

**Cypress Preserve
Community Development District**

January 3, 2024

AGENDA PACKAGE

Teams Information

Call In Number: +1 646 838 1601 Meeting ID: 263 940 492 557
Passcode: RDeGw7

**Cypress Preserve Community Development District
Board of Supervisors**

Agenda Page 2

- 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, January 3, 2024 – 1:30 p.m.

Teams Information

Call In Number: 1 646 838 1601 Meeting ID: 263 940 492 557 Passcode: RDeGw7

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

- 1. Call to Order/Roll Call**
- 2. Public Comments on Agenda Items**
- 3. Vendor Reports**
 - A. District Counsel
 - B. District Engineer
 - i. Discussion of Ownership Map
- 4. Business Items**
 - A. Organizational Matters
 - i. Consideration of Resume for Vacant Seat 4, Expiring 11/2024
 - ii. Oath of Office for Newly Appointed Supervisor
 - iii. Designation of Officers (Resolution 2024-02)
 - B. Discussion of Mailbox Kiosk Roof Extension
 - C. Discussion of Additional Dog Waste Stations
 - D. Discussion of Video Surveillance Proposals
 - E. Ratification of Structures Repair Proposal
 - F. Consideration of Resolution 2024-03, Transferring Operating Account to Valley National Bank
 - G. Acceptance of the Fiscal Year 2022 Audit
- 5. Consent Agenda**
 - A. Consideration of Board of Supervisors' Minutes of the November 1, 2023 Regular Meeting & Board of Supervisors' Minutes of the November 15, 2023 Continued Meeting
 - B. Consideration of Operation and Maintenance Expenditures for October - November 2023
 - C. Review of Financial Report as of October 31, 2023 & November 30, 2023
- 6. Staff Report**
 - A. District Manager
 - i. Aquatic Inspection Report as of November 30, 2023
 - ii. Community Inspection Report
- 7. Audience Comments**
- 8. Board of Supervisors' Requests and Comments**
- 9. Adjournment**

The next CDD Meeting is scheduled to be held Wednesday, February 7, 2024 at 1:30 p.m.

District Office:

Inframark, Community Management Services
210 North University Drive, Suite 702
Coral Springs, Florida 33071
954-603-0033

Meeting Location:

Land O' Lakes Heritage Park
5401 Land O' Lakes Blvd.
Land O' Lakes, Florida 34639

Fourth Order of Business

4Ai

Steven Higgins

10736 Hawks Landing Dr, Land O Lakes, FL 34638

Office: (813) 501-4584 **Cell:** (727) 771-5998

Email: stevenjphiggins@gmail.com

Sales, Business Development, Client Retention, Client Management

Results-driven Executive with eight years of comprehensive B2B and B2C sales experience, leveraging a solid network of over 25,000 contacts. Demonstrated success as a leader with a consistent history of driving revenue growth year over year and fostering strong client relationships. Expert in identifying and capitalizing on business opportunities, as well as building and nurturing lasting partnerships. Seeking a challenging role to apply this expertise and contribute to the growth of a dynamic organization.

EXPERIENCE

Innovative Properties Worldwide, Remote Vice President Business Development (B2B Sales)

May 2020 - PRESENT

I have a proven track record of driving revenue growth through direct advertising and sponsorship sales, generating over \$1.5 million in 2.5 years. My skills in creating high-value prebuilt packages and campaigns, developing successful sales intro emails and proposals, and managing publications distribution have led to increased revenue generation year on year. I have also provided exceptional customer service, managed client relationships across multiple titles and a virtual event, designed newsletters, interviewed incoming talent, and achieved a 20% annual increase in personal revenue through effective sales strategies and client relationship management. Additionally, I have successfully chased outstanding invoices and assets to ensure timely delivery and payment.

Senior Account Executive (B2B Sales)

April 2018 - May 2020

As the revenue driver for my team, I spearheaded direct advertising and sponsorship sales, with a focus on lead sourcing new clients. Through cold and warm outreach, I generated \$1m in revenue over 2 years, helping to drive the success of our publications.

TruGreen, Tampa West, FL Assistant Sales Manager (B2C Sales)

March 2017 - April 2018

Began as a door-to-door sales representative, and achieved the Rookie of the Year award in 2017 for selling the most units within the local region. Promoted to Assistant Sales Manager to lead the team and train new hires, in addition to my sales responsibilities.

EDUCATION

Staffordshire University, Stoke-On-Trent, UK

BA (Hons) Economics and Business Management

September 2010 - August 2013



SKILLS

Strategic thinking
Building and maintaining relationships.
Campaign planning.
Negotiation and closing.
Sourcing possible targets.
Operations management.
Proficient in IT solutions, CRMs and Email Marketing Communication

AWARDS

Employee of the Quarter -
Spring 2022
Innovative Properties
Worldwide

Salesman of the year
2021 & 2022
Innovative Properties
Worldwide

Rookie of the Year - 2017
TruGreen

Highest Prepaid Sales -
2017
TruGreen

LANGUAGES

English

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RESOLUTION 2024-02

**A RESOLUTION OF THE CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING
OFFICERS OF THE DISTRICT**

WHEREAS, the Board of Supervisors of the Cypress Preserve Community Development District at a regular business meeting, held on January 3, 2024, desires to designate the below recited persons to the offices specified.

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

The following persons were elected to the offices shown, to wit:

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

PASSED AND ADOPTED THIS, 3RD DAY OF JANUARY, 2024.

Chairperson

Secretary

4E.



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

THIS AGREEMENT made the dates set forth below, by and between **Aquatic Weed Control, Inc.** hereinafter "**AWC**", and

Cypress Preserve CDD
c/o Inframark
2005 Pan Am Circle Ste 105
Tampa, FL. 33607
Jayna Cooper 813-608-8242 Jayna.Cooper@inframark.com

12/04/2023

Hereinafter called "**CUSTOMER**". The parties hereto agree as follows:

AWC AGREES TO PROVIDE EQUIPMENT, LABOR AND MATERIAL TO DO THE FOLLOWING WORK LOCATED AT **PONDS 4 & 5** CONTROL STRUCTURES IN CYPRESS PRESERVE CDD IN ACCORDENCE WITH THE TERM AND CONDITIONS OF THIS AGREEMENT:

- Remove broken or loose concrete from the control structure
- Reset the PVC
- Secure with hydraulic cement
- Clean vegetation from grate

CUSTOMER agrees to pay **AWC** in the following amount and manner:

Total cost for this work... \$ 1,855.00

Payment is due in full within 30 days of the invoice date. Unpaid invoices will accrue interest at 1.5% per month.

AWC maintains 2 million dollars general liability, 1 million dollars commercial auto, professional liability, pollution liability, herbicide/pesticide operations, workers compensation and 3 million dollars excess umbrella. Certificates will be provided upon request.

ACCEPTANCE OF AGREEMENT

Tad Roman

Aquatic Weed Control, Inc.

Jayna Cooper

District Manager

Customer's Signature Title

Jayna Cooper

12/04/23

Print Signature Date

Cypress Preserve CDD

Print Company Name

4F.

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT MOVING ITS OPERATING ACCOUNT FROM TRUIST BANK TO VALLEY NATIONAL BANK; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District currently has its operating account held at Truist; and

WHEREAS, the District’s Board of Supervisors (the “**Board**”) desires to transfer its operating account from Truist Bank to Valley National Bank.

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

Section 1. Transfer of Operating Account. The District has hereby decided to transfer its Operating Account from Truist Bank to Valley National Bank as of the Effective Date of this Resolution.

Section 2. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 3. Conflicts. This Resolution and any prior Resolutions of the District shall be construed to the maximum extent possible to give full force and effect to the provisions of each Resolution. All other District Resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded, and repealed.

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

PASSED AND ADOPTED THIS 3RD DAY OF JANUARY, 2024.

ATTEST:

**CYPRESS PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: Eugenia Lynch
Title: Chair of the Board of Supervisors

4G.

**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Cypress Preserve Community Development District
Pasco County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Cypress Preserve Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated December 18, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

B. H. & Associates

December 18, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Cypress Preserve Community Development District, Pasco County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$3,008,259.
- The change in the District's total net position in comparison with the prior fiscal year was \$471,092, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$1,102,617, an increase of \$105,698 in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service and capital projects, non-spendable for prepaid items and deposits, and the remainder is deficit unassigned fund balance in the general fund.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer revenues and special assessments. The District does not have any business-type activities. The governmental activities of the District include general government (management), maintenance, and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2022	2021
Assets, excluding capital assets	\$ 1,300,054	\$ 1,913,591
Capital assets, net of depreciation	17,774,359	17,663,851
Total assets	19,074,413	19,577,442
Current liabilities	488,640	1,165,080
Long-term liabilities	15,577,514	15,875,195
Total liabilities	16,066,154	17,040,275
Net Position		
Net investment in capital assets	2,198,739	1,789,766
Restricted	929,498	747,335
Unrestricted	(119,978)	66
Total net position	\$ 3,008,259	\$ 2,537,167

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2022	2021
Revenues:		
Program revenues		
Charges for services	\$ 1,569,167	\$ 1,004,943
Operating grants and contributions	13,532	439,270
Capital grants and contributions	292,296	1,981,619
General revenues	48,222	6,103
Total revenues	1,923,217	3,431,935
Expenses:		
General government	101,563	84,258
Maintenance and operations	516,316	464,208
Parks and recreation	131,966	94,982
Interest	702,280	712,337
Total expenses	1,452,125	1,355,785
Change in net position	471,092	2,076,150
Net position - beginning	2,537,167	461,017
Net position - ending	\$ 3,008,259	\$ 2,537,167

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year ended September 30, 2022 was \$1,452,125. The costs of the District's activities were funded by program revenues. Program revenues of the District are comprised of assessments, Developer contributions, and income from investments in both the current and prior fiscal years. The majority of the decrease in revenues from the prior fiscal year is due to a decrease in Developer contributions for infrastructure costs. In total, expenses increased from the prior fiscal year. The majority of the increase is the result of an increase in maintenance and operations expenses as well as parks and recreation expenses in the current year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2022 was amended to increase appropriations by \$918,448. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2022, the District had \$18,319,714 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$545,355 has been taken, which resulted in a net book value of \$17,774,359. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2022, the District had \$15,640,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

It is anticipated that the general operations of the District will increase as the District is being built out.

Subsequent to year end, the District borrowed \$100,000 without interest from the Cypress Preserve of Pasco County Homeowners Association, Inc. (the "HOA") to fund its operation and maintenance expenses for fiscal year ended September 30, 2024. The Loan is due in full on January 5, 2024 so long as the District collects sufficient operating and maintenance assessments to pay such amount in full.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Cypress Preserve Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

	Governmental Activities
ASSETS	
Cash	\$ 68,411
Prepaid items and deposits	9,048
Restricted assets:	
Investments	1,222,595
Capital assets:	
Nondepreciable	12,866,165
Depreciable, net	4,908,194
Total assets	<u>19,074,413</u>
 LIABILITIES	
Accounts payable and accrued expenses	97,437
Loan payable	100,000
Accrued interest payable	291,203
Non-current liabilities:	
Due within one year	180,000
Due in more than one year	15,397,514
Total liabilities	<u>16,066,154</u>
 NET POSITION	
Net investment in capital assets	2,198,739
Restricted for debt service	929,498
Unrestricted	(119,978)
Total net position	<u>\$ 3,008,259</u>

See notes to the financial statements

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

		Program Revenues			Net (Expense) Revenue and Changes in Net Position
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 101,563	\$ 101,563	\$ -	\$ -	\$ -
Maintenance and operations	516,316	288,498	9,733	292,296	74,211
Parks and recreation	131,966	-	-	-	(131,966)
Interest on long-term debt	702,280	1,179,106	3,799	-	480,625
Total governmental activities	1,452,125	1,569,167	13,532	292,296	422,870
		General revenues:			
		Miscellaneous			48,222
		Total general revenues			48,222
		Change in net position			471,092
		Net position - beginning			2,537,167
		Net position - ending			\$ 3,008,259

See notes to the financial statements

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 68,411	\$ -	\$ -	\$ 68,411
Investments	-	1,220,701	1,894	1,222,595
Prepaid items and deposits	9,048	-	-	9,048
Total assets	\$ 77,459	\$ 1,220,701	\$ 1,894	\$ 1,300,054
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued liabilities	\$ 97,437	\$ -	\$ -	\$ 97,437
Loan Payable	100,000	-	-	100,000
Total liabilities	197,437	-	-	197,437
Fund balances:				
Nonspendable:				
Prepaid items and deposits	9,048	-	-	9,048
Restricted for:				
Debt service	-	1,220,701	-	1,220,701
Capital projects	-	-	1,894	1,894
Unassigned	(129,026)	-	-	(129,026)
Total fund balances	(119,978)	1,220,701	1,894	1,102,617
Total liabilities and fund balances	\$ 77,459	\$ 1,220,701	\$ 1,894	\$ 1,300,054

