMENTS AND CERTIFYING ALL SPECIAL ASSESSMENTS FOR COLLECTION ON-ROLL.	0.4	$114.00
7/26/2023	VKB	TELECONFERENCE WITH J. COOPER RE: BUDGET ISSUES AND FUNDING AGREEMENT WITH HOA; REVIEW AND REPLY TO EMAIL RE: SAME.	1.2	$342.00
8/11/2023	VKB	REVIEW AND REPLY TO EMAILS RE: CODE ENFORCEMENT AND CDD MAINTENANCE RESPONSIBILITIES.	0.5	$142.50
8/14/2023	VKB	REVIEW AUDITOR'S LETTER REQUESTING RESPONSE FOR FY 21-22 AUDIT; REVIEW AND REVISE AUDIT RESPONSE LETTER.	0.9	$256.50

August 29, 2023
Client: 001490
Matter: 000001
Invoice #: 23550

SERVICES

Date	Person	Description of Services	Hours	Amount
8/14/2023	MS	RECEIVE AND REVIEW AUDIT REQUEST LETTER; PREPARE AUDIT RESPONSE LETTER FOR 2022 AUDIT.	0.7	$112.00
		Total Professional Services	7.1	$1,728.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
8/14/2023	Postage	$0.63
	Total Disbursements	$0.63

Total Services	$1,728.50	
Total Disbursements	$0.63	
Total Current Charges		$1,729.13
Previous Balance		$576.50
PAY THIS AMOUNT		**$2,305.63**

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
23417	July 25, 2023	$576.50	$0.00	$0.00	$0.00	$2,305.63
					Total Remaining Balance Due	**$2,305.63**

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
$1,729.13	$576.50	$0.00	$0.00

INVOICE

INVOICE #	INVOICE DATE
TM 574794	8/13/2023
TERMS	**PO NUMBER**
Net 30	

Bill To:

Cypress Preserve CDD
[redacted]
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Cypress Preserve CDD

Invoice Due Date: September 12, 2023
Invoice Amount: $2,250.00

Description	Current Amount
Bush Hogging Pond 19	
Arbor	$2,250.00

Invoice Total **$2,250.00**

Excellence
IN COMMERCIAL LANDSCAPING

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

AMERICAN ECOSYSTEMS, INC

P.O. BOX 40517
ST. PETERSBURG, 33743

Invoice

DATE	INVOICE #
8/4/2023	20232814

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

BILL TO
Cypress Preserve CDD [redacted] 2045 Pan Am Circle, Suite 120 Tampa, FL 33607

P.O. NO.	TERMS	PROJECT
	Due on receipt	

DESCRIPTION	QTY	RATE	AMOUNT
ADDITION OF BLUE DYE TREATMENT FOR POND #7 - AUGUST 2023		85.00	85.00

Thank you for your business.

Total $85.00

From: Extra Space Storage
To: Teresa Farlow
Subject: Thank you for your payment.
Date: Sunday, August 13, 2023 12:34:48 AM

ESS 081323 ACH

$22.77

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: 184532260

Lakes, FL 34638

Phone:
8136258459

Payment Date: 08/13/2023
Unit: 247

Payment Total: $22.77

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.

Spearem Enterprises, LLC
7 4 Land O' Lakes Blvd #335
Land O' Lakes, FL 34638
+1 8139978101
spearem.jmb@gmail.com

INVOICE

BILL TO
Cypre Pre erve
[redacted]
2005 Pan Am Circle Ste 300
Tampa, FL 33607

INVOICE	5836
DATE	08/14/2023
TERMS	Net 15
DUE DATE	08/29/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor Dump ter enclo ure clean up cleaned up 6 + yard of pallet and loo e tra h that completely filled the then empty dump ter	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
Monthly Contract				
AMERICAN ECOSYSTEMS, INC.	20232956	$2,475.00		WATERWAY MNGT - SEPTEMBER
DON HARRISON ENTERPRISES	3032	$250.00		ROUTINE MAINT. - SEPTEMBER 2023
INFRAMARK LLC	101100	$4,741.67		DISTRICT INVOICE SEPTEMBER 2023
NEPTUNE MULTI SERVICES LLC	0053436	$650.00		PORTER SERVICE - JULY 2023
NEPTUNE MULTI SERVICES LLC	0053437	$650.00	$1,300.00	PORTER SERVICE - AUGUST 2023
SUNCOAST POOL SERVICE	9616	$1,240.00		POOL SERVICES - SEPTEMBER 2023
WASTE CONNECTIONS	W425 092023 ACH	$122.45		BASIC SERVICE - 10/01/23-10/31/23
YELLOWSTONE LANDSCAPE	TM 580843	$21,853.74		LANDSCAPE MAINT. - AUGUST 2023
Monthly Contract Subtotal		**$31,982.86**		
Variable Contract				
EUGENIA LYNCH	EL 090523	$200.00		BOS MEETING 09/05/2023
GRAU AND ASSOCIATES	24656	$3,000.00		AUDIT FYE 09/30/2022
JESSICA STAFFORD ELLIS	JE 090523	$200.00		BOS MEETING 09/05/2023
JOHNSON ENGINEERING INC.	8	$50.00		PROFESSIONAL SERVICES THRU - 09/10/23
JUSTIN CRAIG SUTPHIN	JS 090523	$200.00		BOS MEETING 09/05/2023
MPS INVESTIGATIONS & GUARD SERVICES	20230021	$768.00		UNARMED SECURITY
MPS INVESTIGATIONS & GUARD SERVICES	20230023	$384.00	$1,152.00	UNARMED SECURITY
Variable Contract Subtotal		**$4,802.00**		
Utilities				
CHARTER COMMUNICATIONS	1422940090123	$157.98		INTERNET SERVICE - 09/01/23-09/30/23
PASCO COUNTY UTILITIES	19018088	$250.99		WATER SERVICES - 07/18/23-08/17/23
PASCO COUNTY UTILITIES	19018090	$23.25		WATER SERVICES - 07/18/23-08/17/23
PASCO COUNTY UTILITIES	19018420	$188.25		WATER SERVICES - 07/18/23-08/17/23
PASCO COUNTY UTILITIES	19021184	$342.00		WATER SERVICES - 07/18/23-08/17/23
PASCO COUNTY UTILITIES	19021187	$225.75	$1,030.24	WATER SERVICES - 07/18/23-08/17/23
WITHLACOOCHEE RIVER ELECTRIC	2039647 090723	$40.63		ELECTRICITY SERVICES 08/01/23-09/01/23
WITHLACOOCHEE RIVER ELECTRIC	2039650 090723	$44.42		ELECTRICITY SERVICES 08/01/23-09/01/23
WITHLACOOCHEE RIVER ELECTRIC	2044854 090723	$1,410.22		ELECTRICITY SERVICES 08/01/23-09/01/23
WITHLACOOCHEE RIVER ELECTRIC	2144006 090723	$41.18		ELECTRICITY SERVICES 08/01/23-09/01/23
WITHLACOOCHEE RIVER ELECTRIC	2144012 090723	$45.80		ELECTRICITY SERVICES 08/01/23-09/01/23
WITHLACOOCHEE RIVER ELECTRIC	2226573 090723	$47.36	$1,629.61	ELECTRICITY SERVICES 08/01/23-09/01/23
Utilities Subtotal		**$2,817.83**		

CYPRESS PRESERVE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Regular Services				
FLORIDA NATIVES NURSERY INC.	19282	$800.00		QUARTERLY MITIGATION MAINT.
ILLUMINATIONS HOLIDAY LIGHTING	36923	$2,500.00		HOLIDAY LIGHTING - DEPOSIT
SOUTHERN AUTOMATED ACCESS SERV	12823	$32.95		CELLULAR USAGE
SOUTHERN AUTOMATED ACCESS SERV	13294	$32.95		CELLULAR USAGE
SOUTHERN AUTOMATED ACCESS SERV	13442	$32.95	$98.85	CELLULAR USAGE
SPEAREM ENTERPRISES	5866	$845.00		LABOR - 08/16/23-09/16/23 - WEEKLY CLEANING - DOG WASTE
TIMES PUBLISHING COM	303591 092023	$164.80		MEETING SCHEDULE AD
Regular Services Subtotal		**$4,408.65**		
Additional Services				
EXTRA SPACE STORAGE	ESS 091323 ACH	$68.00		STORAGE PAYMENT
SOUTHERN AUTOMATED ACCESS SERV	12933	$105.00		TECH CALL
Additional Services Subtotal		**$173.00**		
TOTAL		**$44,184.34**		

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

[ ] Chariman [ ] Vice Chariman [ ] Assistant Secretary

Invoice

AMERICAN ECOSYSTEMS, INC

P.O. BOX 40517
ST. PETERSBURG, 33743

DATE	INVOICE #
9/1/2023	20232956

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

BILL TO
Cypress Preserve CDD [redacted] 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	2,475.00	2,475.00

Thank you for your business!

Total $2,475.00

COST	QTY.	ITEM	UNIT PRICE	PRICE

Don Harrison Enterprises LLC

2510 Priscilla Ct. Lutz, FL 33559-5679
(813) 363-6286
#00434 #13010124

№ 3032

DATE 09 | 27 | -23

NAME Cypress Preserve C.D.D.
STREET 2005 Pan Am Circle, Suite 300 PHONE 813-873-7300
CITY Tampa STATE FL ZIP 33607
JOB NAME/LOCATION JOB PHONE
ADDRESS Land O' Lakes, FL
SCHEDULED DATE/TIME
WORK TAKEN BY Don ORDERED BY Jayna Cooper

DESCRIPTION OF WORK

Routine Maintenance for the month of September 2023.

(Checked out ok)

Received
SEP 29 2023

TECHNICIAN	ARRIVE	LEAVE	TOTAL HRS.	RATE	TOTAL LABOR
Don					

		TOTALS	☐ CC	CHARGES	AMOUNT
			☐ BILL	PARTS	
MAT.			☐ $	LABOR	
PERMITS			☐ CK	SERVICE CALL	
MISC.			PREVENTIVE MAINTENANCE DISCOUNT		
TAX			Month of Sept 2023		250 00
LABOR			TOTAL AMOUNT DUE		
TOTAL					$ 250 00

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:

DATE COMPLETED 09-26-23

TERMS: Net Due Upon Completion

AUTHORIZATION FOR SERVICE: The undersigned hereby warrants that he has the full right and authority to enter into this agreement and accepts 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 1½% per month on all past due balances.

CUSTOMER SIGNATURE
I hereby accept above service as being satisfactory and acknowledge that equipment has been left in good condition.

CUSTOMER SIGNATURE

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
#101100	9/5/2023
CUSTOMER ID	**NET TERMS**
C2297	Net 30
PO#	**DUE DATE**
	10/5/2023

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

Services provided for the Month of: September 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
Dissemination Services	1	Ea	700.00		700.00
Subtotal					**4,741.67**

Subtotal	$4,741.67
Tax	$0.00
Total Due	$4,741.67

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

NEPTUNE MULTI SERVICES
813-778-9857
AIR CONDITIONING & HEATING * DRYER VENTS
CLEANING * HANDYMAN SERVICES

Neptune Multi services LLC

Invoice

11423 Crest ake Vi age Dr
Riverview, FL, 33569
Neptunemts@gmai .com
https://www.facebook.com/101624548259772/posts/228424315579794/?sfnsn=mo
813-778-9857

Invoice No:	0053436
Date:	09/12/2023
Terms:	NET 0
Due Date:	09/12/2023

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

Description	Quantity	Rate	Amount
Porter services Ju y 2023 Ju y 2023 service	10	$65.00	$650.00

Payment Instructions

Ze e @8133257684
Cashapp $neptunejku

Subtota	$650.00
TAX 0%	$0.00
Tota	$650.00
Paid	$0.00
Balance Due	**$650.00**

P ease detach and send with remittance to:

Neptune Mu ti services LLC
11423 Crest ake Vi age Dr
Riverview, FL, 33569

Remittance Advice for Invoice # 0053436 on 09/12/2023

Ba ance Due $650.00

Paid _____

Received From: Cypress Preserve cdd Land o Lakes

Card Type

Cardholder s Name _____

Card Number ☐☐☐☐ ☐☐☐☐ ☐☐☐☐ ☐☐☐☐ **CVV** ☐☐☐

Expiry Date ☐☐/☐☐

Signature

NEPTUNE MULTI SERVICES
813-778-9857
AIR CONDITIONING & HEATING * DRYER VENTS
CLEANING * HANDYMAN SERVICES

Neptune Multi services LLC

Invoice

11423 Crest ake Vi age Dr
Riverview, FL, 33569
Neptunemts@gmai .com
https://www.facebook.com/101624548259772/posts/228424315579794/?sfnsn=mo
813-778-9857

Invoice No:	0053437
Date:	09/12/2023
Terms:	NET 0
Due Date:	09/12/2023

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

Description	Quantity	Rate	Amount
Porter services. august 2023	10	$65.00	$650.00

Payment Instructions

Ze e @8133257684
Cashapp $neptunejku

Subtota	$650.00
TAX 0%	$0.00
Tota	$650.00
Paid	$0.00
Balance Due	**$650.00**

P ease detach and send with remittance to:

Neptune Mu ti services LLC
11423 Crest ake Vi age Dr
Riverview, FL, 33569

Remittance Advice for Invoice # 0053437 on 09/12/2023

Ba ance Due $650.00

Paid _____

Received From: Cypress Preserve cdd Land o Lakes

Card Type

Cardholder s Name _____

Card Number ☐☐☐☐ ☐☐☐☐ ☐☐☐☐ ☐☐☐☐ **CVV** ☐☐☐

Expiry Date ☐☐/☐☐

Signature

Invoice

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Date	Invoice #
9/2/2023	9616

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

P.O. No.	Terms	Project
Sept 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

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

ACCOUNT NO.	6425-103179
INVOICE NO.	7044308W425
STATEMENT DATE	09/20/23
DUE DATE	Upon Receipt

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

FOR ASSISTANCE

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

001122 1/1

INVOICE STATEMENT

Date	Description			Amount
	Service Location	**CYPRESS PRESERVE AMENITY CENTER**		
	Acct #103179-0001	**18728 MOSSY TIMBER BLVD LAND O L**		
09/20/23	BASIC SERVICE CHARGE 10/1/2023-10/31/2023	1.00 4.00YD	$	85.39
09/20/23	BASIC CONTAINER CHARGE 10/1/2023-10/31/2023	1.00 4.00YD	$	4.00
09/20/23	FUEL SURCHARGE		$	24.12
09/20/23	ENVIRONMENTAL SURCHARGE		$	8.94
	Invoice Total		**$**	**122.45**
	Account Balance		**$**	**122.45**

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.

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

Received
SEP 26 2023

AB 01 001122 91884 H 7 A

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

ACCOUNT NO.	6425-103179
INVOICE NO.	7044308W425
STATEMENT DATE	09/20/23
DUE DATE	Upon Receipt
PAY THIS AMOUNT	**$122.45**

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 00000000000000000X1031797 00000012245000000000000007044308 5

INVOICE

INVOICE #	INVOICE DATE
TM 580843	8/31/2023
TERMS	**PO NUMBER**
Net 30	

Bill To:

Cypress Preserve CDD
[redacted]
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Cypress Preserve CDD

Invoice Due Date: September 30, 2023
Invoice Amount: $21,853.74

Description	Current Amount
Monthly Landscape Maintenance August 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: **September 5, 2023**
DMS Staff Signature Jayna Cooper

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Justin Sutphin	✓	Salary Accepted	$200.00
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

EL 090523

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. *24656*
Date *08/31/2023*

SERVICE		AMOUNT
Audit FYE 09/30/2022		$ 3,000.00
	Current Amount Due	$ 3,000.00

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
3,000.00	0.00	0.00	0.00	0.00	3,000.00

Payment due upon receipt.

Cypress Preserve CDD
MEETING DATE: **September 5, 2023**
DMS Staff Signature Jayna Cooper

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Justin Sutphin	✓	Salary Accepted	$200.00
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

JE 090523

Johnson Engineering, Inc.
Remit To:
2122 Johnson Street
Fort Myers, FL 33901
Ph: 239.334.0046

Invoice

Project Manager Philip Chang

September 25, 2023
Project No: 20225171-000
Invoice No: 8

FEID #59-1173834

Jayna Cooper
Cypress Preserve CDD
c/o Inframark Infrastructure Management Services
2654 Cypress Ridge Blvd. Ste 101
Wesley Chapel, FL 33544

Project 20225171-000 Cypress Preserve CDD Professional Engineering Services

Professional Services through September 10, 2023

Phase 1. General Engineering Services

Professional Personnel

		Hours	Rate	Amount	
Professional 6					
Chang, Philip	8/21/2023	.25	200.00	50.00	
Correspondence with County regarding upcoming MSTU ordinance;					
Totals		.25		50.00	
Total Labor					**50.00**
			Total this Phase		**$50.00**
			Total this Invoice		**$50.00**

ADDRESS CHANGE

Please note that we no longer hold a PO Box.
Please send all future correspondence to:

2122 Johnson Street, Fort Myers, FL 33901

Thank you!

JOHNSON ENGINEERING

ADDRESS CHANGE

Please note that we no longer hold a PO Box.
Please send all future correspondence to:

2122 Johnson Street, Fort Myers, FL 33901

Thank you!

JOHNSON ENGINEERING

ADDRESS CHANGE

Please note that we no longer hold a PO Box.
Please send all future correspondence to:

2122 Johnson Street, Fort Myers, FL 33901

Thank you!

JOHNSON ENGINEERING

Cypress Preserve CDD
MEETING DATE: **September 5, 2023**
DMS Staff Signature Jayna Cooper

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Justin Sutphin	✓	Salary Accepted	$200.00
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

JS 090523

MPS Investigations & Guard Services, Inc
6710 Embassy Blvd te 204
Port Richey, FL 34668 U
(850) 399-2005
billing-fl@mpsent.org

INVOICE

BILL TO	SHIP TO		
Cypress Preserve CDD	Cypress Preserve CDD	INVOICE	20230021
18728 Mossy Timber Blvd.	18728 Mossy Timber Blvd.	DATE	09/05/2023
Lank O' Lakes, FL 34638	Lank O' Lakes, FL 34638	TERMS	Net 30
		DUE DATE	10/05/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
08/27/2023	Security, Unarmed	Security Guard Services	6	32.00	192.00
08/28/2023	Security, Unarmed	Security Guard Services	4	32.00	128.00
08/31/2023	Security, Unarmed	Security Guard Services	4	32.00	128.00
09/01/2023	Security, Unarmed	Security Guard Services	4	32.00	128.00
09/02/2023	Security, Unarmed	Security Guard Services	6	32.00	192.00

Payable to
American Funding Solutions FBO (MP Investigations & Guard ervices, Inc)
PO BO 219081
Dept # 5082
Kansas City, MO 64121

ABA 067005158
Account 4407196901

BALANCE DUE **$768.00**

Thank you for your request, we are always here to protect your most important assets.

MPS Investigations & Guard Services, Inc
6710 Embassy Blvd te 204
Port Richey, FL 34668 U
(850) 399-2005
billing-fl@mpsent.org

INVOICE

BILL TO	SHIP TO		
Cypress Preserve CDD	Cypress Preserve CDD	INVOICE	20230023
18728 Mossy Timber Blvd.	18728 Mossy Timber Blvd.	DATE	09/11/2023
Lank O' Lakes, FL 34638	Lank O' Lakes, FL 34638	TERMS	Net 30
		DUE DATE	10/11/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
09/03/2023	Security, Unarmed	Security Guard Services	6	32.00	192.00
09/04/2023	Security, Unarmed	Security Guard Services Holiday	4	48.00	192.00

Payable to:
American Funding Solutions FBO (MPS Investigations & Guard Services, Inc)
PO BOX 219081
Dept # 5082
Kansas City, MO 64121

ABA: 067005158
Account: 4407196901

BALANCE DUE **$384.00**

Thank you for your request, we are always here to protect your most important assets.

Spectrum BUSINESS

September 1, 2023
Invoice Number: 1422940090123
Account Number: **8337 13 062 1422940**
Security Code: **1256**
Service At: 18728 MOSSY TIMBER BLVD
CBHS
LAND O LAKES FL 34638

NEWS AND INFORMATION

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

Summary *Service from 09/01/23 through 09/30/23 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 09/18/23	**$157.98**

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

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8337 1300 NO RP 01 09022023 NNNNNYNN 01 020188 0064

Received
SEP 08 2023

September 1, 2023
Cypress Preserve CDD
Invoice Number: 1422940090123
Account Number: 8337 13 062 1422940
Service At: 18728 MOSSY TIMBER BLVD
CBHS
LAND O LAKES FL 34638

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

Total Due by 09/18/23 **$157.98**
Amount you are enclosing $

Please Remit Payment To:
CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

8337130621422940001579 82

September 1, 2023

Cypress Preserve CDD
Invoice Number: 1422940090123
Account Number: 8337 13 062 1422940
Security Code: **1256**

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8337 1300 NO RP 01 09022023 NNNNNYNN 01 020188 0064

Charge Details

Previous Balance		157.98
Check Payment-thank You	08/31	-157.98
Remaining Balance		**$0.00**

Payments received after 09/01/23 will appear on your next bill.

Service from 09/01/23 through 09/30/23

Spectrum Business™ Internet

Spectrum Business Internet Ultra	199.99
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 09/18/23	**$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.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at 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 for store locations. For questions or concerns, visit Spectrum.net/support

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P.O. BOX 2139
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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 BOULEVARD**

Bill Number: 19018088
Billing Date: 9/6/2023
Billing Period: 7/18/2023 to 8/17/2023

Account #	Customer #
0986155	01366618

Please use the 15-digit number below when making a payment through your

098615501366618

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	14328617	7/18/2023	1340	8/17/2023	1354	30	14

Usage History

	Water
August 2023	14
July 2023	15
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

Transactions

Previous Bill		259.51
Payment 08/15/23		-259 51 CR
Balance Forward		0.00
Current Transac ions		
Water		
Water Base Charge		38.63
Water Tier 1	14.0 Thousand Gals X $2.04	28.56
Sewer		
Sewer Base Charge		93.08
Sewer Charges	14.0 Thousand Gals X $6.48	90.72
Total Current Transactions		250.99
TOTAL BALANCE DUE		**$250.99**

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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Account #	0986155
Customer #	01366618
Balance Forward	0.00
Current Transactions	250.99
Total Balance Due	**$250.99**
Due Date	**9/25/2023**

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
[redacted].
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

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22-70345

CYPRESS PRESERVE AMENITY CENTER

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

Bill Number: 19018090
Billing Date: 9/6/2023
Billing Period: 7/18/2023 to 8/17/2023

Account #	Customer #
0986160	01366618

Please use the 15-digit number below when making a payment through your

098616001366618

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12441247	7/18/2023	10084	8/17/2023	10115	30	31

Usage History

Water

August 2023	31
July 2023	122
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

Transactions

Previous Bill		91.50
Payment 08/15/23		-91.50 CR
Balance Forward		0.00
Current Transac ions		
Reclaimed		
Reclaimed	31 Thousand Gals X $0.75	23.25
Total Current Transactions		23.25
TOTAL BALANCE DUE		**$23.25**