See notes to the financial statements

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

Total fund balances - governmental funds \$ 1,102,617

Amounts reported for governmental activities in the statement of net position
are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	18,319,714	
Accumulated depreciation	<u>(545,355)</u>	17,774,359

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(291,203)	
Original issue discount	62,486	
Bonds payable	<u>(15,640,000)</u>	<u>(15,868,717)</u>

Net position of governmental activities		<u><u>\$ 3,008,259</u></u>
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See notes to the financial statements

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	\$ 437,286	\$ 1,179,106	\$ -	\$ 1,616,392
Developer contributions	9,733	-	292,293	302,026
Interest income	-	3,799	3	3,802
Miscellaneous	48,222	-	-	48,222
Total revenues	495,241	1,182,905	292,296	1,970,442
EXPENDITURES				
Current:				
General government	101,563	-	-	101,563
Maintenance and operations	400,311	-	-	400,311
Parks and recreation	66,186	-	-	66,186
Debt Service:				
Principal	-	300,000	-	300,000
Interest	-	704,391	-	704,391
Capital outlay	-	-	292,293	292,293
Total expenditures	568,060	1,004,391	292,293	1,864,744
Excess (deficiency) of revenues over (under) expenditures	(72,819)	178,514	3	105,698
OTHER FINANCING SOURCES (USES)				
Interfund transfer in (out)	-	(781)	781	-
Total other financing sources (uses)	-	(781)	781	-
Net change in fund balances	(72,819)	177,733	784	105,698
Fund balances - beginning	(47,159)	1,042,968	1,110	996,919
Fund balances - ending	\$ (119,978)	\$ 1,220,701	\$ 1,894	\$ 1,102,617

See notes to the financial statements

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$ 105,698
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position.	292,293
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	300,000
Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(181,785)
Certain revenues were unavailable for the fund financial statements in the prior fiscal year. In the current fiscal year, these revenues were recorded in the governmental fund financial statements.	(47,225)
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:	
Amortization of original issue discount	(2,319)
Change in accrued interest	4,430
Change in net position of governmental activities	<u>\$ 471,092</u>

See notes to the financial statements

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Cypress Preserve Community Development District ("District") was established on April 25, 2017, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Pasco County Ordinance 17-17. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2022, one of the Board members is affiliated with the management company.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Assets, Liabilities and Net Position or Equity****Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Improvements Other Than Buildings	30
Recreational Amenity	30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Assets, Liabilities and Net Position or Equity (Continued)****Fund Equity/Net Position (Continued)**

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures**Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS**Deposits**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2022:

	Amortized cost	Credit Risk	Maturities
First American Government Obligation			Weighted average maturity:
Fund Class Y	\$ 1,222,595	S&P AAAM	24 days
Total Investments	<u>\$ 1,222,595</u>		

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 12,573,872	\$ 292,293	\$ -	\$ 12,866,165
Total capital assets, not being depreciated	12,573,872	292,293	-	12,866,165
Capital assets, being depreciated				
Improvements other than buildings	3,480,137	-	-	3,480,137
Recreational amenity	1,973,412	-	-	1,973,412
Total capital assets, being depreciated	5,453,549	-	-	5,453,549
Less accumulated depreciation for:				
Improvements other than buildings	232,010	116,005	-	348,015
Recreational amenity	131,560	65,780	-	197,340
Total accumulated depreciation	363,570	181,785	-	545,355
Total capital assets, being depreciated, net	5,089,979	(181,785)	-	4,908,194
Governmental activities capital assets, net	\$ 17,663,851	\$ 110,508	\$ -	\$ 17,774,359

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$26,619,829. Assessment Area One is estimated at \$16,872,879 and \$9,746,950 for Assessment Area Two. The infrastructure will include roadways, potable water and wastewater systems, storm water systems, recreational facilities, and land improvements. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer. Upon completion, certain assets will be conveyed to others for ownership and maintenance. In connection with the completion of Phase 1, the District recognized conveyances of capital assets to other entities in the amount of \$3,579,677 in the 2019 fiscal year.

The Developer has agreed to fund a portion of the construction costs of the District's infrastructure. In connection with that agreement, Developer contributions towards the District's capital projects were \$292,293 during the current fiscal year.

NOTE 6 – LONG-TERM LIABILITIES**Series 2017**

In December 2017, the District issued \$9,630,000 of Special Assessment Bonds, Series 2017 Assessment Area One, consisting of multiple term bonds with due dates ranging from November 1, 2023 – November 1, 2048 and fixed interest rates from 3.65% to 5%. The Bonds were issued to provide funds for the costs of acquiring a portion of the Project. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2018. Principal on the Bonds is to be paid serially commencing November 1, 2020 through November 1, 2048.

The Series 2017 Bonds may be called for redemption prior to maturity as a whole or in part, at any time, on or after November 1, 2027. The Bonds are also subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

NOTE 6 – LONG-TERM LIABILITIES (Continued)**Series 2019**

In December 2019, the District issued \$6,635,000 of Series 2019 Special Assessment Revenue Bonds (Assessment Area No. 2), consisting of multiple term bonds with due dates ranging from November 1, 2025 - November 1, 2050 and fixed interest rates ranging from 3.375% to 4.2%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2020. Principal on the Bonds is to be paid serially commencing November 1, 2021 through November 1, 2050.

The Series 2019 Bonds may be called for redemption prior to maturity as a whole or in part, at any time, on or after November 1, 2029. The Bonds are also subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

Bond Compliance

The Bond Indentures established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2017	\$ 9,305,000	\$ -	\$ 175,000	\$ 9,130,000	\$ 180,000
Less Bond discount	13,584	-	511	13,073	-
Series 2019	6,635,000	-	125,000	6,510,000	125,000
Less Bond discount	51,221	-	1,808	49,413	-
Total	<u>\$ 15,875,195</u>	<u>\$ -</u>	<u>\$ 297,681</u>	<u>\$ 15,577,514</u>	<u>\$ 305,000</u>

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 305,000	\$ 693,765	\$ 998,765
2024	315,000	682,847	997,847
2025	325,000	670,984	995,984
2026	340,000	658,057	998,057
2027	355,000	644,263	999,263
2028-2032	1,995,000	2,984,060	4,979,060
2033-2037	2,480,000	2,487,938	4,967,938
2038-2042	3,095,000	1,855,484	4,950,484
2043-2047	3,890,000	1,046,275	4,936,275
2048-2052	2,540,000	176,122	2,716,122
Total	<u>\$ 15,640,000</u>	<u>\$ 11,899,795</u>	<u>\$ 27,539,795</u>

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$9,733.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developers, the loss of which would have a material adverse effect on the District's operations.

NOTE 9 – HOA LOAN

During the current fiscal year, the District borrowed \$100,000 without interest from the Cypress Preserve of Pasco County Homeowners Association, Inc. (the "HOA") to fund its operation and maintenance expenses for the subsequent fiscal year. The Loan is due in full on January 5, 2023 so long as the District collects sufficient operating and maintenance assessments to pay such amount in full. See Note 13 - Subsequent Events for full payment of loan amount subsequent to the fiscal year end as well as a new loan agreement entered into.

NOTE 10 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 11 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 12 – DEFICIT FUND BALANCE

The general fund had a deficit fund balance of (\$119,978) at September 30, 2022. The deficit will be covered by assessments collected in the subsequent period.

NOTE 13 – SUBSEQUENT EVENTS**Loan Payment**

Subsequent to fiscal year end, the District paid off the loan due to the HOA when it was due.

New HOA Loan

Subsequent to year end, the District borrowed \$100,000 without interest from the HOA to fund its operation and maintenance expenses for fiscal year ended September 30, 2024. The Loan is due in full on January 5, 2024, so long as the District collects sufficient operating and maintenance assessments to pay such amount in full.

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Assessments	\$ 413,398	\$ 413,398	\$ 437,286	\$ 23,888
Developer contribution	85,917	85,917	9,733	(76,184)
Miscellaneous revenue	-	-	48,222	48,222
Total revenues	499,315	499,315	495,241	(4,074)
EXPENDITURES				
Current:				
General government	94,830	94,830	101,563	(6,733)
Maintenance and operations	340,885	649,400	400,311	249,089
Parks and recreation	43,000	43,000	66,186	(23,186)
Capital outlay	20,600	30,000	-	30,000
Total expenditures	499,315	817,230	568,060	249,170
Excess (deficiency) of revenues over (under) expenditures	-	(317,915)	(72,819)	245,096
Other Financing Sources (Uses)				
Carry forward	-	317,915	-	317,915
Total other financing sources (uses)	-	317,915	-	317,915
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	(72,819)	<u>\$ 563,011</u>
Fund balance - beginning			<u>(47,159)</u>	
Fund balance - ending			<u>\$ (119,978)</u>	

See notes to required supplementary information

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2022 was amended to increase appropriations by \$918,448. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2022	None
Number of independent contractors compensated in September 2022	None
Employee compensation for FYE 9/30/2022 (paid/accrued)	\$0.00
Independent contractor compensation for FYE 9/30/2022	\$0.00
Construction projects to begin on or after October 1; (>\$65K)	None
Budget variance report	See page 22
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2022	Operations and maintenance - \$550 - \$785 Debt service - \$1,094 - \$1,563
Special assessments collected FYE 9/30/2022	\$1,616,392
Outstanding Bonds:	see Note 6 page for details



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Cypress Preserve Community Development District
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Cypress Preserve Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated December 18, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain matters that we reported to management of the District in a separate letter dated December 18, 2022.

The District's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the District's response to the findings identified in our audit and described in the accompanying Management Letter. The District's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in blue ink, appearing to read "Brian J. Asseccia".

December 18, 2023



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Agenda Page 41
951 Yamato Road • Suite 200
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Cypress Preserve Community Development District
Pasco County, Florida

We have examined Cypress Preserve Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Cypress Preserve Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

December 18, 2023



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Cypress Preserve Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Cypress Preserve Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and have issued our opinion thereon dated December 18, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated December 18, 2023, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Cypress Preserve Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Cypress Preserve Community Development District, Pasco County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

December 18, 2023

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

2022-01 Internal controls over management contract:

Observation: During procedures it was noted that there were additional charges for other services without an amended contract or prior Board approval for the specific items noted in the minutes.

Recommendation: Management should ensure that prior to increasing any fees or incurring additional charges the contract is amended or the Board specifically approves these charges prior to them being incurred. Board approval should be documented in the minutes.

Reference Number for Prior Year Finding: 2021-01, 2020-01

Management Response: Management will ensure that Board approval is documented in the minutes prior to increasing any fees or incurring additional charges.

2022-02 Voting Conflict:

Observation: During the audit it was noted that one employee of the management company also serve on the Board of the District as Chair. Since the management company has a contract with the District there is a conflict of interest that exists; specifically that the Board approves the management company contract and any additional charges billed by the management company. Management was unable to provide evidence that this individual filed a Form 8B Memorandum of Voting Conflict pursuant to FL Statute 112.3143.

Recommendation: We recommend that the District retains a copy of Form B and provides a copy to the District's record custodian or resign from the Board.

Reference Number for Prior Year Finding: 2020-02

Management Response: Per Eric form was filed.

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

2020-01 Internal controls over management contract

2021-01 Internal controls over management contract:

Current Status: See finding no. 2022-01 above.

2020-02 Voting Conflict:

Current Status: See finding no. 2022-02 above.

REPORT TO MANAGEMENT (Continued)

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2021, except as noted above.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022, except as noted above.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022, except as noted above.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

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 Wednesday, November 1, 2023 and called to order at 2:04 p.m. at Land O' Lakes Branch Heritage Park located at 5401 Land O' Lakes Blvd., Land O' Lakes, FL 34636.

Present and constituting a quorum were:

Eugenia Lynch	Assistant Secretary
Justin Sutphin	Assistant Secretary

Also present was:

Jayna Cooper	District Manager
--------------	------------------

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

The meeting was called to order.

Due to a lack of quorum, this meeting was continued to November 15, 2023 at 1:30 p.m. at the Land O' Lakes Branch Heritage Park, located at 5401 Land O' Lakes Blvd, Land O' Lakes, Florida 34636.

Jayna Cooper
District Manager

Eugenia Lynch
Chairperson

**MINUTES OF THE CONTINUED REGULAR MEETING
CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of Cypress Preserve Community Development District held on Wednesday, November 1, 2023 at 1:30 p.m., was recessed and reconvened on Wednesday, November 15, 2023, and called to order at 1:40 p.m. at Land O' Lakes Branch Heritage Park located at 5401 Land O' Lakes Blvd., Land O' Lakes, FL 34636.

Present and constituting a quorum were:

Eugenia Lynch	Chairperson
Jessica Ellis	Vice Chairperson
Justin Sutphin	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
Lisa Castoria	Inframark
Michael Broadus	District Counsel
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 Comment (3) Minute Time Limit

- Mr. Weed expressed concern about a woman who was physically assaulted at the pool after hours. He also noted a few other concerns such as:
 - The assailant possibly has access to the key fob.
 - Video surveillance is needed that can provide insight as to who had access to the restricted area.
 - The Board needs to determine how to handle this persistent issue.
- Mr. Sutphin stated he thought the pool was closed after sunset, and that it was not possible to get in with the fob.
- Mr. Weed responded and stated yes you can.
- Ms. Cooper noted it was possible the woman could have gotten through the gate by jumping over it, but she was not contacted about this incident, so she is unaware of the details. Ms. Ellis inquired whether the police were contacted. Mr. Weed noted his wife and surrounding neighbors contacted them.

- Ms. Cooper's contact information was given to one of the deputies so that he may inquire about any possible video surveillance of the incident.
- Ms. Cooper suggested he could email her the deputy's information. Ms. Cooper does not know with certainty, but she believes the assailant was apprehended, and this may be the reason she was not contacted immediately.
- Ms. Cooper was asked whether the cameras and access card system are checked when there is an incident. Ms. Cooper responded that she is contacted when any incidents in which the police are involved occur.
- Mr. Lawrence commented that his three residences do not have easements. Ms. Cooper indicated that, as a property owner, has the right to cut vertically if there is an encroachment on his property. She informed him landscaping cannot be done beyond the property line if it is a conservation area. Ms. Cooper asked for his contact information, and she may contact the Field Service Manager and Landscaping Account Manager to assess the area.

THIRD ORDER OF BUSINESS**Vendor Reports****A. District Counsel**

- Mr. Broadus introduced himself as District Counsel with Straley & Robin.
- Mr. Broadus discussed communication guidelines with the Board. He reminded the Board they cannot discuss business outside of Board meetings in any capacity.
- Board members cannot post anything via public forums. Additionally, any text chain involving multiple Board members would be considered a Sunshine violation.
- Ms. Ellis asked Mr. Broadus if she could continue to post meeting reminders on the Facebook page since residents cannot always attend. She further stated after the Board meetings, she recaps discussions and includes a link to the Cypress Preserve website. Mr. Broadus responded stating it would not be a violation, but it would be highly discouraged.
- He advised having individuals refer to the minutes on the website or contact the District Manager. Ms. Cooper informed the Board they may make suggestions regarding the website to include certain documents to be posted.

B. District Engineer

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS**Business Items****A. Discussion of Mailbox Kiosk Roof Extension**

- Mr. Sutphin led the discussion, he stated he is looking toward a cost-saving measure, as he is not requesting to replacement of the roof.
- Mr. Sutphin suggested an extension so that residents may be protected from inclement weather while obtaining their mail.
- The Board requested Mr. Sutphin outsource quotes for the full replacement of the roof as well as an extension.

B. Discussion of Additional Dog Waste Stations

- Mr. Sutphin recommended additional dog waste stations in certain neighborhoods.
- Ms. Cooper suggested gathering more information and contacting the vendor to arrange a waste pick-up day.
- Mr. Sutphin stated he would work on a map of locations for installation.

C. Consideration of Video Surveillance Sign Proposal

- The proposal covers the three entrances the Board requested to be covered for a total of \$540.

On MOTION by Ms. Lynch seconded by Ms. Ellis with all in favor, the video surveillance sign proposal from Mike's Signs Graphics & Printing was approved. 3-0

D. Consideration of Valley Bank Line of Credit Proposal

- Ms. Cooper summarized the Proposal.
- Ms. Cooper noted it is a cash flow situation the District found itself in during the year.
- Ms. Cooper informed the Board the District does not have an operational account reserve and her goal is to work towards achieving one.
- Ms. Cooper stated the original proposal was for one year. However, after speaking with Bill from Valley National Bank, the term was proposed to extend for up to three years.

- 103 ➤ The Line of Credit would be \$150,000 with an interest rate of 6.9%, and a
104 commitment fee of \$6,000. The District would be required to maintain a separate
105 reserve fund for the duration of this Line of Credit at a minimum of 10% (\$15,000).
106 ➤ Ms. Cooper believed the extended term proposal would be good for the District in
107 the event of an unexpected expense during the lien months in which they have a
108 fund.

109 On MOTION by Mr. Sutphin seconded by Ms. Lynch with
110 all in favor, the Valley National Bank Line Credit Proposal
111 was approved. 3-0
112

113 **E. Consideration of Engagement Letter for Arbitrage Services for Grau &**
114 **Associates**

- 115 ➤ Ms. Cooper presented the Engagement Letter for Arbitrage Services from
116 Grau & Associates.
117 ➤ Ms. Cooper stated this is required annually, as the District was built with bond
118 funds.
119 ➤ Ms. Cooper stated the fee is \$600 annually.

120
121 On MOTION by Ms. Lynch seconded by Mr. Sutphin with all
122 in favor, the Arbitrage Rebate Services for the Series 2017
123 Bonds were approved. 3-0
124

125 **F. Discussion of Budget Amendment Resolution 2024-01**

- 126 ➤ Ms. Cooper stated the District experienced a budget overage in Fiscal Year
127 2023, which requires a Budget Amendment Resolution.
128 ➤ Ms. Cooper discussed the proposed amendment figure within the agenda
129 Package and explained there was a difference of \$91,000 to be accounted for.
130 ➤ Ms. Cooper explained the accountant discovered overages and reallocated the
131 funds to balance the account.
132 ➤ Ms. Cooper stated this must be done within 60 days, which would be the end
133 of November.

On MOTION by Mr. Sutphin seconded by Ms. Lynch with all in favor, Resolution 2024-01, Amending the Fiscal Year 2023 Budget, was adopted. 3-0

FIFTH ORDER OF BUSINESS**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**

On MOTION by Ms. Lynch seconded by Mr. Sutphin with all in favor the Consent Agenda was approved. 3-0

SIXTH ORDER OF BUSINESS**Staff Reports****A. District Manager****i. Aquatic Inspection Report****ii. Community Inspection Reports**

The reports were presented, copies of which were included in the agenda package.

iii. Discussion of MPS Holiday Hours

- The Board suggested the following holiday schedule for November and December for MPS to provide security:
 - November 18to19, 2023 from 8:00 a.m. to 2:00 p.m.
 - November 20 & November 23, 2023, from 6:00 p.m. to midnight.
 - November 24, and 25, 2023, from 8:00 p.m. to 2:00 a.m.
 - December 18, 2023, from 8:00 a.m. to 2:00 p.m.
 - December 21, to December 23, 2023, from 6:00 p.m. to midnight.
 - December 24, through 25, 2023, from 8:00 p.m. to 2:00 a.m.
- Ms. Cooper asked the Board if she may contact the Liaison, Ms. Lynch if this schedule needs to be revised. The Board concurred with this request.

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

- Ms. Lynch requested an update on the repair of the hole in the pool. Ms. Cooper noted the pool vendor was contacted when the hole was brought to her attention. She asked will contact the vendor for the status.
- Ms. Lynch suggested adding trash pickup around the dumpster to the restroom cleaning schedule.

- The Board directed Ms. Cooper to add a quote for No Trespassing Signs to the video surveillance proposal for fences at Ponds 1 & 20.
- The Board requested the initiation of the trespass agreement for the pond at the entrance.
- Mr. Sutphin requested off-duty drive-through patrols. Ms. Cooper responded the Pasco County cost for regular-hour patrol is \$45/hour and holiday patrol is \$55/hour.
- Mr. Sutphin asked if the restroom cleaning company could provide a dumpster lock and the cost of adding a security camera in the area.
- The Board suggested a determination of reasoning the parking area by the dog park is used for personal parking.
- The Board requested the addition of Audience Comments at the end of the agenda.

On MOTION by Mr. Sutphin seconded by Ms. Lynch with all in favor, the addition of audience comments to the end of all future agendas was approved. 3-0

- Ms. Ellis requested to add approval of meeting minutes to the meeting documents page on the website.

On MOTION by Ms. Ellis seconded by Ms. Lynch with all in favor the addition of approved meeting minutes to the website starting from September 5, 2023, was approved. 3-0

- The Board suggested archiving old minutes and cleaning up the documents page on the website.
- The Board requested to post only the Agenda Package on the website.
- Ms. Cooper and the Board discussed the cancellation of the December 6, 2023 meeting.

On MOTION by Ms. Lynch seconded by Mr. Sutphin with all in favor, cancellation of the December 6, 2023 meeting was approved. 3-0

205 **EIGHTH ORDER OF BUSINESS** **Adjournment**

206 There being no further business,

207

208

On MOTION by Ms. Lynch seconded by Mr. Sutphin with all in favor, the meeting was adjourned at 3:51 p.m. 3-0

209

210

211

212

213 _____
214 Jayna Cooper
215 Assistant Secretary

Eugenia Lynch
Chairperson

216

5B

CYPRESS PRESERVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
AMERICAN ECOSYSTEMS, INC.	20233347	\$2,475.00		WATERWAY MANAGEMENT - OCTOBER 2023
CHARTER COMMUNICATIONS	1422940100123	\$157.98		INTERNET SERVICE - OCTOBER 2023
DON HARRISON ENTERPRISES	3039	\$250.00		ROUTINE MAINT. - OCTOBER 2023
SUNCOAST POOL SERVICE	9712	\$1,240.00		POOL SERVICE - OCTOBER 2023
WASTE CONNECTIONS	W425 102023 ACH	\$124.89		BASIC CONTAINER - 11/01/23-11/30/23
YELLOWSTONE LANDSCAPE	TM 604917	\$21,853.74		LANDSCAPE MAINT. - SEPTEMBER 2023
Monthly Contract Subtotal		\$26,101.61		
Variable Contract				
GRAU AND ASSOCIATES	24736	\$1,000.00		AUDIT FYE 09/30/2022
JOHNSON ENGINEERING INC.	9	\$100.00		PROFESSIONAL SERVICES THRU - 10/08/23
KATHLEEN CASEY SWANSON	KS 090523	\$200.00		SUPERVISOR FEE 09/05/23
Variable Contract Subtotal		\$1,300.00		
Utilities				
PASCO COUNTY UTILITIES	19161450	\$242.47		WATER SERVICE - 08/17/23-09/18/23
PASCO COUNTY UTILITIES	19161451	\$30.00		WATER SERVICE - 08/17/23-09/18/23
PASCO COUNTY UTILITIES	19161605	\$186.75		WATER SERVICE - 08/17/23-09/18/23
PASCO COUNTY UTILITIES	19162803	\$360.75		WATER SERVICE - 08/17/23-09/18/23
PASCO COUNTY UTILITIES	19162804	\$242.25	\$1,062.22	WATER SERVICE - 08/17/23-09/18/23
WITHLACOOCHEE RIVER ELECTRIC	4006 100523 ACH	\$41.18		ELECTRICITY SERVICE - 09/01/23-10/02/23
WITHLACOOCHEE RIVER ELECTRIC	4012 100523 ACH	\$46.17		ELECTRICITY SERVICE - 09/01/23-10/02/23
WITHLACOOCHEE RIVER ELECTRIC	4854 100523 ACH	\$1,406.43		ELECTRICITY SERVICE - 09/01/23-10/02/23
WITHLACOOCHEE RIVER ELECTRIC	6573 100523 ACH	\$47.55		ELECTRICITY SERVICE - 09/01/23-10/02/23
WITHLACOOCHEE RIVER ELECTRIC	9647 100523 ACH	\$40.63		ELECTRICITY SERVICE - 09/01/23-10/02/23
WITHLACOOCHEE RIVER ELECTRIC	9650 100523 ACH	\$44.70	\$1,626.66	ELECTRICITY SERVICE - 09/01/23-10/02/23
Utilities Subtotal		\$2,688.88		
Regular Services				
FLORIDA DEPARTMENT OF	DEO 100223 ACH	\$175.00		FY 24 SPECIAL DISTRICT FEE
IPFS CORPORATION	IPFS 101723 DP	\$2,962.90		INSURANCE DOWN PAYMENT
IPFS CORPORATION	IPFS 101723 Pay 1	\$2,608.16	\$5,571.06	MONTHLY INSURANCE PAYMENT ONE
SOUTHERN AUTOMATED ACCESS SERV	13596	\$32.95		CELLULAR USAGE
SPEAREM ENTERPRISES	5887	\$870.00		LABOR - 09/16/23-10/16/23 - CLEANING & DOG WASTE STATIONS
STRALEY ROBIN VERICKER	23705	\$130.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 09/15/23