Please return this portion with payment

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Account #	0986160
Customer #	01366618
Balance Forward	0.00
Current Transactions	23.25
Total Balance Due	**$23.25**
Due Date	**9/25/2023**

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
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CYPRESS PRESERVE CDD

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

Bill Number: 19018420
Billing Date: 9/6/2023
Billing Period: 7/18/2023 to 8/17/2023

Account #	Customer #
0993870	01372506

Please use the 15-digit number below when making a payment through your bank

099387001372506

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2023, pending final Board adoption. Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18035595	7/18/2023	21770	8/17/2023	22021	30	251

Usage History
Water

August 2023	251
July 2023	239
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

Transactions

Previous Bill		179.25
Payment 08/15/23		-179.25 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	251 Thousand Gals X $0.75	188.25
Total Current Transactions		188.25
TOTAL BALANCE DUE		**$188.25**

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SEP 08 2023

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Account #	0993870
Customer #	01372506
Balance Forward	0.00
Current Transactions	188.25
Total Balance Due	**$188.25**
Due Date	**9/25/2023**

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 CIRCLE SUITE 300
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CYPRESS PRESERVE CDD

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

Bill Number: 19021184
Billing Date: 9/6/2023
Billing Period: 7/18/2023 to 8/17/2023

Account #	Customer #
1096165	01413628

Please use the 15-digit number below when making a payment through your bank

109616501413628

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2023, pending final Board adoption. Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161997	7/18/2023	12871	8/17/2023	13327	30	456

Usage History
Water

August 2023	456
July 2023	462
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

Transactions

Previous Bill		346.50
Payment 08/15/23		-346.50 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	456 Thousand Gals X $0.75	342.00
Total Current Transactions		342.00
TOTAL BALANCE DUE		**$342.00**

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Account #	1096165
Customer #	01413628
Balance Forward	0.00
Current Transactions	342.00
Total Balance Due	**$342.00**
Due Date	**9/25/2023**

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 CIRCLE SUITE 300
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CYPRESS PRESERVE CDD
Service Address: **18325 GRAND LIVE OAK BOULEVARD**
Bill Number: 19021187
Billing Date: 9/6/2023
Billing Period: 7/18/2023 to 8/17/2023

Account #	Customer #
1096180	01413628

Please use the 15-digit number below when making a payment through your bank

109618001413628

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2023, pending final Board adoption. Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161995	7/18/2023	9528	8/17/2023	9829	30	301

Usage History
Water

August 2023	301
July 2023	306
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

Transactions

Previous Bill		229.50
Payment 08/15/23		-229.50 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	301 Thousand Gals X $0.75	225.75
Total Current Transactions		225.75
TOTAL BALANCE DUE		**$225.75**

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Account #	1096180
Customer #	01413628
Balance Forward	0.00
Current Transactions	225.75
Total Balance Due	**$225.75**
Due Date	**9/25/2023**

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

Round-Up Donations to Charity .
Amount Enclosed .

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014136283109618011902118710000225751

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

Bill Date	**09/07/2023**
Amount Due	**40.63**
Current Charges Due	**09/27/2023**

District Office Serving You
Bayonet Point

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
08/01	287	09/01	292				5

Comparative Usage Information

Period	Days	Average kWh Per Day
Sep 2023	31	0
Aug 2023	32	0
Sep 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

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 @ 0.04000	0.20	
FL Gross Receipts Tax	1.02	
Total Current Charges		40.63
Total Due E.F.T.		40.63

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DO NOT PAY
Total amount will be electronically transferred on or after 09/22/2023.

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Bill Date: 09/07/2023

Received
SEP 11 2023

District: BP03

31
9 - 10142

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

Electronic Funds Transfer on or after	**09/22/2023**
TOTAL CHARGES DUE	**40.63**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
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Account Number	2039650	Cycle	03
Meter Number	81918948		
Customer Number	20026869		
Customer Name	CYPRESS PRESERVE CDD		

Bill Date	09/07/2023
Amount Due	44.42
Current Charges Due	09/27/2023

District Office Serving You
Bayonet Point

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
08/01	3263	09/01	3309				46

Comparative Usage Information

Period	Days	Average kWh Per Day
Sep 2023	31	1
Aug 2023	32	1
Sep 2022	31	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.

Previous Balance		44.33
Payment	44.33CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 46 KWH @ 0.05017	2.31	
Fuel Adjustment 46 KWH @ 0.04000	1.84	
FL Gross Receipts Tax	1.11	
Total Current Charges		44.42
Total Due E.F.T.		44.42

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DO NOT PAY
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Bill Date: 09/07/2023

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District: BP03

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

Electronic Funds Transfer on or after	**09/22/2023**
TOTAL CHARGES DUE	**44.42**
DO NOT PAY	

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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Account Number	**2044854**	Cycle	03
Meter Number	84508721		
Customer Number	20026869		
Customer Name	CYPRESS PRESERVE CDD		

Bill Date	09/07/2023
Amount Due	1,410.22
Current Charges Due	09/27/2023

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 Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
08/01	64292	09/01	76995		19.45	19	12703

Comparative Usage Information

Period	Days	Average kWh Per Day
Sep 2023	31	410
Aug 2023	32	399
Sep 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.

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Previous Balance		1,416.60
Payment	1,416.60CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 12,703 KWH @ 0.05017	637.31	
Fuel Adjustment 12,703 KWH @ 0.04000	508.12	
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 @ 0.04000	6.00	
Poles(QTY 6)	60.00	
FL Gross Receipts Tax	30.63	
Total Current Charges		1,410.22
Total Due E.F.T.		1,410.22

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

DO NOT PAY
Total amount will be electronically transferred on or after 09/22/2023.

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Bill Date: 09/07/2023

District: BP03

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

Electronic Funds Transfer on or after	**09/22/2023**
TOTAL CHARGES DUE	**1,410.22**
DO NOT PAY	

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

Bill Date	**09/07/2023**
Amount Due	**41.18**
Current Charges Due	**09/27/2023**

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 Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
08/01	388	09/01	399				11

Comparative Usage Information

Period	Days	Average kWh Per Day
Sep 2023	31	0
Aug 2023	32	0
Sep 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.

Previous Balance		41.27
Payment	41.27CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 11 KWH @ 0.05017	0.55	
Fuel Adjustment 11 KWH @ 0.04000	0.44	
FL Gross Receipts Tax	1.03	
Total Current Charges		41.18
Total Due E.F.T.		41.18

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DO NOT PAY
Total amount will be electronically transferred on or after 09/22/2023.

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Bill Date: 09/07/2023

District: BP03

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

Electronic Funds Transfer on or after	**09/22/2023**
TOTAL CHARGES DUE	**41.18**
DO NOT PAY	

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

Bill Date	**09/07/2023**
Amount Due	**45.80**
Current Charges Due	**09/27/2023**

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 Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
08/01	408	09/01	469				61

Comparative Usage Information

Period	Days	Average kWh Per Day
Sep 2023	31	2
Aug 2023	32	2
Sep 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.

Previous Balance		45.25
Payment	45.25CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 61 KWH @ 0.05017	3.06	
Fuel Adjustment 61 KWH @ 0.04000	2.44	
FL Gross Receipts Tax	1.14	
Total Current Charges		45.80
Total Due E.F.T.		45.80

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DO NOT PAY
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Bill Date: 09/07/2023

District: BP03

2144012 **BP03**
CYPRESS PRESERVE CDD
2005 PAN AM CIR STE 300
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Electronic Funds Transfer on or after	**09/22/2023**
TOTAL CHARGES DUE	**45.80**
DO NOT PAY	

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

Bill Date	**09/07/2023**
Amount Due	**47.36**
Current Charges Due	**09/27/2023**

Agenda Page 89

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 Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
08/01	269	09/01	309				40

Comparative Usage Information

Period	Days	Average kWh Per Day
Sep 2023	31	1
Aug 2023	32	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.

Previous Balance		47.16
Payment	47.16CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 40 KWH @ 0.05017	2.01	
Fuel Adjustment 40 KWH @ 0.04000	1.60	
FL Gross Receipts Tax	1.10	
State Tax	3.05	
Pasco County Tax	0.44	
Total Current Charges		47.36
Total Due E.F.T.		47.36

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 09/22/2023.

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: 09/07/2023

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	**09/22/2023**
TOTAL CHARGES DUE	**47.36**
DO NOT PAY	

0002226573000004736000004736 04

Florida Natives Nursery, Inc.
4115 Native Garden Drive
Plant City, Florida 33565
813-754-1900

Invoice

Date	Invoice #
9/27/2023	19282

Bill To	Ship To
Cypress Preserve CDD [redacted] 2005 Pan Am Circle Suite 120 Tampa, Fl. 33607	

Terms	Due Date	Project
Net 30	10/27/2023	

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.

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.

Total	$800.00
Payments/Credits	$0.00
Balance Due	$800.00

ILLUMINATIONS HOLIDAY LIGHTING

Invoice 36923

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

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		$3,500.00
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		
Grand Live Oak Blvd - Front Entrance		$1,500.00
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		
Maintenance throughout holiday season		
	TOTAL	$5,000.00
Requires 50% Deposit	**DEPOSIT**	$2,500.00
	AMOUNT DUE	**$2,500.00**

* Price includes rental of materials, labor, installation, service and removal.
* Remaining balance of project due upon receipt of invoice after installation.
* MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING

Tim Gay
PREPARED BY

9/18/2023
DATE

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
5/17/2023	12823

Bill To
CYPRESS PRESERVE CDD

Job Name	Terms
CELLULAR	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Cellular usage. 813-528-2936	32.95		32.95
	Sales Tax	7.00%		0.00

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

Total	$32.95
Payments/Credits	$0.00
Balance Due	$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.

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/23/2023	13294

Bill To
CYPRESS PRESERVE CDD

Job Name	Terms
CELLULAR	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Cellular usage. 813-528-2936 Sales Tax	32.95 7.00%		32.95 0.00

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

Total	$32.95
Payments/Credits	$0.00
Balance Due	$32.95

Southern Automated Access Services, Inc. is not responsible for any of the following:
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Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
9/20/2023	13442

Bill To
CYPRESS PRESERVE CDD

Job Name	Terms
CELLULAR	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Cellular usage. 813-528-2936	32.95		32.95
	Sales Tax	7.00%		0.00

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

Total	$32.95
Payments/Credits	$0.00
Balance Due	$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.

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

INVOICE

BILL TO
Cypre Pre erve
[redacted]
2005 Pan Am Circle Ste 300
Tampa, FL 33607

INVOICE	5866
DATE	09/14/2023
TERMS	Net 15
DUE DATE	09/29/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 8/16 to 9/16/2023: Weekly Cleaning Service of pool area , restrooms and Dog Park, Two other dog Wa te can thru out neighborhood Restock paper goods Empty all dog waste cans thru out neighborhood, restock Empty all trash at amenities. Empty Mail Tra h 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 chedule (Hiking Trail, Bu Stop and Mail Pavilion) a well a two additional dog waste cans.***	4	172.50	690.00
Material Mutt Mitt (10 boxe) 1 box per dog wa te can per week (200 per roll) Dog Waste Can liners	1	60.00	60.00
Material Paper Good (toilet paper, Trifold paper towel , Soap, tra h bag , urinal cakes for mens restroom. ,	1	45.00	45.00
Fuel Surcharge Due to the co t of Fuel/Die el that ha gone up dra tically, a fuel urcharge has been added to invoice for this billing cycle.	1	50.00	50.00

t 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**

Tampa Bay Times
tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
09/20/23	CYPRESS PRESERVE	
Billing Date	**Sales Rep**	**Customer Account**
09/20/2023	Deirdre Bonett	163473
Total Amount Due	**Ad Number**	
$164.80	0000303591	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/20/23	09/20/23	0000303591	Times	Legals CLS	Meeting Schedule	1	2x68 L	$160.80
09/20/23	09/20/23	0000303591	Tampabay.com	Legals CLS	Meeting Schedule AffidavitMaterial	1	2x68 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	
09/20/23	CYPRESS PRESERVE	
Billing Date	**Sales Rep**	**Customer Account**
09/20/2023	Deirdre Bonett	163473
Total Amount Due	**Ad Number**	
$164.80	0000303591	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO: TIMES PUBLISHING COMPANY

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

REMIT TO:

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

0000303591-01

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco } SS

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida, that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting Schedule** was published in said newspaper by print in the issues of: **9/20/23** 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 **09/20/2023**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

JEAN M. MITOTES
MY COMMISSION # GG 980397
EXPIRES: July 6, 2024
Bonded Thru Notary Public Underwriters

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2024
CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Cypress Preserve Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2024 to be held at the Land O' Lakes Branch Heritage Park located at 5401 Land 0' Lakes Blvd, Land 0' Lakes FL, 34636 on the following dates and time.:

FISCAL YEAR 2023/2024

October 04, 2023,	1:30 p.m.
November 01, 2023,	1:30 p.m.
December 06, 2023,	1:30 p.m.
January 03, 2024,	1:30 p.m.
February 07, 2024,	1:30 p.m.
March 06, 2024,	1:30 p.m.
April 03, 2024,	1:30 p.m.
May 01, 2024	6:00 p.m.
June 05, 2024,	1:30 p.m.
July 10, 2024,	1:30 p.m.
August 07, 2024	6:00 p.m.
September 04, 2024,	1:30 p.m.