CYPRESS PRESERVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
YELLOWSTONE LANDSCAPE	TM 610098	\$236.12		IRRIGATION INSPECTION/REPAIRS 10/17/23
Regular Services Subtotal		\$7,015.13		
Additional Services				
EXTRA SPACE STORAGE	ESS 101323 ACH	\$68.00		STORAGE UNIT - 10/13/23 - 11/12/23
Additional Services Subtotal		\$68.00		
TOTAL		\$37,173.62		

Approved (with any necessary revisions noted):

Signature: _____

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary

AMERICAN ECOSYSTEMS, INC

P.O. BOX 40517
ST. PETERSBURG, 33743

Invoice

DATE	INVOICE #
10/1/2023	20233347

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

BILL TO
Cypress Preserve CDD c/o: Inframark 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

October 1, 2023
Invoice Number: 1422940100123
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 10/01/23 through 10/31/23
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 10/18/23	\$157.98



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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8337 1300 NO RP 01 10022023 NNNNNYNN 01 022819 0095

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

Received

OCT 10 2023

October 1, 2023

Cypress Preserve CDD

Invoice Number: 1422940100123
Account Number: 8337 13 062 1422940
Service At: 18728 MOSSY TIMBER BLVD
CBHS
LAND O LAKES FL 34638

Total Due by 10/18/23	\$157.98
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833713062142294000157982

Invoice Number: 1422940100123
 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 10022023 NNNNNYNN 01 022819 0095

Charge Details

Previous Balance		157.98
Check Payment-thank You	09/19	-157.98
Remaining Balance		\$0.00

Payments received after 10/01/23 will appear on your next bill.

Service from 10/01/23 through 10/31/23

Spectrum Business™ Internet

Spectrum Business	199.99
Internet Ultra	
Promotional 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 10/18/23 **\$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.

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)



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.

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**.



Nº 3039

Don Harrison Enterprises LLC

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

#00434 #13010124

DATE 10/16/23

NAME

STREET

CITY

STATE

PHONE

JOB NAME/LOCATION

JOB PHONE

ADDRESS

SCHEDULED DATE/TIME

WORK TAKEN BY

ORDERED BY

DESCRIPTION OF WORK

Received

OCT 19 2023

Routine MAINTENANCE for the month
of October 2023,

TECHNICIAN

ARRIVE

LEAVE

TOTAL HRS.

RATE

TOTAL LABOR

ASK ABOUT OUR SERVICE CONTRACTS

PARTS WARRANTY - All parts as recorded are warranted as per manufacturer specifications.

LABOR GUARANTEE - The labor charges as recorded here are relative to the equipment serviced as noted, is guaranteed for a period of 30 days.

UPON INSPECTION, OUR TRAINED
PERSONNEL RECOMMEND THE FOLLOWING:

AUTHORIZATION FOR SERVICE: The undersigned hereby warrants that he has the full right and authority to enter into this agreement and 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 1 1/2% 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.

DATE COMPLETED

TERMS: Net Due Upon Completion

CUSTOMER SIGNATURE

TOTALS

☐ CC

CHARGES

AMOUNT

☐ BILL

PARTS

☐ \$

LABOR

☐ CK

SERVICE CALL

PREVENTIVE MAINTENANCE DISCOUNT

TOTAL
AMOUNT DUE

MAT.

PERMITS

MISC.

TAX

LABOR

TOTAL

month of Oct 2023 250.00

\$250.00

10-16-23

Suncoast Pool Service

P.O. Box 224
 Elfers, FL 34680

Invoice

Date	Invoice #
10/1/2023	9712

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

P.O. No.	Terms	Project
October 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.		Total	\$1,240.00

Phone #

(727) 271-1395



WEST COUNTY UTILITIES OF FLORIDA
PASCO HALL
6800 OST ROAD
W PORT RICH Y, FL 34653-3667
DISTRICT O. 6425

ACCOUNT NO. 6425-103179
INVOICE NO. 7103466W425
STATEMENT DATE 10/20/23
DATE 10/25/23
BILLING PERIOD 11-11

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

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

INVOICE STATEMENT

Date	Description	Amount
	Service Location Acct #103179-0001	
	CYPRESS PRESERVE AMENITY CENTER 18728 MOSSY TIMBER BLVD LAND O L	
10/20/23	BASIC SERVICE CHARGE 11/1/2023-11/30/2023	85.39
10/20/23	BASIC COTAIR CHARGE 11/1/2023-11/30/2023	4.00
10/20/23	FIRE LOSS CHARGE	26.56
10/20/23	IRONMENTAL SERVICES CHARGE	8.94
	Invoice Total	\$ 124.89
	Account Balance	\$ 124.89

This invoice is scheduled for automatic payment according to your instruction on our online bill pay portal at myaccount.wcicu.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 question or objection.

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



WEST COUNTY UTILITIES OF FLORIDA
PASCO HALL
6800 OST ROAD
W PORT RICH Y, FL 34653-3667

ACCOUNT NO. 6425-103179
INVOICE NO. 7103466W425
STATEMENT DATE 10/20/23
DATE 10/25/23
PAY THIS AMOUNT 124.89

WRITE
AMOUNT
PAID \$

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

MAIL PAYMENT TO:
WEST COUNTY UTILITIES OF FLORIDA
PASCO HALL
6800 OST ROAD
W PORT RICH Y, FL 34653-3667

**INVOICE**

INVOICE #	INVOICE DATE
TM 604917	9/30/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Property Name: Cypress Preserve CDD

Invoice Due Date: October 30, 2023

Invoice Amount: \$21,853.74

Description	Current Amount
Monthly Landscape Maintenance September 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.

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

Project Manager Philip Chang

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

Invoice

October 13, 2023
Project No: 20225171-000
Invoice No: 9
FEID #59-1173834

Project 20225171-000 Cypress Preserve CDD Professional Engineering Services

Professional Services through October 8, 2023

Phase 1. General Engineering Services

Professional Personnel

			Hours	Rate	Amount	
Professional 6						
Chang, Philip	10/6/2023		.50	200.00	100.00	
Correspondence with County regarding MSTU opt out process & provide info to DM;						
Totals			.50		100.00	
Total Labor						100.00
Total this Phase						\$100.00
Total this Invoice						\$100.00

Cypress Preserve CDDMEETING DATE: **September 5, 2023**DMS Staff Signature Gayna Cooper**KS 090523**

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



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

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

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

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

Agenda Page 67



116 1 1
22-70345

CYPRESS PRESERVE AMENITY CENTER

Service Address: **18728 MOSSY TIMBER BOULEVARD**

Bill Number: 19161450

Billing Date: 10/4/2023

Billing Period: 8/17/2023 to 9/18/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.
Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	14328617	8/17/2023	1354	9/18/2023	1367	32	13

Usage History

Water	
September 2023	13
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

Transactions

Previous Bill	250.99
Payment 09/20/23	-250.99 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	38.63
Water Tier 1	13.0 Thousand Gals X \$2.04 26.52
Sewer	
Sewer Base Charge	93.08
Sewer Charges	13.0 Thousand Gals X \$6.48 84.24
Total Current Transactions	242.47
TOTAL BALANCE DUE	\$242.47



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

Received
OCT 06 2023

Account #	0986155
Customer #	01366618
Balance Forward	0.00
Current Transactions	242.47

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

Total Balance Due	\$242.47
Due Date	10/23/2023

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

2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

PASCO COUNTY UTILITIES
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NEW PORT RICHEY, FL 34656-2139

013666187098615501916145010000242477



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Agenda Page 68



117 1 1
22-70345

CYPRESS PRESERVE AMENITY CENTER

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

Bill Number: 19161451
Billing Date: 10/4/2023
Billing Period: 8/17/2023 to 9/18/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.
Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12441247	8/17/2023	10115	9/18/2023	10155	32	40

Usage History
Water

September 2023	40
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

Transactions

Previous Bill	23.25
Payment 09/20/23	-23.25 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	40 Thousand Gals X \$0.75 30.00
Total Current Transactions	30.00
TOTAL BALANCE DUE	\$30.00



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

Received

OCT 06 2023

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

Account #	0986160
Customer #	01366618
Balance Forward	0.00
Current Transactions	30.00

Total Balance Due	\$30.00
Due Date	10/23/2023

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

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

013666187098616041916145180000030007



PASCO COUNTY UTILITIES
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Agenda Page 69



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Pay By Phone: 1-855-786-5344

118 1 1
22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 19161605

Billing Date: 10/4/2023

Billing Period: 8/17/2023 to 9/18/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.
Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18035595	8/17/2023	22021	9/18/2023	22270	32	249

Usage History
Water

September 2023	249
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

Transactions

Previous Bill	188.25
Payment 09/20/23	-188.25 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	249 Thousand Gals X \$0.75 186.75
Total Current Transactions	186.75
TOTAL BALANCE DUE	\$186.75



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Received
OCT 06 2023

Account #	0993870
Customer #	01372506
Balance Forward	0.00
Current Transactions	186.75

Total Balance Due	\$186.75
Due Date	10/23/2023

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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NEW PORT RICHEY, FL 34656-2139

013725066099387021916160590000186751



PASCO COUNTY UTILITIES
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Agenda Page 70



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Pay By Phone: 1-855-786-5344

119 1 1
22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 19162803

Billing Date: 10/4/2023

Billing Period: 8/17/2023 to 9/18/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.
Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161997	8/17/2023	13327	9/18/2023	13808	32	481

Usage History
Water

September 2023	481
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

Transactions

Previous Bill	342.00
Payment 09/20/23	-342.00 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	481 Thousand Gals X \$0.75 360.75
Total Current Transactions	360.75
TOTAL BALANCE DUE	\$360.75



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Received

OCT 06 2023

Account # 1096165
Customer # 01413628
Balance Forward 0.00
Current Transactions 360.75

Total Balance Due \$360.75
Due Date 10/23/2023

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
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NEW PORT RICHEY, FL 34656-2139

014136283109616581916280300000360759



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
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Agenda Page 71



120 1 1
22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 19162804

Billing Date: 10/4/2023

Billing Period: 8/17/2023 to 9/18/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.
Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161995	8/17/2023	9829	9/18/2023	10152	32	323

Usage History
Water

September 2023	323
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

Transactions

Previous Bill	225.75
Payment 09/20/23	-225.75 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	323 Thousand Gals X \$0.75 242.25
Total Current Transactions	242.25
TOTAL BALANCE DUE	\$242.25



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Received
OCT 06 2023

Account #	1096180
Customer #	01413628
Balance Forward	0.00
Current Transactions	242.25

Total Balance Due	\$242.25
Due Date	10/23/2023

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

014136283109618011916280470000242255

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **10/05/2023**
Amount Due **41.18**
Current Charges Due **10/26/2023**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/01	399	10/02	410				11

Comparative Usage Information

Period	Days	Average kWh Per Day
Oct 2023	31	0
Sep 2023	31	0
Oct 2022	32	0

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



2 0 0 2 6 8 6 9

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

Previous Balance **41.18**
Payment **41.18CR**
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 **41.18** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 10/20/2023.