All meetings will convene at the Land O' Lakes Branch Heritage Park located at 5401 Land O' Lakes Blvd, Land O' Lakes FL, 34636
* Meetings may be subject to change location depending on meeting facility availability.

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

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

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

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

Jayna Cooper
District Manager

Run Date: 09/20/2023 0000303591

Cypress Preserve CDD
ESS 091323 ACH

YOUR FACILITY

21338 Lake Patience Rd Land O Lakes, FL 34638

Phone:
8136258459

YOUR RECEIPT

Transaction Number: 189698314
Payment Date: 09/13/2023
Unit: 247

Payment Total: $68

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.

Teresa Farlow

From: Extra Space Storage <email@info.extraspace.com>
Sent: Wednesday, September 13, 2023 1:03 AM
To: Teresa Farlow
Subject: Thank you for your payment.

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

Thank you for your payment | View in browser

ExtraSpace Storage

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

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/2/2023	12933

Bill To
CYPRESS PRESERVE CDD

Job Name	Terms
	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Report that office couldn't send data.Found no issues on site. I was able to receive transactions and data. Also noticed the main pool gate was unlocked through the software. I locked it back. All performing properly at this time.			
	Hourly Tech Charge	105.00		105.00
	Sales Tax	7.00%		0.00

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

Total	$105.00
Payments/Credits	$0.00
Balance Due	$105.00

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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.
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5C

Cypress Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2023

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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 August 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	$ 63,553	$ -	$ -	$ -	$ -	$ -	$ -	$ 63,553
Due From Developer	47,225	-	-	-	631,055	-	-	678,280
Due From Other Funds	-	235,352	-	1,251	-	-	-	236,603
Investments:								
Acquisition & Construction Account	-	-	-	-	15,671	-	-	15,671
Prepayment Account	-	-	388,131	-	-	-	-	388,131
Reserve Fund	-	310,678	-	-	-	-	-	310,678
Revenue Fund	-	259,847	505,573	-	-	-	-	765,420
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	**$ 117,813**	**$ 805,877**	**$ 893,704**	**$ 1,251**	**$ 646,726**	**$ 14,257,191**	**$ 15,645,000**	**$ 32,367,562**
LIABILITIES								
Accounts Payable	$ 37,748	$ -	$ -	$ -	$ -	$ -	$ -	$ 37,748
Retainage Payable	-	-	-	-	612,028	-	-	612,028
Due To HOA	100,000	-	-	-	-	-	-	100,000
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	-	213,807	-	12,656	-	-	236,603
TOTAL LIABILITIES	**200,992**	**-**	**213,807**	**-**	**624,684**	**-**	**15,645,000**	**16,684,483**

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 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
FUND BALANCES								
Restricted for:								
Debt Service	-	805,877	679,897	-	-	-	-	1,485,774
Capital Projects	-	-	-	1,251	22,042	-	-	23,293
Unassigned:	(83,179)	-	-	-	-	14,257,191	-	14,174,012
TOTAL FUND BALANCES	**(83,179)**	**805,877**	**679,897**	**1,251**	**22,042**	**14,257,191**	**-**	**15,683,079**
TOTAL LIABILITIES & FUND BALANCES	**$ 117,813**	**$ 805,877**	**$ 893,704**	**$ 1,251**	**$ 646,726**	**$ 14,257,191**	**$ 15,645,000**	**$ 32,367,562**

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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				
Administration				
Supervisor Fees	3,600	3,400	200	94.44%
ProfServ-Trustee Fees	8,200	9,911	(1,711)	120.87%
Disclosure Report	8,400	7,700	700	91.67%
District Counsel	5,000	6,255	(1,255)	125.10%
District Engineer	5,000	2,050	2,950	41.00%
District Manager	42,500	39,264	3,236	92.39%
Accounting Services	6,000	4,138	1,862	68.97%
Auditing Services	7,400	2,300	5,100	31.08%
Website Compliance	1,569	-	1,569	0.00%
Postage, Phone, Faxes, Copies	750	949	(199)	126.53%
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	1,501	(1)	100.07%
Office Supplies	248	-	248	0.00%
Dues, Licenses, Subscriptions	500	824	(324)	164.80%
Total Administration	95,030	82,793	12,237	87.12%
Utility Services				
Utility - Electric	6,500	3,558	2,942	54.74%
Utility - StreetLights	20,000	13,901	6,099	69.51%
Utility - Potable Water	13,000	9,737	3,263	74.90%
Total Utility Services	39,500	27,196	12,304	68.85%
Other Physical Environment				
Waterway Management	25,000	30,065	(5,065)	120.26%
Insurance -Property & Casualty	23,385	24,127	(742)	103.17%
Landscape Maintenance	209,000	222,797	(13,797)	106.60%
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	13,284	3,716	78.14%
Capital Improvements	21,000	3,977	17,023	18.94%
Total Other Physical Environment	318,285	318,096	189	99.94%

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2023

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Road and Street Facilities				
Sidewalk & Pavement Repair	3,500	2,250	1,250	64.29%
Total Road and Street Facilities	3,500	2,250	1,250	64.29%
Parks and Recreation				
Cabana Janitorial & Cleaning	12,000	11,956	44	99.63%
R&M-Pools	20,000	13,350	6,650	66.75%
Recreation / Park Facility Maintenance	5,000	12,467	(7,467)	249.34%
Security System Monitoring & Maint.	5,000	9,086	(4,086)	181.72%
Recreation Equip. Maint.	1,000	2,734	(1,734)	273.40%
Miscellaneous Maintenance	-	125	(125)	0.00%
Total Parks and Recreation	43,000	49,718	(6,718)	115.62%
TOTAL EXPENDITURES	**499,315**	**480,053**	**19,262**	**96.14%**
Excess (deficiency) of revenues Over (under) expenditures	-	41,918	41,918	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		**(125,097)**		
FUND BALANCE, ENDING		**$ (83,179)**		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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
REVENUES				
Interest - Investments	$ -	$ 20,548	$ 20,548	0.00%
Special Assmnts- Tax Collector	-	624,653	624,653	0.00%
Special Assmnts- CDD Collected	-	1,563	1,563	0.00%
TOTAL REVENUES	**-**	**646,764**	**646,764**	**0.00%**
EXPENDITURES				
Debt Service				
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	-	30,033	30,033	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		**775,844**		
FUND BALANCE, ENDING		**$ 805,877**		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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
REVENUES				
Interest - Investments	$ -	$ 25,405	$ 25,405	0.00%
Special Assmnts- Tax Collector	384,676	390,942	6,266	101.63%
Special Assmnts- CDD Collected	-	201,321	201,321	0.00%
TOTAL REVENUES	**384,676**	**617,668**	**232,992**	**160.57%**
EXPENDITURES				
Debt Service				
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	-	235,884	235,884	0.00%
OTHER FINANCING SOURCES (USES)				
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	$ -	$ 235,040	$ 235,040	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		**444,857**		
FUND BALANCE, ENDING		**$ 679,897**		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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
REVENUES				
Special Assmnts- Tax Collector	$ -	$ 1,251	$ 1,251	0.00%
TOTAL REVENUES	**-**	**1,251**	**1,251**	**0.00%**
EXPENDITURES				
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		**$ 1,251**		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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
REVENUES				
Interest - Investments	$ -	$ 278	$ 278	0.00%
TOTAL REVENUES	**-**	**278**	**278**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	278	278	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	843	843	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**843**	**843**	**0.00%**
Net change in fund balance	$ -	$ 1,121	$ 1,121	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		**20,921**		
FUND BALANCE, ENDING		**$ 22,042**		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2023

General Fixed Assets Fund (900)

(In Whole Numbers)

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

CYPRESS PRESERVE CDD

Bank Reconciliation

Bank Account No.	3743	TRUIST- GF Operating
Statement No.	08_23	
Statement Date	8/31/2023	

G/L Balance (LCY)	63,552.88	**Statement Balance**	65,004.38
G/L Balance	63,552.88	**Outstanding Deposits**	50.00
Positive Adjustments	0.00		
		Subtotal	65,054.38
Subtotal	63,552.88	**Outstanding Checks**	1,501.50
Negative Adjustments	0.00	**Differences**	0.00
Ending G/L Balance	63,552.88	**Ending Balance**	63,552.88
Difference	0.00		

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Checks							
8/10/2023	Payment	2514	PASCO COUNTY UTILITIES		1,106.26	1,106.26	0.00
8/10/2023	Payment	2515	EUGENIA LYNCH		200.00	200.00	0.00
8/10/2023	Payment	2517	HIMES ELECTRICAL SERVICE, INC.		2,401.00	2,401.00	0.00
8/10/2023	Payment	2518	KATHLEEN CASEY SWANSON		200.00	200.00	0.00
8/10/2023	Payment	2519	NEPTUNE MULTI SERVICES LLC		650.00	650.00	0.00
8/10/2023	Payment	2520	SPEAREM ENTERPRISES		350.00	350.00	0.00
8/13/2023	Payment	DD128	Payment of Invoice 000753		22.77	22.77	0.00
8/18/2023	Payment	DD129	Payment of Invoice 000795		45.25	45.25	0.00
8/18/2023	Payment	DD130	Payment of Invoice 000796		47.16	47.16	0.00
8/18/2023	Payment	DD131	Payment of Invoice 000797		1,416.60	1,416.60	0.00
8/18/2023	Payment	DD132	Payment of Invoice 000798		44.33	44.33	0.00
8/18/2023	Payment	DD133	Payment of Invoice 000799		40.63	40.63	0.00
8/18/2023	Payment	DD134	Payment of Invoice 000800		41.27	41.27	0.00
8/24/2023	Payment	2521	AMERICAN ECOSYSTEMS, INC.		2,475.00	2,475.00	0.00
8/24/2023	Payment	2522	CHARTER COMMUNICATIONS		157.98	157.98	0.00
8/24/2023	Payment	2524	INFRAMARK LLC		4,893.47	4,893.47	0.00
8/24/2023	Payment	2525	JESSICA STAFFORD ELLIS		200.00	200.00	0.00
8/24/2023	Payment	2526	JOHNSON ENGINEERING INC.		50.00	50.00	0.00
8/24/2023	Payment	2527	MPS INVESTIGATIONS & GUARD		3,344.00	3,344.00	0.00
8/24/2023	Payment	2528	SPEAREM ENTERPRISES		3,545.00	3,545.00	0.00
8/24/2023	Payment	2530	SUNCOAST POOL SERVICE		1,240.00	1,240.00	0.00
8/24/2023	Payment	2531	YELLOWSTONE LANDSCAPE		27,612.24	27,612.24	0.00
8/30/2023	Payment	DD135	Payment of Invoice 000805		117.70	117.70	0.00
Total Checks					50,200.66	50,200.66	0.00
Deposits							
8/16/2023		JE000272	CK#2031### - Loan from HOA	G/L	100,000.00	100,000.00	0.00
Total Deposits					100,000.00	100,000.00	0.00
Outstanding Checks							
8/10/2023	Payment	2516	GECO ROOFING INC.		675.00	0.00	675.00