**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: 10/05/2023

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 **10/20/2023**
TOTAL CHARGES DUE 41.18
DO NOT PAY

000214400600000411800000411805



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

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

Bill Date **10/05/2023**
Amount Due **46.17** Agenda Page 73
Current Charges Due **10/26/2023**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/01	469	10/02	534				65

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2023	31	2
Sep 2023	31	2
Oct 2022	32	0

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



2 0 0 2 6 8 6 9

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

Previous Balance **45.80**
Payment **45.80CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 65 KWH @ 0.05017 **3.26**
Fuel Adjustment 65 KWH @ 0.04000 **2.60**
FL Gross Receipts Tax **1.15**

Total Current Charges **46.17**
Total Due **46.17** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 10/20/2023.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 10/05/2023

District: BP03

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **10/20/2023**
TOTAL CHARGES DUE 46.17
DO NOT PAY

000214401200000461700000461701



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

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

Bill Date **10/05/2023**
Amount Due **1,406.43**
Current Charges Due **10/26/2023**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/01	76995	10/02	89657		19.49	19	12662

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2023	31	408
Sep 2023	31	410
Oct 2022	32	384

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



2 0 0 2 6 8 6 9

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

Previous Balance **1,410.22**
Payment **1,410.22CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 12,662 KWH @ 0.05017 **635.25**
Fuel Adjustment 12,662 KWH @ 0.04000 **506.48**
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 **30.54**

Total Current Charges **1,406.43**
Total Due **E.F.T. 1,406.43**

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

DO NOT PAY

Total amount will be electronically transferred on or after 10/20/2023.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 10/05/2023

District: BP03

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **10/20/2023**
TOTAL CHARGES DUE 1,406.43
DO NOT PAY

000204485400014064300014064304



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 **10/05/2023**
Amount Due Agenda Page 75 **47.55**
Current Charges Due **10/26/2023**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/01	309	10/02	351				42

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2023	31	1
Sep 2023	31	1
Dec 2022	0	0

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



2 0 0 2 6 8 6 9

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

Previous Balance 47.36
Payment 47.36CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 42 KWH @ 0.05017 2.11
Fuel Adjustment 42 KWH @ 0.04000 1.68
FL Gross Receipts Tax 1.10
State Tax 3.06
Pasco County Tax 0.44

Total Current Charges 47.55
Total Due E.F.T. 47.55

DO NOT PAY

Total amount will be electronically transferred on or after 10/20/2023.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 10/05/2023

District: BP03

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 10/20/2023
TOTAL CHARGES DUE 47.55
DO NOT PAY

000222657300000475500000475502



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

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

Bill Date **10/05/2023**
Amount Due **40.63** Agenda Page 76
Current Charges Due **10/26/2023**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/01	292	10/02	297				5

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2023	31	0
Sep 2023	31	0
Oct 2022	32	0

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



2 0 0 2 6 8 6 9

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

Previous Balance **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 **40.63** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 10/20/2023.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 10/05/2023

District: BP03

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **10/20/2023**
TOTAL CHARGES DUE 40.63
DO NOT PAY

000203964700000406300000406309



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 **10/05/2023**
Amount Due **44.70** Agenda Page 77
Current Charges Due **10/26/2023**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/01	3309	10/02	3358				49

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2023	31	2
Sep 2023	31	1
Oct 2022	32	2

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



2 0 0 2 6 8 6 9

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

Previous Balance **44.42**
Payment **44.42CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 49 KWH @ 0.05017 **2.46**
Fuel Adjustment 49 KWH @ 0.04000 **1.96**
FL Gross Receipts Tax **1.12**

Total Current Charges **44.70**
Total Due **44.70** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 10/20/2023.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 10/05/2023

District: BP03

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **10/20/2023**
TOTAL CHARGES DUE 44.70
DO NOT PAY

000203965000000447000000447009

Florida Department of Economic Opportunity, Special District Accountability Program

Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Agenda Page 78

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/02/2023				Invoice No: 89238
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$175.00

STEP 1: Review the following profile and make any needed changes.

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

000451

Cypress Preserve Community Development District

Mr. Brian Lamb

2005 Pan Am Circle, Suite 300

Tampa, Florida 33607



FLORIDA DEPARTMENT of
ECONOMIC OPPORTUNITY

Received

OCT 05 2023

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

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: [Signature] Date 10/30/23

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Florida Department of Economic Opportunity.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

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

STEP 4: Make a copy of this document for your records.

STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.

IPFS 101723 DP

A	CASH PRICE (TOTAL PREMIUMS)	\$29,629.00	AGENT (Name & Place of business) EGIS INSURANCE & RISK ADVISORS 150 E PALMETTO PARK RD SUITE 705 BOCA RATON, FL 33432-4827 (561)693-4515 FAX:	INSURED (Name & Residence or business) Cypress Preserve CDD Inframark 2654 cypress Ridge Blvd Ste 10 Wesley Chapel, FL 33544
B	CASH DOWN PAYMENT	\$2,962.90		
C	PRINCIPAL BALANCE (A MINUS B)	\$26,666.10		
D	DOC STAMP	\$93.45		

Commercial

Account #: _____

LOAN DISCLOSURE

Quote Number: 24457366

ANNUAL PERCENTAGE RATE The cost of your credit as a yearly rate.	FINANCE CHARGE The dollar amount the credit will cost you.	AMOUNT FINANCED The amount of credit provided to you or on your behalf.	TOTAL OF PAYMENTS The amount you will have paid after you have made all payments as scheduled
14.150%	\$1,930.21	\$26,759.55	\$28,689.76

YOUR PAYMENT SCHEDULE WILL BE

Number Of Payments	Amount Of Payments	When Payments Are Due	Beginning:
11	\$2,608.16	MONTHLY	11/01/2023

ITEMIZATION OF THE AMOUNT FINANCED: THE AMOUNT FINANCED IS FOR APPLICATION TO THE PREMIUMS SET FORTH IN THE SCHEDULE OF POLICIES UNLESS OTHERWISE NOTED.

Security: Refer to paragraph 1 below for a description of the collateral assigned to Lender to secure this loan.

Late Charges: A late charge will be imposed on any installment in default 5 days or more. This late charge will be 5.00% of the installment due.

Prepayment: If you pay your account off early, you may be entitled to a refund of a portion of the finance charge in accordance with Rule of 78's or as otherwise allowed by law. The finance charge includes a predetermined interest rate plus a non-refundable service/origination fee of \$20.00. See the terms below and on the next page for additional information about nonpayment, default and penalties.

POLICY PREFIX AND NUMBER	EFFECTIVE DATE OF POLICY	SCHEDULE OF POLICIES INSURANCE COMPANY AND GENERAL AGENT	COVERAGE	MINIMUM EARNED PERCENT	POL TERM	PREMIUM
PENDING	10/01/2023	LLOYD'S LONDON - CERTAIN UNDERWRITE FLORIDA INSURANCE ALLIANCE	PACKAGE	25.00%	12	29,629.00
Broker Fee:						\$0.00
TOTAL:						\$29,629.00

The undersigned insured directs IPFS Corporation (herein, "Lender") to pay the premiums on the policies described on the Schedule of Policies. In consideration of such premium payments, subject to the provisions set forth herein, the insured agrees to pay Lender at the branch office address shown above, or as otherwise directed by Lender, the amount stated as Total of Payments in accordance with the Payment Schedule, in each case as shown in the above Loan Disclosure. The named insured(s), on a joint and several basis if more than one, hereby agree to the following provisions set forth on pages 1 and 2 of this Agreement: 1.

SECURITY: To secure payment of all amounts due under this Agreement, insured assigns Lender a security interest in all right, title and interest to the scheduled policies, including (but only to the extent permitted by applicable law): (a) all money that is or may be due insured because of a loss under any such policy that reduces the unearned premiums (subject to the interest of any applicable mortgagee or loss payee), (b) any unearned premium under each such policy, (c) dividends which may become due insured in connection with any such policy and (d) interests arising under a state guarantee fund. 2. **POWER OF ATTORNEY:** Insured irrevocably appoints its Lender attorney-in-fact with full power of substitution and full authority upon default to cancel all policies above identified. The insured agrees that Lender may endorse the insured's name on any check or draft received from the insuring company and apply the same as payment of this Agreement, returning any excess to the insured only if such excess is equal to or greater than \$1.00.

NOTICE: A. Do not sign this agreement before you read it or if it contains any blank space. B. You are entitled to a completely filled in copy of this agreement. C. Under the law, you have the right to pay in advance the full amount due and under certain conditions to obtain a partial refund of the finance charge. D. Keep your copy of this agreement to protect your legal rights.

The undersigned hereby warrants and agrees to Agent's Representations set forth herein.

Jayna Cooper
Signature of Insured or Authorized Agent

10-17-23
DATE

[Signature]
Signature of Agent

10/17/23
DATE

IPFS CORPORATION
P.O. BOX 412086
KANSAS CITY, MO 64141-2086
PHONE: (800)584-9969 - FAX: (770)225-2866
ipfs.com

NOTICE OF PAYMENT DUE		
DATE MAILED	ACCOUNT NUMBER	DUE DATE
10/18/23	GAA-D41502	11/01/23

RECEIVED

OCT 23 2023

Initial: _____

FOR QUESTIONS, PLEASE CALL: (800)584-9969

IMPORTANT

To protect your account please make sure that your payment is made on or before the payment due date shown by 5:00 PM Central Time

MAKE CHECK OR MONEY ORDER PAYABLE to IPFS CORPORATION and return the payment and this notice to the address shown on coupon.

Go Green!

Register for eForms today. Instead of paper bills and documents, you'll receive email notices from IPFS Corporation. Visit us at ipfs.com to learn more.

219347 0.4800 1018 3251 11557 1/1 BIN:0



CYPRESS PRESERVE CDD
INFRAMARK
2654 CYPRESS RIDGE BLVD STE 10
WESLEY CHAPEL, FL 33544-6322

CURRENT BALANCE	PAYMENT DUE
\$28,689.76	\$2,608.16

PLEASE MAKE ALL PAYMENTS TO ONE OF THE ADDRESSES NOTED BELOW.

To ensure proper credit, please send the coupon below with your payment and write your account number on your check.

Please see the coupon for the overnight, priority, or other special delivery address. Do not use the P.O. Box address for these services as it may cause a delay in receipt.

Kindly disregard the past due payment amount if this has already been paid. A notice of intent to cancel (NOI) may have been previously issued and if so that NOI remains in full force and effect and your insurance policies may be cancelled if the past due payment is not paid by the date noted in the NOI. This additional reference to your past due payment is as a courtesy only and does not in any way change the due date of such payment as reflected in your agreement with IPFS.

Make payments, view account information or register for eForms at ipfs.com.

First time users please use access code **L99JDPGAW** to register.

DETACH HERE

Written notations on this coupon will NOT be received.
To ensure proper credit, include coupon with payment.

PREBIL (10/16) Copyright 2018 IPFS Corporation

CYPRESS PRESERVE CDD
INFRAMARK
2654 CYPRESS RIDGE BLVD STE 10
WESLEY CHAPEL, FL 33544-6322

PAYMENT COUPON		
PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
1	GAA-D41502	11/01/23

For any overnight or priority delivery,
please mail to:
IPFS CORPORATION
1055 BROADWAY
11TH FLOOR
KANSAS CITY, MO 64105

PAYMENT DUE: \$2,608.16
OUTSTANDING FEES DUE: \$0.00
PAST DUE AMOUNT: \$0.00

PAYMENT DUE: **\$2,608.16**

IF RECEIVED AFTER 11/06/23
5:00 PM CENTRAL TIME

A LATE FEE WILL APPLY \$130.41
PLEASE PAY THIS AMOUNT **\$2,738.57**

MAKE CHECK PAYABLE AND REMIT TO:
IPFS CORPORATION
P.O. BOX 730223
DALLAS, TX 75373-0223

GAA00415025 00002738572



IPFS CORPORATION

(IPFS)
400 NORTHRIDGE ROAD
SUITE 450
ATLANTA, GA 30350
(800)584-9969 - FAX: (770)225-2886

NOTICE OF ACCEPTANCE AND OF ASSIGNMENT

Agenda Page 81

REFER TO THIS
ACCOUNT NO. IN ALL
CORRESPONDENCE

ACCOUNT NUMBER

GAA-D41502

Dear Customer,

Thank you for the opportunity to finance your insurance premium. Per your request, we have paid the premium balance due on the policy listed below, less your down payment, to either the insurer or your agent as instructed by your agent. Your payment schedule is shown below. If payment coupons are not enclosed, you will be billed for each installment.

**Payment
Instructions:**

1. All payments must be made payable to IPFS CORPORATION
2. To ensure proper credit to your account, write your account number on your check and return the proper coupon with your payment.
3. Be sure your payment is mailed in time to reach our office by your due date.
4. Mail your payment to the address on the coupon.

219165 0.4800 1017 7119 23255 1/1 BIN:0

**INSURED**

CYPRESS PRESERVE CDD
INFRAMARK
2654 CYPRESS RIDGE BLVD STE 10
WESLEY CHAPEL, FL 33544-6322

AGENT

EGIS INSURANCE & RISK ADVISORS
150 E PALMETTO PARK RD
SUITE 705
BOCA RATON, FL 33432-4827

RECEIVED

OCT 23 2023

Initial: _____

DISCLOSURE	
TOTAL PREMIUMS	\$29,629.00
DOWN PAYMENT	\$2,962.90
AMOUNT FINANCED	\$26,666.10
FINANCE CHARGE	\$1,930.21
ASSESSMENTS	\$93.45
TOTAL PAYMENTS	\$28,689.76
NUMBER OF PAYMENTS	11
PAYMENT AMOUNT	\$2,608.16
ANNUAL % RATE	14.150
ACCEPTANCE DATE	10/17/23

SCHEDULE OF PAYMENTS		
PYMT NO.	DUE DATE	AMOUNT
1	11/01/23	\$2,608.16
2	12/01/23	\$2,608.16
3	01/01/24	\$2,608.16
4	02/01/24	\$2,608.16
5	03/01/24	\$2,608.16
6	04/01/24	\$2,608.16
7	05/01/24	\$2,608.16
8	06/01/24	\$2,608.16
9	07/01/24	\$2,608.16
10	08/01/24	\$2,608.16
11	09/01/24	\$2,608.16

The terms and conditions of your premium finance agreement govern this loan. If for any reason you did not authorize this request for financing of your insurance premium, notify us immediately at the address or telephone number shown above.