CYPRESS PRESERVE CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
8/24/2023	Payment	2523	DON HARRISON ENTERPRISES		250.00	0.00	250.00
8/24/2023	Payment	2529	STRALEY ROBIN VERICKER		576.50	0.00	576.50
Total Outstanding Checks.....					**1,501.50**		**1,501.50**
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 Aug 01, 2023 to Aug 31, 2023
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount

DEPARTMENT NAME LEGISLATIVE

Account Name Supervisor Fees

08/01/23	511100-51101-5000	EL 080123	VENDOR	EUGENIA LYNCH	SUPERVISOR MEETING 08/01/2023	200 00
08/01/23	511100-51101-5000	KS 080123	VENDOR	KATHLEEN CASEY SWANSON	SUPERVISOR MEETING 08/01/2023	200 00
08/01/23	511100-51101-5000	JE 080123	VENDOR	JESSICA STAFFORD ELLIS	SUPERVISOR MEETING 08/01/2023	200 00

YTD Total	600 00
Annual Budget	$3,600 00
Amount Remaining / (Budget overage)	*$3,000.00*
% of Budget	*16.7%*

Legislative Department Total	**$600.00**

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

08/28/23	531142-51301-5000	100111	VENDOR	INFRAMARK LLC	DISTRICT NVOICE AUGUST 2023	700 00

YTD Total	700 00
Annual Budget	$8,400 00
Amount Remaining / (Budget overage)	*$7,700.00*
% of Budget	*8.3%*

Account Name District Engineer

08/22/23	531147-51301-5000	7	VENDOR	JOHNSON ENG NEER NG INC.	GENERAL ENGINEERING SERVICES - THRU 08/13/23	1,000 00

YTD Total	1,000 00
Annual Budget	$5,000 00
Amount Remaining / (Budget overage)	*$4,000.00*
% of Budget	*20.0%*

Account Name District Manager

08/28/23	531150-51301-5000	100111	VENDOR	INFRAMARK LLC	DISTRICT NVOICE AUGUST 2023	3,541 67

YTD Total	3,541 67
Annual Budget	$42,500 00
Amount Remaining / (Budget overage)	*$38,958.33*
% of Budget	*8.3%*

Account Name Accounting Services

08/28/23	532001-51301-5000	100111	VENDOR	INFRAMARK LLC	DISTRICT NVOICE AUGUST 2023	375 00

YTD Total	375 00
Annual Budget	$6,000 00
Amount Remaining / (Budget overage)	*$5,625.00*
% of Budget	*6.3%*

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

08/28/23	541024-51301-5000	100111	VENDOR	INFRAMARK LLC	DISTRICT NVOICE AUGUST 2023	69 09

YTD Total	69 09
Annual Budget	$750 00
Amount Remaining / (Budget overage)	*$680.91*
% of Budget	*9.2%*

Account Name Legal Advertising

YTD Total	-
Annual Budget	$1,500 00
Amount Remaining / (Budget overage)	*$1,500.00*
% of Budget	*0.0%*

Account Name Bank Fees

YTD Total	-

Cypress Preserve Community Development District

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

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
					Annual Budget	$200 00
					Amount Remaining / (Budget overage)	*$200.00*
					% of Budget	*0.0%*
Account Name	**Website Administration**					
08/28/23	549936-51301-5000	100111	VENDOR	INFRAMARK LLC	DISTRICT NVOICE AUGUST 2023	125 00
					YTD Total	125 00
					Annual Budget	$1,500 00
					Amount Remaining / (Budget overage)	*$1,375.00*
					% of Budget	*8.3%*
Account Name	**Office Supplies**					
					YTD Total	-
					Annual Budget	$248.48
					Amount Remaining / (Budget overage)	*$248.48*
					% of Budget	*0.0%*
Account Name	**Dues, Licenses, Subscriptions**					
08/28/23	554020-51301-5000	100111	VENDOR	INFRAMARK LLC	DISTRICT NVOICE AUGUST 2023	61 65
					YTD Total	61 65
					Annual Budget	$500 00
					Amount Remaining / (Budget overage)	*$438.35*
					% of Budget	*12.3%*
					Financial And Administrative Department Total	**$5,872.41**
DEPARTMENT NAME	**LEGAL COUNSEL**					
Account Name	**District Counsel**					
08/29/23	531146-51401-5000	23550	VENDOR	STRALEY ROBIN VERICKER	GENERAL CONSULT NG - PROFESSIONAL SERVICES THRU -	1,729.13
					YTD Total	1,729.13
					Annual Budget	$5,000 00
					Amount Remaining / (Budget overage)	*$3,270.87*
					% of Budget	*34.6%*
					Legal Counsel Department Total	**$1,729.13**
DEPARTMENT NAME	**UTILITY SERVICES**					
Account Name	**Utility - Electric**					
08/04/23	543041-53150-5000	4012 080423 ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	ELECTRICITY SERVICES 06/30/23-08/01/23	45 25
08/04/23	543041-53150-5000	6573 080423 ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	ELECTRICITY SERVICES 06/30/23-08/01/23	47.16
08/04/23	543041-53150-5000	9650 080423 ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	ELECTRICITY SERVICES 06/30/23-08/01/23	44 33
08/04/23	543041-53150-5000	9647 080423 ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	ELECTRICITY SERVICES 06/30/23-08/01/23	40 63
08/04/23	543041-53150-5000	4006 080423 ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	ELECTRICITY SERVICES 06/30/23-08/01/23	41 27
					YTD Total	218 64
					Annual Budget	$6,500 00
					Amount Remaining / (Budget overage)	*$6,281.36*
					% of Budget	*3.4%*
Account Name	**Utility - StreetLights**					
08/04/23	543062-53150-5000	4854 080423 ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	ELECTRICITY SERVICES 06/30/23-08/01/23	1,416 60
08/31/23	543062-53150-5000	2044854 090723	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	ELECTRICITY SERVICES 08/01/23-09/01/23	1,410 22
					YTD Total	2,826 82
					Annual Budget	$20,000 00
					Amount Remaining / (Budget overage)	*$17,173.18*
					% of Budget	*14.1%*
Account Name	**Utility - Potable Water**					
08/03/23	543095-53150-5000	18835615	VENDOR	PASCO COUNTY UTILIT ES	SERVICE 06/19/23 - 07/18/23	91 50
08/03/23	543095-53150-5000	18835613	VENDOR	PASCO COUNTY UTILIT ES	SERVICE 06/19/23 - 07/18/23	259 51
08/03/23	543095-53150-5000	18835768	VENDOR	PASCO COUNTY UTILIT ES	SERVICE 06/19/23 - 07/18/23	179 25
08/03/23	543095-53150-5000	18836968	VENDOR	PASCO COUNTY UTILIT ES	SERVICE 06/19/23 - 07/18/23	229 50
08/03/23	543095-53150-5000	18836967	VENDOR	PASCO COUNTY UTILIT ES	SERVICE 06/19/23 - 07/18/23	346 50
08/17/23	543095-53150-5000	19018090	VENDOR	PASCO COUNTY UTILIT ES	WATER SERVICE 07/18/23-08/17/23	23 25
08/17/23	543095-53150-5000	19018088	VENDOR	PASCO COUNTY UTILIT ES	WATER SERVICE 07/18/23-08/17/23	250 99
					YTD Total	1,380 50

Cypress Preserve Community Development District

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

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
					Annual Budget	$13,000 00
					Amount Remaining / (Budget overage)	*$11,619.50*
					% of Budget	*10.6%*
					Utility Services Department Total	**$4,425.96**

DEPARTMENT NAME OTHER PHYSICAL ENVIRONMENT

Account Name Waterway Management

08/01/23	531085-53908-5000	20232574	VENDOR	AMERICAN ECOSYSTEMS, INC.	AUGUST WATER MANAGEMENT	2,390 00
08/04/23	531085-53908-5000	20232814	VENDOR	AMERICAN ECOSYSTEMS, INC.	ADDITION OF BLUE DYE TREATMENT POND 7 AUGUST 2023	85 00
					YTD Total	2,475 00
					Annual Budget	$25,000 00
					Amount Remaining / (Budget overage)	*$22,525.00*
					% of Budget	*9.9%*

Account Name Landscape Maintenance

08/01/23	546300-53908-5000	TM 567642	VENDOR	YELLOWSTONE LANDSCAPE	JULY MONTHLY LANDSCAPE MA NTENANCE	21,853.74
08/13/23	546300-53908-5000	TM 574794	VENDOR	YELLOWSTONE LANDSCAPE	BUSH HOGGING POND 19 - ARBOR	2,250 00
					YTD Total	24,103.74
					Annual Budget	$209,000 00
					Amount Remaining / (Budget overage)	*$184,896.26*
					% of Budget	*11.5%*

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

YTD Total	-
Annual Budget	$18,500 00
Amount Remaining / (Budget overage)	*$18,500.00*
% of Budget	*0.0%*

Account Name Miscellaneous Maintenance

08/01/23	546922-53908-5000	TM 562460	VENDOR	YELLOWSTONE LANDSCAPE	RRIGATION REPA RS 07/11/23	111 00
08/13/23	546922-53908-5000	ESS 081323 ACH	VENDOR	EXTRA SPACE STORAGE	storage unit - new unit #247	22.77
					YTD Total	133.77
					Annual Budget	$17,000 00
					Amount Remaining / (Budget overage)	*$16,866.23*
					% of Budget	*0.8%*

Account Name Capital Improvements

YTD Total	-
Annual Budget	$21,000 00
Amount Remaining / (Budget overage)	*$21,000.00*
% of Budget	*0.0%*
Other Physical Environment Department Total	**$26,712.51**

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

08/01/23	546074-57201-5000	9533	VENDOR	SUNCOAST POOL SERVICE	POOL SERVICE - AUG 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%*