SCHEDULE OF POLICIES

POLICY PREFIX AND NUMBER	EFFECTIVE DATE	FULL NAME OF INSURER AND GENERAL AGENT OTHER THAN SUBMITTING PRODUCER TO WHOM COPY OF THIS NOTICE WAS SENT	COVERAGE	POLICY TERM IN MONTHS COVERED BY PREM.	PREMIUM FINANCED
			FIRE, AUTO MAR, I.M., CAS		
PENDING	10/01/23	LLOYD'S LONDON - CERTAIN UNDERWRITE FLORIDA INSURANCE ALLIANCE	PKG	12	\$29,629.00

Make online payments or view account information at www.ipfs.com.
Please use access code L99JDPGAW to register (first time users).





Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
10/17/2023	13596

Bill To
CYPRESS PRESERVE CDD

			Job Name	Terms
			CELLULAR	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Cellular usage.	32.95		32.95
	813-528-2936			
	Sales Tax	7.00%		0.00
<p>Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days</p>				
Total				\$32.95
Payments/Credits				\$0.00
Balance Due				\$32.95

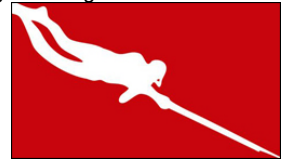
Southern Automated Access Services, Inc. is not responsible for any of the following:
Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.

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 personnel 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	INVOICE	5887
Cypress Preserve	DATE	10/12/2023
Inframark	TERMS	Net 15
2005 Pan Am Circle Ste 300	DUE DATE	10/27/2023
Tampa, FL 33607		

ACTIVITY	QTY	RATE	AMOUNT
Labor 9/16 to 10/16 2023 Weekly Cleaning Service of pool area, restrooms and Dog Park, and other dog Waste cans thru out neighborhood. Restock paper goods. Empty all dog waste cans thru out neighborhood, restock. Empty all trash at amenities. Empty Mail Trash Can Blow off pool deck, wipe pool tables, drinking fountain located at pool area. Three times per week. **Please note that three more garbage cans throughout neighborhood have been added to schedule (Hiking Trail, Bus Stop and Mail Pavilion) as well as two additional dog waste cans. ***	4	172.50	690.00
Material Mutt Mitts (10 boxes) 1 box per dog waste can per week. (200 per roll) Dog Waste Can liners	1	60.00	60.00
Material Paper Goods (toilet paper, Trifold paper towels, Soap, trash bags, urinal cakes for mens restroom. ,	1	45.00	45.00
Fuel Surcharge Due to the cost of Fuel/Diesel that has gone up drastically, a fuel surcharge has been added to invoice for this billing cycle.	1	75.00	75.00

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

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

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

BALANCE DUE**\$870.00**

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

October 13, 2023

Client: 001490

Matter: 000001

Invoice #: 23705

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
9/1/2023	MB	REVIEW CORRESPONDENCE FROM DISTRICT MANAGER; ANALYZE DISTRICT BOARD MEETING AGENDA; CORRESPONDENCE TO DISTRICT MANAGER REGARDING BOARD MEETING AND DAMAGE TO DISTRICT VEGETATION.	0.4	\$130.00
Total Professional Services			0.4	\$130.00
Total Services			\$130.00	
Total Disbursements			\$0.00	
Total Current Charges				\$130.00
Previous Balance				\$2,305.63
Less Payments				(\$2,305.63)
PAY THIS AMOUNT				\$130.00

Please Include Invoice Number on all Correspondence

**INVOICE**

INVOICE #	INVOICE DATE
TM 610098	10/25/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Property Name: Cypress Preserve CDD

Invoice Due Date: November 24, 2023

Invoice Amount: \$236.12

Description	Current Amount
Irrigation inspection and repairs on 10/17/23	
Irrigation Repairs	\$236.12

Invoice Total **\$236.12**

Excellence

IN COMMERCIAL LANDSCAPING

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



21338 Lake Patience Rd
Land O Lakes, FL 34638

Cypress Preserve
Agenda Page 86
ESS 101323 ACH

(813) 625 - 8459 / extraspace.com

October 13, 2023 12:34 AM EDT

EasyPay - EasyPay

Transaction # 194862453 / System

Rent 247	56.00
10/13/23 - 11/12/23	
Insurance 247	12.00
10/13/23 - 11/12/23	

.....

Transaction Total \$68.00

Payment Method

Easy Pay	68.00
-----------------	-------

.....

Payment Total \$68.00

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

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

myaccount.extraspace.com

CYPRESS PRESERVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
AMERICAN ECOSYSTEMS, INC.	20233613	\$2,475.00		WATER MANAGEMENT - NOVEMBER 2023
CHARTER COMMUNICATIONS	1422940110123	\$157.98		INTERNET SERVICE - NOVEMBER 2023
SUNCOAST POOL SERVICE	9793	\$1,240.00		POOL SERVICE - NOVEMBER 2023
SUNCOAST POOL SERVICE	9867	\$1,240.00	\$2,480.00	POOL SERVICE - DECEMBER 2023
WASTE CONNECTIONS	W425 112023 ACH	\$123.75		CONTAINER CHARGE - DECEMBER 2023
YELLOWSTONE LANDSCAPE	TM 621345	\$21,853.74		LANDSCAPE MAINT. - OCTOBER 2023
Monthly Contract Subtotal		\$27,090.47		
Variable Contract				
JOHNSON ENGINEERING INC.	10	\$1,800.00		GENERAL ENGINEERING - PROFESSIONAL SERVICES THRU - 11/05/23
MIKE FASNO, TAX COLLECTOR	162518 110123	\$387.03		TAX COLLECTOR
MPS INVESTIGATIONS & GUARD SERVICES	20230043	\$192.00		SECURITY - 11/18/23
MPS INVESTIGATIONS & GUARD SERVICES	20230046	\$1,120.00	\$1,312.00	SECURITY - 11/19/23-11/25/23
Variable Contract Subtotal		\$3,499.03		
Utilities				
PASCO COUNTY UTILITIES	19315357	\$276.03		WATER SERVICE - 09/18/23-10/17/23
PASCO COUNTY UTILITIES	19315358	\$21.06		WATER SERVICE - 09/18/23-10/17/23
PASCO COUNTY UTILITIES	19315512	\$175.50		WATER SERVICE - 09/18/23-10/17/23
PASCO COUNTY UTILITIES	19316707	\$340.86		WATER SERVICE - 09/18/23-10/17/23
PASCO COUNTY UTILITIES	19316708	\$227.76	\$1,041.21	WATER SERVICE - 09/18/23-10/17/23
WITHLACOOCHIE RIVER ELECTRIC	4012 110323 ACH	\$46.17		ELECTRICITY SERVICE - 10/02/23-10/31/23
WITHLACOOCHIE RIVER ELECTRIC	4854 110323 ACH	\$1,074.88		ELECTRICITY SERVICE - 10/02/23-10/31/23
WITHLACOOCHIE RIVER ELECTRIC	6573 110323 ACH	\$47.65		ELECTRICITY SERVICE - 10/02/23-10/31/23
WITHLACOOCHIE RIVER ELECTRIC	9647 110323 ACH	\$40.63		ELECTRICITY SERVICE - 10/02/23-10/31/23
WITHLACOOCHIE RIVER ELECTRIC	9650 110323 ACH	\$44.88	\$1,254.21	ELECTRICITY SERVICE - 10/02/23-10/31/23
Utilities Subtotal		\$2,295.42		
Regular Services				
ADA SITE COMPLIANCE	2886	\$1,524.24		COMPLIANCE
CYPRESS PRESERVE CDD	10262023-1	\$2,227.13		SERIES 2017 FY23 TAX DIST ID EXCESS FEES
CYPRESS PRESERVE CDD	10262023-2	\$1,391.07		SERIES 2019 FY23 TAX DIST ID EXCESS FEES
CYPRESS PRESERVE CDD	11142023-1	\$18,464.04		SERIES 2017 FY24 TAX DIST ID 11/01-11/08
CYPRESS PRESERVE CDD	11142023-2	\$11,532.70		SERIES 2019 FY24 TAX DIST ID 11/01-11/08
CYPRESS PRESERVE CDD	11212023-1	\$39,008.30		SERIES 2017 FY24 TAX DIST ID 11/09-11/15
CYPRESS PRESERVE CDD	11212023-2	\$24,364.71	\$96,987.95	SERIES 2019 FY24 TAX DIST ID 11/09-11/15
IPFS CORPORATION	IPFS PAY 2	\$2,608.16		PAYMENT 2
SOUTHERN AUTOMATED ACCESS SERV	13755	\$32.95		CELL USAGE

CYPRESS PRESERVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
SPEAREM ENTERPRISES	5909	\$845.00		LABOR - 10/16/23-11/16/23 - CLEANING - PAPER GOODS - DOG STATIONS
STRALEY ROBIN VERICKER	23851	\$130.07		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 10/15/23
YELLOWSTONE LANDSCAPE	TM 620450	\$626.27		IRRIGATION REPAIRS - VALVE
Regular Services Subtotal		\$102,754.64		
Additional Services				
EXTRA SPACE STORAGE	ESS 111323 ACH	\$67.00		STORAGE FEE
SPEAREM ENTERPRISES	5894	\$150.00		PLAYGROUND GATE LOCK VANDALIZED / FENCE REPAIR
Additional Services Subtotal		\$217.00		
TOTAL		\$135,856.56		

Approved (with any necessary revisions noted):

 Signature:

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary

AMERICAN ECOSYSTEMS, INC

P.O. BOX 40517
ST. PETERSBURG, 33743

Invoice

DATE	INVOICE #
11/1/2023	20233613

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

BILL TO
Cypress Preserve CDD c/o: Inframark 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



November 1, 2023
Invoice Number: 1422940110123
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 11/01/23 through 11/30/23
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 11/18/23	\$157.98



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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8337 1300 NO RP 01 11022023 NNNNNYNN 01 020213 0061

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

November 1, 2023

Cypress Preserve CDD

Invoice Number: 1422940110123
Account Number: 8337 13 062 1422940
Service At: 18728 MOSSY TIMBER BLVD
CBHS
LAND O LAKES FL 34638

Received
NOV 06 2023

Total Due by 11/18/23	\$157.98
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833713062142294000157982



Invoice Number: 1422940110123
 Account Number: 8337 13 062 1422940
 Security Code: 1266

Contact Us

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

8337 1300 NO RP 01 11022023 NNNNNYNN 01 020213 0061

Charge Details

Previous Balance	157.98
Check Payment-thank You 10/18	-157.98
Remaining Balance	\$0.00

Payments received after 11/01/23 will appear on your next bill.

Service from 11/01/23 through 11/30/23

Spectrum Business™ Internet

Spectrum Business	199.99
Internet Ultra	
Promotional 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 11/18/23 \$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 Spectrum Business 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.



Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
11/1/2023	9793

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

P.O. No.	Terms	Project
Nov 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.		Total	\$1,240.00

Phone #
(727) 271-1395

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
11/27/2023	9867

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

P.O. No.	Terms	Project
Dec 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.		Total	\$1,240.00

Phone #
(727) 271-1395



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

PAGE 1

ACCOUNT NO. 6425-103179
INVOICE NO. 7163562W425
STATEMENT DATE 11/20/23
DUE DATE 11/25/23
BILLING PERIOD 11-11

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

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

INVOICE STATEMENT

Date	Description	Amount
	Service Location Acct #103179-0001	CYPRESS PRESERVE AMENITY CENTER 18728 MOSSY TIMBER BLVD LAND O L
11/20/23	BASIC SERVICE CHARGE 12/1/2023-12/31/2023	1.00 4.00YD \$ 85.39
11/20/23	BASIC CONTAINER CHARGE 12/1/2023-12/31/2023	1.00 4.00YD \$ 4.00
11/20/23	FUEL SURCHARGE	\$ 25.42
11/20/23	ENVIRONMENTAL SURCHARGE	\$ 8.94
	Invoice Total	\$ 123.75
	Account Balance	\$ 123.75

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

****To avoid late fees, payment must be posted to your account within 30 days of your invoice date. ****
Bank returned checks will be electronically re-presented to your bank and you may be responsible for a resulting processing fee.