Cypress Preserve Community Development District

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

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
Account Name	**Recreation / Park Facility Maintenance**					
08/01/23	546414-57201-5000	5834	VENDOR	SPEAREM ENTERPRISES	GATE REPA R - DOUBLE GATES	125 00
08/01/23	546414-57201-5000	3023	VENDOR	DON HARRISON ENTERPRISES	JULY SERVICE	250 00
08/17/23	546414-57201-5000	5844	VENDOR	SPEAREM ENTERPRISES	LABOR - 07/16/23-08/16/23 - CLEANING/SUPPL ES	845 00
08/20/23	546414-57201-5000	6984242W425 ACH	VENDOR	WASTE CONNECTIONS	BASIC SERVICES - 09/01/23-09/30/23	117.70
08/24/23	546414-57201-5000	3028	VENDOR	DON HARRISON ENTERPRISES	ROUT NE MA NT. AUG 2023	250 00
08/31/23	546414-57201-5000	0053437	VENDOR	NEPTUNE MULTI SERVICES LLC	PORTER SERVICE - AUGUST 2023	650 00
					YTD Total	2,237.70
					Annual Budget	$5,000 00
					Amount Remaining / (Budget overage)	*$2,762.30*
					% of Budget	*44.8%*
Account Name	**Security System Monitoring & Maint.**					
08/01/23	546479-57201-5000	20230009	VENDOR	MPS NVESTIGATIONS & GUARD SERVICES	UNARMED SECURITY - JULY DATES	696 00
08/01/23	546479-57201-5000	20230010	VENDOR	MPS NVESTIGATIONS & GUARD SERVICES	UNARMED SECURITY JULY DATES	856 00
08/07/23	546479-57201-5000	20230012	VENDOR	MPS NVESTIGATIONS & GUARD SERVICES	SECURITY SERVICE 07/30/23 - 08/05/202	896 00
08/14/23	546479-57201-5000	20230015	VENDOR	MPS NVESTIGATIONS & GUARD SERVICES	UNARMED SECURITY - AUGUST DATES	896 00
08/21/23	546479-57201-5000	20230016	VENDOR	MPS NVESTIGATIONS & GUARD SERVICES	SECURITY SERVICE - 08/13/23-08/19/23	896 00
08/23/23	546479-57201-5000	13294	VENDOR	SOUTHERN AUTOMATED	CELLULAR USAGE	32 95
08/28/23	546479-57201-5000	20230018	VENDOR	MPS NVESTIGATIONS & GUARD SERVICES	SECURITY SERVICE - AUGUST DATES	896 00
08/31/23	546479-57201-5000	12823	VENDOR	SOUTHERN AUTOMATED	CELLULAR USAGE	32 95
08/31/23	546479-57201-5000	12933	VENDOR	SOUTHERN AUTOMATED	TECH CALL	105 00
					YTD Total	5,306 90
					Annual Budget	$5,000 00
					Amount Remaining / (Budget overage)	*($306.90)*
					% of Budget	*106.1%*
Account Name	**Recreation Equip. Maint.**					
08/01/23	546484-57201-5000	1422940080123	VENDOR	CHARTER COMMUNICATIONS	SERVICE 08/01/23 - 08/31/23	157 98
					YTD Total	157 98
					Annual Budget	$1,000 00
					Amount Remaining / (Budget overage)	*$842.02*
					% of Budget	*15.8%*
Account Name	**Miscellaneous Maintenance**					
08/14/23	546922-57201-5000	5836	VENDOR	SPEAREM ENTERPRISES	DUMPSTER CLEAN UP - LOOSE TRASH	125 00
					YTD Total	125 00
					Annual Budget	$0 00
					Amount Remaining / (Budget overage)	*($125.00)*
					% of Budget	*n/a*
					Parks And Recreation Department Total	**$9,067.58**

TOTAL EXPENDITURES & OTHER FINANCING USES	**$ 48,407.59**

Cypress Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2023

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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 September 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
ASSETS								
Cash - Operating Account	$ 25,517	$ -	$ -	$ -	$ -	$ -	$ -	$ 25,517
Due From Developer	47,225	-	-	-	631,055	-	-	678,280
Due From Other Funds	-	235,352	-	1,251	-	-	-	236,603
Investments:								
Acquisition & Construction Account	-	-	-	-	17,361	-	-	17,361
Prepayment Account	-	-	388,131	-	-	-	-	388,131
Reserve Fund	-	310,678	-	-	-	-	-	310,678
Revenue Fund	-	262,234	507,688	-	-	-	-	769,922
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	**$ 79,777**	**$ 808,264**	**$ 895,819**	**$ 1,251**	**$ 648,416**	**$ 14,257,191**	**$ 15,645,000**	**$ 32,335,718**
LIABILITIES								
Accounts Payable	$ 65,147	$ -	$ -	$ -	$ -	$ -	$ -	$ 65,147
Retainage Payable	-	-	-	-	612,028	-	-	612,028
Due To HOA	100,000	-	-	-	-	-	-	100,000
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	-	212,183	-	14,280	-	-	236,603
TOTAL LIABILITIES	**228,391**	**-**	**212,183**	**-**	**626,308**	**-**	**15,645,000**	**16,711,882**

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 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
FUND BALANCES								
Restricted for:								
Debt Service	-	808,264	683,636	-	-	-	-	1,491,900
Capital Projects	-	-	-	1,251	22,108	-	-	23,359
Unassigned:	(148,614)	-	-	-	-	14,257,191	-	14,108,577
TOTAL FUND BALANCES	**(148,614)**	**808,264**	**683,636**	**1,251**	**22,108**	**14,257,191**	**-**	**15,623,836**
TOTAL LIABILITIES & FUND BALANCES	**$ 79,777**	**$ 808,264**	**$ 895,819**	**$ 1,251**	**$ 648,416**	**$ 14,257,191**	**$ 15,645,000**	**$ 32,335,718**

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 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
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				
Administration				
Supervisor Fees	3,600	4,200	(600)	116.67%
ProfServ-Trustee Fees	8,200	9,911	(1,711)	120.87%
Disclosure Report	8,400	8,400	-	100.00%
District Counsel	5,000	6,855	(1,855)	137.10%
District Engineer	5,000	2,100	2,900	42.00%
District Manager	42,500	42,806	(306)	100.72%
Accounting Services	6,000	4,513	1,487	75.22%
Auditing Services	7,400	-	7,400	0.00%
Website Compliance	1,569	-	1,569	0.00%
Postage, Phone, Faxes, Copies	750	973	(223)	129.73%
Public Officials Insurance	2,663	2,694	(31)	101.16%
Legal Advertising	1,500	1,922	(422)	128.13%
Bank Fees	200	50	150	25.00%
Website Administration	1,500	1,626	(126)	108.40%
Office Supplies	248	-	248	0.00%
Dues, Licenses, Subscriptions	500	824	(324)	164.80%
Total Administration	95,030	86,874	8,156	91.42%
Utility Services				
Utility - Electric	6,500	3,998	2,502	61.51%
Utility - StreetLights	20,000	15,307	4,693	76.54%
Utility - Potable Water	13,000	11,195	1,805	86.12%
Total Utility Services	39,500	30,500	9,000	77.22%
Other Physical Environment				
Waterway Management	25,000	33,340	(8,340)	133.36%
Insurance -Property & Casualty	23,385	24,127	(742)	103.17%
Landscape Maintenance	209,000	266,505	(57,505)	127.51%
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	15,977	1,023	93.98%
Capital Improvements	21,000	3,977	17,023	18.94%

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2023

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Total Other Physical Environment	318,285	367,772	(49,487)	115.55%
Road and Street Facilities				
Sidewalk & Pavement Repair	3,500	2,250	1,250	64.29%
Total Road and Street Facilities	3,500	2,250	1,250	64.29%
Parks and Recreation				
Cabana Janitorial & Cleaning	12,000	11,956	44	99.63%
R&M-Pools	20,000	14,590	5,410	72.95%
Recreation / Park Facility Maintenance	5,000	13,684	(8,684)	273.68%
Security System Monitoring & Maint.	5,000	10,271	(5,271)	205.42%
Recreation Equip. Maint.	1,000	2,892	(1,892)	289.20%
Total Parks and Recreation	43,000	53,393	(10,393)	124.17%
TOTAL EXPENDITURES	**499,315**	**540,789**	**(41,474)**	**108.31%**
Excess (deficiency) of revenues Over (under) expenditures	-	(18,818)	(18,818)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		**(129,796)**		
FUND BALANCE, ENDING		**$ (148,614)**		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 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
REVENUES				
Interest - Investments	$ -	$ 22,935	$ 22,935	0.00%
Special Assmnts- Tax Collector	-	624,653	624,653	0.00%
Special Assmnts- CDD Collected	-	1,563	1,563	0.00%
TOTAL REVENUES	**-**	**649,151**	**649,151**	**0.00%**
EXPENDITURES				
Debt Service				
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	-	32,420	32,420	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		**775,844**		
FUND BALANCE, ENDING		**$ 808,264**		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 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
REVENUES				
Interest - Investments	$ -	$ 29,144	$ 29,144	0.00%
Special Assmnts- Tax Collector	384,676	390,942	6,266	101.63%
Special Assmnts- CDD Collected	-	201,321	201,321	0.00%
TOTAL REVENUES	**384,676**	**621,407**	**236,731**	**161.54%**
EXPENDITURES				
Debt Service				
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	-	239,623	239,623	0.00%
OTHER FINANCING SOURCES (USES)				
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	$ -	$ 238,779	$ 238,779	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		**444,857**		
FUND BALANCE, ENDING		**$ 683,636**		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 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
REVENUES				
Special Assmnts- Tax Collector	$ -	$ 1,251	$ 1,251	0.00%
TOTAL REVENUES	**-**	**1,251**	**1,251**	**0.00%**
EXPENDITURES				
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		**$ 1,251**		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 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
REVENUES				
Interest - Investments	$ -	$ 344	$ 344	0.00%
TOTAL REVENUES	**-**	**344**	**344**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	344	344	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	843	843	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**843**	**843**	**0.00%**
Net change in fund balance	$ -	$ 1,187	$ 1,187	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		**20,921**		
FUND BALANCE, ENDING		**$ 22,108**		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2023

General Fixed Assets Fund (900)

(In Whole Numbers)

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

CYPRESS PRESERVE CDD

Bank Reconciliation

Bank Account No.	3743	TRUIST- GF Operating
Statement No.	09-23	
Statement Date	9/30/2023	

G/L Balance (LCY)	25,516.83	**Statement Balance**	29,897.73
G/L Balance	25,516.83	**Outstanding Deposits**	2,405.69
Positive Adjustments	0.00		
		Subtotal	32,303.42
Subtotal	25,516.83	**Outstanding Checks**	6,786.59
Negative Adjustments	0.00	**Differences**	0.00
Ending G/L Balance	25,516.83	**Ending Balance**	25,516.83
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
8/24/2023	Payment	2523	DON HARRISON ENTERPRISES	250	250.00	0.00
8/24/2023	Payment	2529	STRALEY ROBIN VERICKER	576 5	576.50	0.00
9/8/2023	Payment	2532	DON HARRISON ENTERPRISES	250	250.00	0.00
9/8/2023	Payment	2533	JOHNSON ENGINEERING INC.	1000	1,000.00	0.00
9/8/2023	Payment	2534	MPS INVESTIGATIONS & GUARD SERVICE	1792	1,792.00	0.00
9/8/2023	Payment	2535	SPEAREM ENTERPRISES	845	845.00	0.00
9/8/2023	Payment	2536	STRALEY ROBIN VERICKER	1729.13	1,729.13	0.00
9/8/2023	Payment	2537	YELLOWSTONE LANDSCAPE	24103.74	24,103.74	0.00
9/13/2023	Payment	DD136	Payment of Invoice 000874	68	68.00	0.00
9/14/2023	Payment	2538	CHARTER COMMUNICATIONS	157.98	157.98	0.00
9/14/2023	Payment	2539	EUGENIA LYNCH	200	200.00	0.00
9/14/2023	Payment	2540	PASCO COUNTY UTILITIES	1030.24	1,030.24	0.00
9/21/2023	Payment	2541	JESSICA STAFFORD ELLIS	200	200.00	0.00
9/21/2023	Payment	2543	MPS INVESTIGATIONS & GUARD SERVICE	1152	1,152.00	0.00
9/21/2023	Payment	DD137	Payment of Invoice 000866	40.63	40.63	0.00
9/21/2023	Payment	DD138	Payment of Invoice 000867	47.36	47.36	0.00
9/21/2023	Payment	DD139	Payment of Invoice 000868	45 8	45.80	0.00
9/21/2023	Payment	DD140	Payment of Invoice 000869	1410.22	1,410.22	0.00
9/21/2023	Payment	DD141	Payment of Invoice 000870	41.18	41.18	0.00
9/21/2023	Payment	DD142	Payment of Invoice 000871	44.42	44.42	0.00
9/22/2023	Payment	DD143	Payment of Invoice 000893	122.45	122.45	0.00
Total Checks				35,106.65	35,106.65	0.00
Outstanding Checks						
8/10/2023	Payment	2516	GECO ROOFING INC.	675.00	0.00	675.00
9/21/2023	Payment	2542	JUSTIN CRAIG SUTPHIN	200.00	0.00	200.00
9/28/2023	Payment	2544	NEPTUNE MULTI SERVICES LLC	1,300.00	0.00	1,300.00
9/28/2023	Payment	2545	SOUTHERN AUTOMATED	170.90	0.00	170.90
9/28/2023	Payment	2546	SPEAREM ENTERPRISES	845.00	0.00	845.00
9/28/2023	Payment	2547	SUNCOAST POOL SERVICE	1,240.00	0.00	1,240.00
9/30/2023		JE000170	Clear o/s dep to clear bank 8/19/22	1,570.46	0.00	1,570.46
9/30/2023		JE000171	Clear o/s dep to clear bank 7/25/22	785.23	0.00	785.23

CYPRESS PRESERVE CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Total Outstanding Checks					**6,786.59**		**6,786.59**
Outstanding Deposits							
9/30/2022		JE000037	Pool Key 7.6.2022 CR558	G/L Ac	25.00	0.00	25.00
9/30/2022		JE000039	July Clubhouse Income - CR585	G/L Ac	25.00	0.00	25.00
9/30/2023		JE000170	Clear o/s dep to clear bank 8/19/22	G/L Ac	1,570.46	0.00	1,570.46
9/30/2023		JE000171	Clear o/s dep to clear bank 7/25/22	G/L Ac	785.23	0.00	785.23
Total Outstanding Deposits					**2,405.69**		**2,405.69**

Cypress Preserve Community Development District

Expenditure Report - General Fund
For the Period(s) from Sep 01, 2023 to Sep 30, 2023
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
DEPARTMENT NAME LEGISLATIVE						
Account Name Supervisor Fees						
09/05/23	511100-51101-5000	EL 090523	VENDOR	EUGENIA LYNCH	BOS MEET NG 09/05/2023	200.00
09/05/23	511100-51101-5000	JE 090523	VENDOR	JESSICA STAFFORD ELLIS	BOS MEET NG 09/05/2023	200.00
09/05/23	511100-51101-5000	JS 090523	VENDOR	JUST N CRAIG SUTPH N	BOS MEET NG 09/05/2023	200.00
09/05/23	511100-51101-5000	KS 090523	VENDOR	KATHLEEN CASEY SWANSON	SUPERVISOR FEE 09/15/23	200.00
					YTD Total	800.00
					Annual Budget	$3,600.00
					Amount Remaining / (Budget overage)	*$2,800.00*
					% of Budget	*22.2%*
					Legislative Department Total	**$800.00**
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						
09/05/23	531142-51301-5000	101100	VENDOR	INFRAMARK LLC	DISTRICT INVOICE SEPTEMBER 2023	700.00
					YTD Total	700.00
					Annual Budget	$8,400.00
					Amount Remaining / (Budget overage)	*$7,700.00*
					% of Budget	*8.3%*
Account Name District Counsel						
09/01/23	531146-51301-5000	23486	JE		R/C PROFESSIONAL SERVICES THRU - 02/02/23	600.00
					YTD Total	600.00
					Annual Budget	$0.00
					Amount Remaining / (Budget overage)	*($600.00)*
					% of Budget	*n/a*
Account Name District Engineer						
09/25/23	531147-51301-5000	8	VENDOR	JOHNSON ENGINEER NG NC.	PROFESSIONAL SERVICES THRU - 09/10/23	50.00
					YTD Total	50.00
					Annual Budget	$5,000.00
					Amount Remaining / (Budget overage)	*$4,950.00*
					% of Budget	*1.0%*
Account Name District Manager						
09/05/23	531150-51301-5000	101100	VENDOR	INFRAMARK LLC	DISTRICT INVOICE SEPTEMBER 2023	3,541.67
					YTD Total	3,541.67
					Annual Budget	$42,500.00
					Amount Remaining / (Budget overage)	*$38,958.33*
					% of Budget	*8.3%*
Account Name Accounting Services						
09/05/23	532001-51301-5000	101100	VENDOR	INFRAMARK LLC	DISTRICT INVOICE SEPTEMBER 2023	375.00
					YTD Total	375.00
					Annual Budget	$6,000.00
					Amount Remaining / (Budget overage)	*$5,625.00*
					% of Budget	*6.3%*
Account Name Auditing Services						
09/01/23	532002-51301-5000	24656	VENDOR	GRAU AND ASSOCIATES	AUDIT FYE 09/30/2022	3,000.00
09/01/23	532002-51301-5000	23486	JE		R/C PROFESSIONAL SERVICES THRU - 02/02/23	(600.00)
09/01/23	532002-51301-5000	JE000294	JE		Reclass period AUDITING OF DISTRICTS	(4,700.00)
					YTD Total	(2,300.00)
					Annual Budget	$7,400.00
					Amount Remaining / (Budget overage)	*$9,700.00*
					% of Budget	*-31.1%*
Account Name Website Compliance						
					YTD Total	-
					Annual Budget	$1,568.52
					Amount Remaining / (Budget overage)	*$1,568.52*

Cypress Preserve Community Development District

Expenditure Report - General Fund
For the Period(s) from Sep 01, 2023 to Sep 30, 2023
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
					% of Budget	*0.0%*
Account Name	**Postage, Phone, Faxes, Copies**					
09/21/23	541024-51301-5000	101650	VENDOR	INFRAMARK LLC	DISRICT SERVICES SEPTEMBER 2023	19.20
09/21/23	541024-51301-5000	101650	VENDOR	INFRAMARK LLC	DISRICT SERVICES SEPTEMBER 2023	4.95
					YTD Total	24.15
					Annual Budget	$750.00
					Amount Remaining / (Budget overage)	*$725.85*
					% of Budget	*3.2%*
Account Name	**Legal Advertising**					
09/20/23	548002-51301-5000	303591 092023	VENDOR	T MES PUBLISH NG COMPANY	MEETING SCHEDULE AD	164.80
					YTD Total	164.80
					Annual Budget	$1,500.00
					Amount Remaining / (Budget overage)	*$1,335.20*
					% of Budget	*11.0%*
Account Name	**Bank Fees**					
					YTD Total	-
					Annual Budget	$200.00
					Amount Remaining / (Budget overage)	*$200.00*
					% of Budget	*0.0%*
Account Name	**Website Administration**					
09/05/23	549936-51301-5000	101100	VENDOR	INFRAMARK LLC	DISTRICT INVOICE SEPTEMBER 2023	125.00
					YTD Total	125.00
					Annual Budget	$1,500.00
					Amount Remaining / (Budget overage)	*$1,375.00*
					% of Budget	*8.3%*
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	**$3,280.62**

DEPARTMENT NAME UTILITY SERVICES

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
Account Name	**Utility - Electric**					
09/07/23	543041-53150-5000	2039647 090723	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	ELECTRICITY SERVICES 08/01/23-09/01/23	40.63
09/07/23	543041-53150-5000	2226573 090723	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	ELECTRICITY SERVICES 08/01/23-09/01/23	47.36
09/07/23	543041-53150-5000	2144012 090723	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	ELECTRICITY SERVICES 08/01/23-09/01/23	45.80
09/07/23	543041-53150-5000	2144006 090723	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	ELECTRICITY SERVICES 08/01/23-09/01/23	41.18
09/07/23	543041-53150-5000	2039650 090723	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	ELECTRICITY SERVICES 08/01/23-09/01/23	44.42
09/30/23	543041-53150-5000	6573 100523 ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	ELECTRICITY SERVICE - 09/01/23-10/02/23	47.55
09/30/23	543041-53150-5000	9650 100523 ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	ELECTRICITY SERVICE - 09/01/23-10/02/23	44.70
09/30/23	543041-53150-5000	4012 100523 ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	ELECTRICITY SERVICE - 09/01/23-10/02/23	46.17
09/30/23	543041-53150-5000	4006 100523 ACH	JE		R/C ELECTRICITY SERVICE - 09/01/23-10/02/23	41.18
09/30/23	543041-53150-5000	9647 100523 ACH	JE		R/C ELECTRICITY SERVICE - 09/01/23-10/02/23	40.63
					YTD Total	439.62
					Annual Budget	$6,500.00
					Amount Remaining / (Budget overage)	*$6,060.38*
					% of Budget	*6.8%*
Account Name	**Utility - StreetLights**					
09/30/23	543062-53150-5000	4854 100523 ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	ELECTRICITY SERVICE - 09/01/23-10/02/23	1,406.43
					YTD Total	1,406.43
					Annual Budget	$20,000.00
					Amount Remaining / (Budget overage)	*$18,593.57*
					% of Budget	*7.0%*
Account Name	**Utility - Potable Water**					
09/06/23	543095-53150-5000	19021184	VENDOR	PASCO COUNTY UTILIT ES	WATER SERVICES - 07/18/23-08/17/23	342.00
09/06/23	543095-53150-5000	19021187	VENDOR	PASCO COUNTY UTILIT ES	WATER SERVICES - 07/18/23-08/17/23	225.75
09/06/23	543095-53150-5000	19018420	VENDOR	PASCO COUNTY UTILIT ES	WATER SERVICES - 07/18/23-08/17/23	188.25
09/18/23	543095-53150-5000	19161605	VENDOR	PASCO COUNTY UTILIT ES	WATER SERVICE - 08/17/23-09/18/23	186.75
09/18/23	543095-53150-5000	19162804	VENDOR	PASCO COUNTY UTILIT ES	WATER SERVICE - 08/17/23-09/18/23	242.25
09/18/23	543095-53150-5000	19161450	VENDOR	PASCO COUNTY UTILIT ES	WATER SERVICE - 08/17/23-09/18/23	242.47
09/18/23	543095-53150-5000	19161451	VENDOR	PASCO COUNTY UTILIT ES	WATER SERVICE - 08/17/23-09/18/23	30.00

Cypress Preserve Community Development District

Expenditure Report - General Fund
For the Period(s) from Sep 01, 2023 to Sep 30, 2023
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
					YTD Total	1,457.47
					Annual Budget	$13,000.00
					Amount Remaining / (Budget overage)	*$11,542.53*
					% of Budget	*11.2%*
					Utility Services Department Total	**$3,303.52**

DEPARTMENT NAME OTHER PHYSICAL ENVIRONMENT

Account Name Waterway Management

09/01/23	531085-53908-5000	20232956	VENDOR	AMERICAN ECOSYSTEMS, NC.	WATER MNGT - SEPTEMBER	2,475.00
09/27/23	531085-53908-5000	19282	VENDOR	FLOR DA NATIVES NURSERY INC.	QUARTERLY MITIGATION MA NT.	800.00
					YTD Total	3,275.00
					Annual Budget	$25,000.00
					Amount Remaining / (Budget overage)	*$21,725.00*
					% of Budget	*13.1%*

Account Name Landscape Maintenance

09/01/23	546300-53908-5000	TM 580843	VENDOR	YELLOWSTONE LANDSCAPE	LANDSCAPE MA NT. AUG. 2023	21,853.74
09/30/23	546300-53908-5000	TM 604917	VENDOR	YELLOWSTONE LANDSCAPE	LANDSCAPE MA NT. - SEPTEMBER 2023	21,853.74
					YTD Total	43,707.48
					Annual Budget	$209,000.00
					Amount Remaining / (Budget overage)	*$165,292.52*
					% of Budget	*20.9%*

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

					YTD Total	-
					Annual Budget	$18,500.00
					Amount Remaining / (Budget overage)	*$18,500.00*
					% of Budget	*0.0%*