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

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

NNNNNNNNNN



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

ACCOUNT NO. 6425-103179
INVOICE NO. 7163562W425
STATEMENT DATE 11/20/23
DUE DATE 11/25/23
PAY THIS AMOUNT 123.75

WRITE
AMOUNT
PAID \$

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

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



INVOICE

INVOICE #	INVOICE DATE
TM 621345	10/31/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Cypress Preserve CDD

Invoice Due Date: November 30, 2023

Invoice Amount: \$21,853.74

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

Invoice Total **\$21,853.74**

Excellence

IN COMMERCIAL LANDSCAPING

Valued Customer:

It has been brought to our attention of a recent criminal check fraud scheme that took place targeting US mail in the Atlanta region. Checks bound for financial institutions were intercepted and fraudulently processed. If you are currently paying by check, to enhance your transaction security, we recommend you consider the option for electronic payments. Instructions for electronic payments can be provided upon request.

Please reach out to jpowell@yellowstonelandscape.com if you would like to confirm prior payment status or if you have any additional questions.

Yellowstone Landscape

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

Johnson Engineering, Inc.

Remit To:

2122 Johnson Street

Fort Myers, FL 33901

Ph: 239.334.0046

Project Manager Philip Chang

Jayna Cooper

Cypress Preserve CDD

c/o Inframark Infrastructure Management Services

2654 Cypress Ridge Blvd. Ste 101

Wesley Chapel, FL 33544

Invoice

November 14, 2023

Project No: 20225171-000

Invoice No: 10

FEID #59-1173834

Project 20225171-000 Cypress Preserve CDD Professional Engineering Services

Professional Services through November 5, 2023

Phase 1. General Engineering Services

Professional Personnel

		Hours	Rate	Amount	
Professional 6					
Chang, Philip	10/13/2023	1.25	200.00	250.00	
Research permit and as-built plans in preparation for SWFWMD pond inspections;					
Chang, Philip	10/16/2023	3.50	200.00	700.00	
Site visit and photo documentation of ponds for SWFWMD Inspection (Ph 1)					
Chang, Philip	10/19/2023	3.50	200.00	700.00	
Finalize pond inspections and prepare report;					
Chang, Philip	10/20/2023	.75	200.00	150.00	
Review plat and plans to determine wetland encroachment and provide exhibit to DM;					
Totals		9.00		1,800.00	
Total Labor					1,800.00
			Total this Phase		\$1,800.00
			Total this Invoice		\$1,800.00

Outstanding Invoices

Number	Date	Balance
9	10/13/2023	100.00
Total		100.00

Mike Fasano
Pasco County Tax Collector
"Thank You for allowing us to serve you."

Parcel / Account Number	Escrow	Tax District
16-25-18-0050-0P200-0000		62CP

CYPRESS PRESERVE COMMUNITY
DEVELOPMENT DISTRICT
[REDACTED]
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

2023 Real Estate Tax Notice

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
Pay your current taxes online at www.pascotaxes.com

Received

18728 MOSSY TIMBER BOULEVARD

CYPRESS PRESERVE PHASE 1A PB 75

PG 108 TRACT P2 OR 9495 PG 3361

CONVEYED PER PLAT

See Additional Legal on Tax Roll

NOV 02 2023



Taxing Authority	Ad Valorem Taxes		Assessed Value	Exemption	Taxable Value	Taxes Levied
	Telephone	Millage				
COUNTY COMMISSION - OPERATING	727-847-8980	7.5700	0	0	0	0.00
SCHOOL OPERATING STATE LAW	727-774-2268	3.2010	0	0	0	0.00
SCHOOL - CAPITAL OUTLAY	727-774-2268	1.5000	0	0	0	0.00
VOTER APPROVED: SCHOOL - ADDITIONAL OPERATING	727-774-2268	1.0000	0	0	0	0.00
SCHOOL - LOCAL DISCRETIONARY	727-774-2268	0.7480	0	0	0	0.00
COUNTY MUNICIPAL SERVICE FIRE	727-847-8980	2.1225	0	0	0	0.00
SW FLA WATER MANAGEMENT DISTRICT	800-423-1476	0.2043	0	0	0	0.00
PASCO COUNTY MOSQUITO CONTROL	727-376-4568	0.2545	0	0	0	0.00
VOTER APPROVED: COUNTY FIRE RESCUE BOND 2019	727-847-8980	0.0234	0	0	0	0.00
VOTER APPROVED: COUNTY FIRE RESCUE BOND 2020	727-847-8980	0.0526	0	0	0	0.00
VOTER APPROVED: COUNTY JAIL BOND 2019	727-847-8980	0.0293	0	0	0	0.00
VOTER APPROVED: COUNTY JAIL BOND 2021	727-847-8980	0.1228	0	0	0	0.00
VOTER APPROVED: COUNTY PARKS & REC BOND 2019	727-847-8980	0.0109	0	0	0	0.00
VOTER APPROVED: COUNTY PARKS & REC BOND 2022	727-847-8980	0.0122	0	0	0	0.00
VOTER APPROVED: COUNTY LIBRARIES BOND 2019	727-847-8980	0.0107	0	0	0	0.00
VOTER APPROVED: COUNTY LIBRARIES BOND 2021	727-847-8980	0.0098	0	0	0	0.00
Total Millage		16.8720	Total Ad Valorem Taxes		\$0.00	

Levying Authority			Non-Ad Valorem Taxes		Amount
CYPRESS PRESERVE CDD			954-603-0034		0.00
COUNTY STORMWATER			727-834-3611		399.00

Your check is your receipt, or you may visit our website, www.pascotaxes.com to print a receipt.

◆PLEASE DETACH AND RETURN BOTTOM STUB WITH PAYMENT◆

Mike Fasano
Pasco County Tax Collector
"Thank You for allowing us to serve you."

2023 Real Estate Tax Notice

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
Pay your current taxes online at www.pascotaxes.com

Parcel / Account Number	Escrow	Tax District
16-25-18-0050-0P200-0000		62CP

If Paid By Please Pay	Nov 30, 2023 \$383.04	Dec 31, 2023 \$387.03	Jan 31, 2024 \$391.02	Feb 29, 2024 \$395.01	Mar 31, 2024 \$399.00
--------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

PLEASE PAY IN U.S. FUNDS (U.S. BANK) TO: MIKE FASANO, PASCO COUNTY TAX COLLECTOR, PO BOX 276, DADE CITY, FL 33526-0276

Alt Key: 0919906

RE26/8304 1-2 *****AUTO**ALL FOR AADC 335



CYPRESS PRESERVE COMMUNITY
DEVELOPMENT DISTRICT

2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

18728 MOSSY TIMBER BOULEVARD
CYPRESS PRESERVE PHASE 1A PB 75
PG 108 TRACT P2 OR 9495 PG 3361
CONVEYED PER PLAT
See Additional Legal on Tax Roll

1 00919906 2023 4



MPS Investigations & Guard Services, Inc

6710 Embassy Blvd Ste 204
Port Richey, FL 34668 US
(850) 399-2005
billing-fl@mpsentr.org



INVOICE

BILL TO	SHIP TO	INVOICE	20230043
Cypress Preserve CDD	Cypress Preserve CDD	DATE	11/20/2023
18728 Mossy Timber Blvd.	18728 Mossy Timber Blvd.	TERMS	Net 30
Lank O' Lakes, FL 34638	Lank O' Lakes, FL 34638	DUE DATE	12/20/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
11/18/2023	Security, Unarmed	Security Guard Services	6	32.00	192.00

Payable to: American Funding Solutions FBO (MPS Investigations & Guard Services, Inc) PO BOX 219081 Dept # 5082 Kansas City, MO 64121	BALANCE DUE	\$192.00
ABA: 067005158 Account: 4407196901		

MPS Investigations & Guard Services, Inc

6710 Embassy Blvd Ste 204
Port Richey, FL 34668 US
(850) 399-2005
billing-fl@mpsentr.org



INVOICE

BILL TO	SHIP TO	INVOICE	20230046
Cypress Preserve CDD	Cypress Preserve CDD	DATE	11/27/2023
18728 Mossy Timber Blvd.	18728 Mossy Timber Blvd.	TERMS	Net 30
Lank O' Lakes, FL 34638	Lank O' Lakes, FL 34638	DUE DATE	12/27/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
11/19/2023	Security, Unarmed	Security Guard Services	6	32.00	192.00
11/20/2023	Security, Unarmed	Security Guard Services	8	32.00	256.00
11/23/2023	Security, Unarmed	Security Guard Services Holiday	6	48.00	288.00
11/24/2023	Security, Unarmed	Security Guard Services	6	32.00	192.00
11/25/2023	Security, Unarmed	Security Guard Services	6	32.00	192.00

Payable to: American Funding Solutions FBO (MPS Investigations & Guard Services, Inc) PO BOX 219081 Dept # 5082 Kansas City, MO 64121	BALANCE DUE	\$1,120.00
ABA: 067005158 Account: 4407196901		



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



117 1 1
22-70345

CYPRESS PRESERVE AMENITY CENTER

Service Address: **18728 MOSSY TIMBER BOULEVARD**

Bill Number: 19315357

Billing Date: 11/3/2023

Billing Period: 9/18/2023 to 10/17/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.
Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	14328617	9/18/2023	1367	10/17/2023	1383	29	16

Usage History

Water	
October 2023	16
September 2023	13
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

Transactions

Previous Bill	242.47
Payment 10/18/23	-242.47 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	39.21
Water Tier 1	16.0 Thousand Gals X \$2.07 33.12
Sewer	
Sewer Base Charge	96.34
Sewer Charges	16.0 Thousand Gals X \$6.71 107.36
Total Current Transactions	276.03
TOTAL BALANCE DUE	\$276.03



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

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

Received
NOV 06 2023

Account # 0986155
Customer # 01366618
Balance Forward 0.00
Current Transactions 276.03

Total Balance Due \$276.03
Due Date 11/20/2023

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

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

013666187098615501931535720000276032



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

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

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

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



118 1 1
22-70345

CYPRESS PRESERVE AMENITY CENTER

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

Bill Number: 19315358

Billing Date: 11/3/2023

Billing Period: 9/18/2023 to 10/17/2023

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12441247	9/18/2023	10155	10/17/2023	10182	29	27

Usage History

Water

October 2023	27
September 2023	40
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

Transactions

Previous Bill	30.00
Payment 10/18/23	-30.00 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	27 Thousand Gals X \$0.78 21.06
Total Current Transactions	21.06
TOTAL BALANCE DUE	\$21.06



Please return this portion with payment

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Received
NOV 06 2023

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Account #	0986160
Customer #	01366618
Balance Forward	0.00
Current Transactions	21.06

Total Balance Due	\$21.06
Due Date	11/20/2023

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

2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

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

013666187098616041931535890000021065



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

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

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(727) 847-8131
(352) 521-4285

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



119 1 1
22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 19315512

Billing Date: 11/3/2023

Billing Period: 9/18/2023 to 10/17/2023

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 took effect Oct. 1, 2023.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18035595	9/18/2023	22270	10/17/2023	22495	29	225

Usage History
Water

October 2023	225
September 2023	249
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

Transactions

Previous Bill	186.75
Payment 10/18/23	-186.75 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	225 Thousand Gals X \$0.78 175.50
Total Current Transactions	175.50
TOTAL BALANCE DUE	\$175.50



Please return this portion with payment

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Received
NOV 06 2023

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Account #	0993870
Customer #	01372506
Balance Forward	0.00
Current Transactions	175.50

Total Balance Due	\$175.50
Due Date	11/20/2023

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

013725066099387021931551230000175500



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



120 1 1
22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 19316707

Billing Date: 11/3/2023

Billing Period: 9/18/2023 to 10/17/2023

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 took effect Oct. 1, 2023.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161997	9/18/2023	13808	10/17/2023	14245	29	437

Usage History
Water

October 2023	437
September 2023	481
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

Transactions

Previous Bill	360.75
Payment 10/27/23	-360.75 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	437 Thousand Gals X \$0.78 340.86
Total Current Transactions	340.86
TOTAL BALANCE DUE	\$340.86



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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Received
NOV 06 2023

Account #	1096165
Customer #	01413628
Balance Forward	0.00
Current Transactions	340.86

Total Balance Due	\$340.86
Due Date	11/20/2023

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

014136283109616581931670700000340867



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

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Pay By Phone: 1-855-786-5344



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22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 19316708

Billing Date: 11/3/2023

Billing Period: 9/18/2023 to 10/17/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161995	9/18/2023	10152	10/17/2023	10444	29	292

Usage History
Water

October 2023	292
September 2023	323
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

Transactions

Previous Bill	242.25
Payment 10/18/23	-242.25 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	292 Thousand Gals X \$0.78
Total Current Transactions	227.76
TOTAL BALANCE DUE	\$227.76



Please return this portion with payment

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Received
NOV 06 2023

Account # 1096180
Customer # 01413628
Balance Forward 0.00
Current Transactions 227.76

Total Balance Due \$227.76
Due Date 11/20/2023

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
TAMPA FL 33607

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

014136283109618011931670870000227766

**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **11/03/2023**
Amount Due **46.17**
Current Charges Due **11/27/2023**

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	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/02	534	10/31	599				65

Comparative Usage Information

Period	Days	Average kWh Per Day
Nov 2023	29	2
Oct 2023	31	2
Nov 2022	28	0

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



2 0 0 2 6 8 6 9

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

Previous Balance **46.17**
Payment **46.17CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 65 KWH @ 0.05017 **3.26**
Fuel Adjustment 65 KWH @ 0.04000 **2.60**
FL Gross Receipts Tax **1.15**

Total Current Charges **46.17**
Total Due **46.17** **E.F.T.**

DO NOT PAY

Total amount will be electronically transferred on or after 11/17/2023.