Account Name Miscellaneous Maintenance

09/01/23	546922-53908-5000	5836	JE		DUMPSTER CLEAN UP - LOOSE TRASH	125.00
09/13/23	546922-53908-5000	ESS 091323 ACH	VENDOR	EXTRA SPACE STORAGE	STORAGE PAYMENT	68.00
09/18/23	546922-53908-1000	36923	VENDOR	ILLUM NATIONS HOLIDAY LIGHT NG	HOLIDAY LIGHT NG - DEPOSIT	2,500.00
					YTD Total	2,693.00
					Annual Budget	$17,000.00
					Amount Remaining / (Budget overage)	*$14,307.00*
					% of Budget	*15.8%*

Account Name Capital Improvements

					YTD Total	-
					Annual Budget	$21,000.00
					Amount Remaining / (Budget overage)	*$21,000.00*
					% of Budget	*0.0%*
					Other Physical Environment Department Total	**$49,675.48**

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

09/02/23	546074-57201-5000	9616	VENDOR	SUNCOAST POOL SERVICE	POOL SERVICES - SEPTEMBER 2023	1,240.00
					YTD Total	1,240.00
					Annual Budget	$20,000.00
					Amount Remaining / (Budget overage)	*$18,760.00*

Cypress Preserve Community Development District

Expenditure Report - General Fund
For the Period(s) from Sep 01, 2023 to Sep 30, 2023
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
					% of Budget	*6.2%*
Account Name	**Recreation / Park Facility Maintenance**					
09/14/23	546414-57201-5000	5866	VENDOR	SPEAREM ENTERPRISES	LABOR - 08/16/23-09/16/23 - WEEKLY CLEANING - DOG	845.00
09/20/23	546414-57201-5000	W425 092023 ACH	VENDOR	WASTE CONNECTIONS	BASIC SERVICE - 10/01/23-10/31/23	122.45
09/27/23	546414-57201-5000	3032	VENDOR	DON HARRISON ENTERPRISES	ROUT NE MAINT. SEPTEMBER 2023	250.00
					YTD Total	1,217.45
					Annual Budget	$5,000.00
					Amount Remaining / (Budget overage)	*$3,782.55*
					% of Budget	*24.3%*
Account Name	**Security System Monitoring & Maint.**					
09/05/23	546479-57201-5000	20230021	VENDOR	MPS INVESTIGATIONS & GUARD SERVICES	UNARMED SECURITY	768.00
09/11/23	546479-57201-5000	20230023	VENDOR	MPS INVESTIGATIONS & GUARD SERVICES	UNARMED SECURITY	384.00
09/20/23	546479-57201-5000	13442	VENDOR	SOUTHERN AUTOMATED	CELLULAR USAGE	32.95
					YTD Total	1,184.95
					Annual Budget	$5,000.00
					Amount Remaining / (Budget overage)	*$3,815.05*
					% of Budget	*23.7%*
Account Name	**Recreation Equip. Maint.**					
09/01/23	546484-57201-5000	1422940090123	VENDOR	CHARTER COMMUNICATIONS	NTERNET SERVICES - 09/01/23-09/30/23	157.98
					YTD Total	157.98
					Annual Budget	$1,000.00
					Amount Remaining / (Budget overage)	*$842.02*
					% of Budget	*15.8%*
Account Name	**Miscellaneous Maintenance**					
09/01/23	546922-57201-5000	5836	JE		DUMPSTER CLEAN UP - LOOSE TRASH	(125.00)
					YTD Total	(125.00)
					Annual Budget	$0.00
					Amount Remaining / (Budget overage)	*$125.00*
					% of Budget	*n/a*
					Parks And Recreation Department Total	**$3,675.38**
					TOTAL EXPENDITURES & OTHER FINANCING USES	**$ 60,735.00**

Sixth Order of Business

6Ai

Serving Florida Statewide

American Ecosystems, Inc.®

AQUATIC MANAGEMENT SERVICES

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

TREATMENT REPORT

CUSTOMER: Cypress Preserve ACCOUNT #

BIOLOGIST: James Jentesch DATE: 09/21/23 TIME:

SITE	WEEDS TREATED					DAYS RESTRICTED
	ALGAE	GRASSES	UNDERWATER	FLOATING	TERRESTRIAL	
All		X			X	Ø
2, 3, 4, 5, 6, 7, 8, 9,	X	→				Ø
11, 12, 15, 16, 18, 20, 21	X	→				Ø
9, 20, 21			X			Ø

OTHER SERVICES PROVIDED

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

COMMENTS: Treated all sites as needed for invasive growth. 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 15, 16, 18, 20, 21 treated for algae. 9, 20, 21 treated for underwater. #17 too low to treat underwater. Pond #7 Huge improvements.

Customers Signature Email Date

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AQUATIC MANAGEMENT SERVICES

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

TREATMENT REPORT

CUSTOMER: Cypress Preserve ACCOUNT #

BIOLOGIST: James Jentsch DATE: 10/13/23 TIME:

SITE	WEEDS TREATED					DAYS RESTRICTED
	ALGAE	GRASSES	UNDERWATER	FLOATING	TERRESTRIAL	
All		X			X	Ø
4,5,6,7,14,16, 20,21	X					Ø

OTHER SERVICES PROVIDED

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

COMMENTS: Treated all sites for invasive shoreline growth and vegetation. Sites 4,5,6,7,14,16,20,21 treated for algae. Sites 2,3,4,7,13 ~~[illegible]~~ given dye treatments. * Pond 13 had Three dead large-mouth bass upon arrival, likely from poor angler skills/unhooking error.

Customers Signature Date

Email.

6Aii.

CYPRESS PRESERVE CDD

Field Inspection - October 2023

Wednesday, October 11, 2023

Prepared For Cypress Preserve Board Of Supervisors

30 Items Identified

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Item 1

Assigned To Yellowstone

Landscaping around the monument looks good. The monument itself is pretty dirty and could use pressure washing in the near future.

Item 2

Assigned To Yellowstone

No annuals in the bed up front

Item 3

Assigned To Yellowstone

Turf is healthy and has good color. Fakahatchee and muhlygrass is starting to get a bit overgrown.

Item 4

Assigned To Yellowstone

The conservation area is getting overgrown and needs to be cut back again along Mossy Timber.

Item 5

Assigned To Yellowstone

Dry/damaged spots of turf in the median. Irrigation check being completed 10/17.

Item 6

Assigned To Yellowstone

The Pindo palms need trimming and the Muhly grass is overcrowding the Thryallis. Recommend removing some of them and letting the Thryallis grow out.

Item 7

Assigned To Yellowstone

Some dry streaks in the turf on Heron Hideaway. Will be diagnosed during irrigation inspection.

Item 8

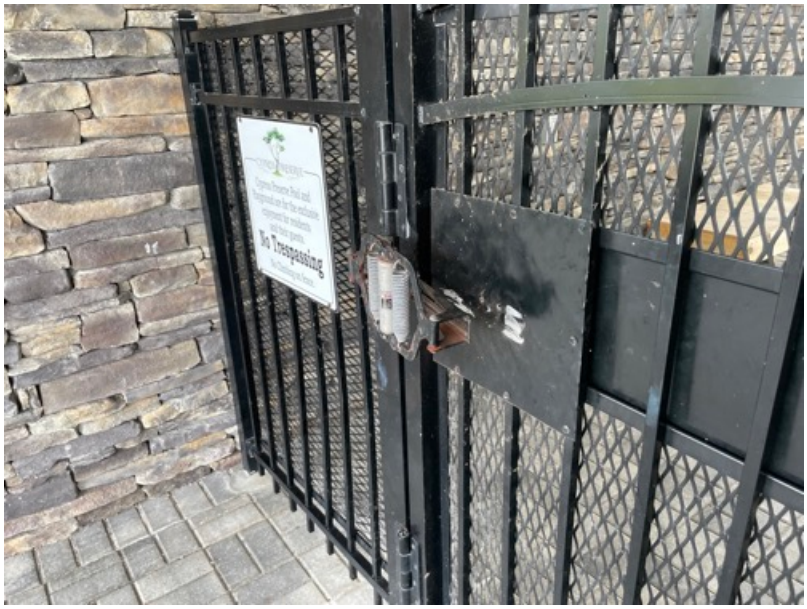
Assigned To Yellowstone

Front of the clubhouse looks good.

Item 9

Assigned To Yellowstone

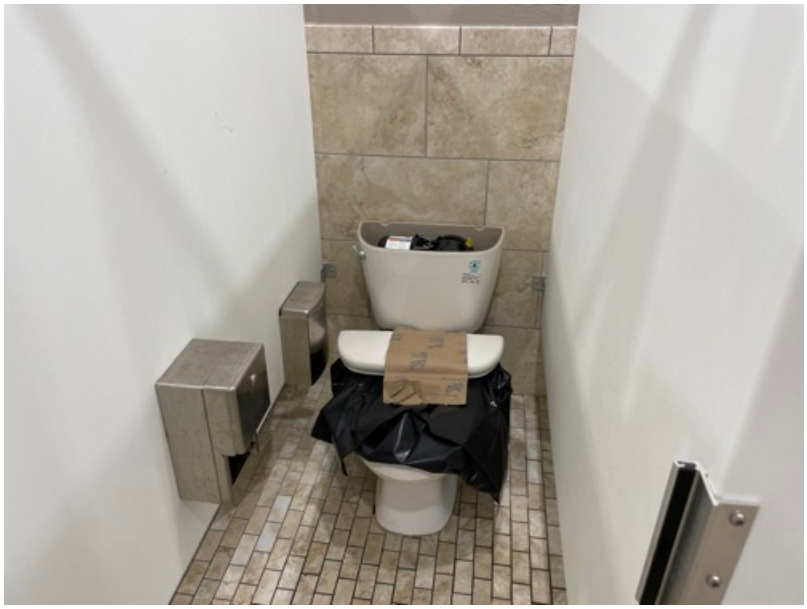
Turf and Copperleaf are dried out around the Clubhouse as well.



Item 10

Assigned To Inframark

Gate closer quoted for repair.



Item 11

Assigned To Inframark

Women's toilet has been quoted for repair.

Item 12

Assigned To Inframark

New grate quoted for repair.

Item 13

Assigned To Inframark

New shower head quoted for replacement.

Item 14

Pool and patio looks good.

Item 15

Assigned To EZ Mulch/Yellowstone

Mulch still needed in the playground quote has been submitted. Maple tree is establishing but looks a bit dry.

Item 16

Assigned To Inframark

Chain link fence repairs being quoted.

Item 17

Assigned To American Ecosystems

Ponds look good, see aquatics report for detail.

Item 18

Assigned To Yellowstone

Bahia grass is dry from lack of rain and possibly entering dormancy.

Item 19

Assigned To Yellowstone/Inframark

Trail path needs to be sprayed and fence needs adjustments.

Item 20

Assigned To Yellowstone

Multiple Loropetalum will need to be budgeted for replacement with something else along Grand Live Oak.

Item 21

Assigned To Yellowstone

Dog park on grand live oak looks good.

Item 22

Assigned To Yellowstone

Pond 19 has been cleared out and is now being maintained. Overgrowth is dying off.

Item 23

Assigned To Inframark

The other nature trail fence will be repaired once all fence repairs are approved.

Item 24

Assigned To Yellowstone

Fountaingrass and Podocarpus look great at Osprey Glade.

Item 25

Fence has been repaired on Osprey Glade Ter.

Item 26

Assigned To Himes Electric

New lights at the mailboxes work great.

Item 27

Assigned To Yellowstone

A couple of the new Goldmounds are struggling and will be fertilized.

Item 28

Assigned To Yellowstone

Weeds have been sprayed in the mulch and are dying off.

Item 29

Assigned To Yellowstone

Dog bags need refilling.

Item 30

Assigned To Yellowstone

North entrance looks good. Annuals gone here as well.