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

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See Reverse Side For Mailing Instructions

Bill Date: 11/03/2023

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 **11/17/2023**
TOTAL CHARGES DUE 46.17
DO NOT PAY

000214401200000461700000461701

**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 **11/03/2023**
Amount Due **1,074.88**
Current Charges Due **11/27/2023**

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		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
10/02	89657	10/31	98734		19.47	19	9077

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2023	29	313
Oct 2023	31	408
Nov 2022	28	385

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



2 0 0 2 6 8 6 9

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

Previous Balance 1,406.43
Payment 1,406.43CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 9,077 KWH @ 0.05017 455.39
Fuel Adjustment 9,077 KWH @ 0.04000 363.08
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 22.25

Total Current Charges 1,074.88
Total Due E.F.T. 1,074.88

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

DO NOT PAY

Total amount will be electronically transferred on or after 11/17/2023.

**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: 11/03/2023

Use above space for address change ONLY.

District: BP03

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

Electronic Funds Transfer on or after **11/17/2023**
TOTAL CHARGES DUE 1,074.88
DO NOT PAY

000204485400010748800010748802

**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 **11/03/2023**
Amount Due **47.65**
Current Charges Due **11/27/2023**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/02	351	10/31	394				43

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2023	29	1
Oct 2023	31	1
Dec 2022	0	0

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



2 0 0 2 6 8 6 9

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

Previous Balance **47.55**
Payment **47.55CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 43 KWH @ 0.05017 **2.16**
Fuel Adjustment 43 KWH @ 0.04000 **1.72**
FL Gross Receipts Tax **1.10**
State Tax **3.07**
Pasco County Tax **0.44**

Total Current Charges **47.65**
Total Due **E.F.T.** **47.65**

DO NOT PAY

Total amount will be electronically transferred on or after 11/17/2023.

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Bill Date: 11/03/2023

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 11/17/2023
TOTAL CHARGES DUE **47.65**
DO NOT PAY

000222657300000476500000476508

**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 **11/03/2023**
Amount Due **40.63**
Current Charges Due **11/27/2023**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/02	297	10/31	302				5

Comparative Usage Information

Period	Days	Average kWh Per Day
Nov 2023	29	0
Oct 2023	31	0
Nov 2022	28	0

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



2 0 0 2 6 8 6 9

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

Previous Balance **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**

DO NOT PAY

Total amount will be electronically transferred on or after 11/17/2023.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Please **Detach and Return** This Portion With
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District: BP03

Bill Date: **11/03/2023**

Received

NOV 09 2023

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Electronic Funds Transfer on or after **11/17/2023**
TOTAL CHARGES DUE 40.63
DO NOT PAY

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



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**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 **11/03/2023**
Amount Due **44.88**
Current Charges Due **11/27/2023**

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		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
10/02	3358	10/31	3409				51

Comparative Usage Information

Period	Days	Per Day
Nov 2023	29	2
Oct 2023	31	2
Nov 2022	28	2

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



2 0 0 2 6 8 6 9

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

Previous Balance		44.70
Payment	44.70CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 51 KWH @ 0.05017	2.56	
Fuel Adjustment 51 KWH @ 0.04000	2.04	
FL Gross Receipts Tax	1.12	
Total Current Charges		44.88
Total Due	E.F.T.	44.88

DO NOT PAY

Total amount will be electronically transferred on or after 11/17/2023.

**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: 11/03/2023

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 **11/17/2023**
TOTAL CHARGES DUE 44.88
DO NOT PAY

000203965000000448800000448807

ADA Site Compliance
6400 Boynton Beach Blvd 742721
Boynton Beach, FL 33474
accounting@adasitecompliance.com



Invoice

BILL TO
Brian Howell
Cypress Preserve CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2886	08/27/2023	\$1,524.24	09/26/2023	30	

DESCRIPTION	QTY/HRS	RATE	AMOUNT
Technological Auditing, Compliance Shield, Customized Accessibility Policy, and Consulting with Accessibility and Compliance Experts	1	1,500.00	1,500.00
1.5% - Applied on Oct 27, 2023			24.24

BALANCE DUE

\$1,524.24

CHECK REQUEST FORM
Cypress Preserve

Date:	11/3/2023
Invoice#:	10262023-1
Vendor#:	V00053
Vendor Name:	Cypress Preserve
Pay From:	Truist Acct# 9031
Description:	Series 2017 - FY 23 Tax Dist. ID excess fees CK#19384
Code to:	200.103200.1000
Amount:	\$2,227.13
Requested By:	<div>11/3/2023</div> <div>Teresa Farlow</div>

CYPRESS PRESERVE CDD

DISTRICT CHECK REQUEST

Today's Date 10/26/2023
Check Amount \$2,227.13
Payable To Cypress Preserve CDD
Check Description Series 2017 - FY 23 Tax Dist. ID excess fees ck19384
Special Instructions Do not mail. Please give to Eric

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

Eric

Authorization

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

CYPRESS PRESERVE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2023, Tax Year 2022

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

Date Received	Amount Received	33.44%	33.44%	40.97%	40.97%	25.59%	25.59%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2017 Debt Service Revenue	Rounded 2017 Debt Service Revenue	Raw Numbers 2019 Debt Service Revenue	Rounded 2019 Debt Service Revenue			
11/7/2022	4.76	1.59	1.59	1.95	1.95	1.22	1.22	-	467	
11/7/2022	1,976.43	660.92	660.92	809.74	809.74	505.77	505.77	(0.00)	466	Interest
11/15/2022	28,277.95	9,456.15	9,456.15	11,585.48	11,585.48	7,236.33	7,236.33	0.01	468	2406
11/21/2022	31,591.80	10,564.30	10,564.30	12,943.16	12,943.16	8,084.34	8,084.34	-	469	2406
11/25/2022	346,176.77	115,761.51	115,761.51	141,828.62	141,828.62	88,586.64	88,586.64	-	470	2406
12/2/2022	1,045,004.78	349,449.60	349,449.60	428,138.46	428,138.46	267,416.72	267,416.72	-	471	2406
12/9/2022	45,533.01	15,226.24	15,226.24	18,654.87	18,654.87	11,651.90	11,651.90	-	475	2406
12/20/2022	1,214.32	406.07	406.07	497.51	497.51	310.74	310.74	-	476	2406
1/12/2023	5,660.06	1,892.72	1,892.72	2,318.93	2,318.93	1,448.41	1,448.41	(0.00)	12-15/12-31	2409
1/11/2023	239.08	79.95	79.95	97.95	97.95	61.18	61.18	-	10.1-12.31	Interest
2/7/2023	7,118.24	2,380.34	2,380.34	2,916.34	2,916.34	1,821.56	1,821.56	-	1-1/1-31	
12/10/2022	4,498.00	1,504.13	1,504.13	1,842.83	1,842.83	1,151.04	1,151.04	-	Excess Fee FY2022	2447
4/13/2023a	32.35	10.82	10.82	13.25	13.25	8.28	8.28	-	01.01/03.31	Interest
4/13/2023	966.43	323.17	323.17	395.95	395.95	247.31	247.31	0.00	03.01/03.31	2453
5/10/2023	1,895.85	633.97	633.97	776.73	776.73	485.15	485.15	-	04.01/04.30	2475
6/6/2023	1,659.51	554.94	554.94	679.90	679.90	424.67	424.67	0.00	Tax Sale 6.12.23	2495
6/6/2023	(0.65)	(0.21)	(0.21)	(0.27)	(0.27)	(0.17)	(0.17)	0.00		
6/13/2023	1,395.58	466.68	466.68	571.77	571.77	357.13	357.13	-		
10/26/2023	5,436.00	1,817.80	1,817.80	2,227.13	2,227.13	1,391.07	1,391.07	-	excess fees ck19384	
TOTAL	1,521,849.34	508,906.42	508,906.42	623,501.67	623,501.67	389,441.25	389,441.26	0.01		
Net Total on Roll	1,522,226.52		509,006.26		623,707.77		389,512.50			
Collection Surplus / (Deficit)	(377.18)		(99.84)		(206.10)		(71.24)			

CHECK REQUEST FORM
Cypress Preserve

Date:	11/3/2023
Invoice#:	10262023-2
Vendor#:	V00053
Vendor Name:	Cypress Preserve
Pay From:	Truist Acct# 9031
Description:	Series 2019 - FY 23 Tax Dist. ID excess fees CK#19384
Code to:	201.103200.1000
Amount:	\$1,391.07
Requested By:	<div>11/3/2023</div> <div><u>Teresa Farlow</u></div>

CYPRESS PRESERVE CDD

DISTRICT CHECK REQUEST

Today's Date 10/26/2023
Check Amount \$1,391.07
Payable To Cypress Preserve CDD
Check Description Series 2019 - FY 23 Tax Dist. ID excess fees ck19384
Special Instructions Do not mail. Please give to Eric

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

Eric

Authorization

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

CYPRESS PRESERVE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2023, Tax Year 2022

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

Date Received	Amount Received	33.44% Raw Numbers Operations Revenue	33.44% Rounded Operations Revenue	40.97% Raw Numbers 2017 Debt Service Revenue	40.97% Rounded 2017 Debt Service Revenue	25.59% Raw Numbers 2019 Debt Service Revenue	25.59% Rounded 2019 Debt Service Revenue	Proof	Date Transferred / Distribution ID	Notes / CDD check #
11/7/2022	4.76	1.59	1.59	1.95	1.95	1.22	1.22	-	467	
11/7/2022	1,976.43	660.92	660.92	809.74	809.74	505.77	505.77	(0.00)	466	Interest
11/15/2022	28,277.95	9,456.15	9,456.15	11,585.48	11,585.48	7,236.33	7,236.33	0.01	468	2406
11/21/2022	31,591.80	10,564.30	10,564.30	12,943.16	12,943.16	8,084.34	8,084.34	-	469	2406
11/25/2022	346,176.77	115,761.51	115,761.51	141,828.62	141,828.62	88,586.64	88,586.64	-	470	2406
12/2/2022	1,045,004.78	349,449.60	349,449.60	428,138.46	428,138.46	267,416.72	267,416.72	-	471	2406
12/9/2022	45,533.01	15,226.24	15,226.24	18,654.87	18,654.87	11,651.90	11,651.90	-	475	2406
12/20/2022	1,214.32	406.07	406.07	497.51	497.51	310.74	310.74	-	476	2406
1/12/2023	5,660.06	1,892.72	1,892.72	2,318.93	2,318.93	1,448.41	1,448.41	(0.00)	12-15/12-31	2409
1/11/2023	239.08	79.95	79.95	97.95	97.95	61.18	61.18	-	10.1-12.31	Interest
2/7/2023	7,118.24	2,380.34	2,380.34	2,916.34	2,916.34	1,821.56	1,821.56	-	1-1/1-31	
12/10/2022	4,498.00	1,504.13	1,504.13	1,842.83	1,842.83	1,151.04	1,151.04	-	Excess Fee FY2022	2447
4/13/2023a	32.35	10.82	10.82	13.25	13.25	8.28	8.28	-	01.01/03.31	Interest
4/13/2023	966.43	323.17	323.17	395.95	395.95	247.31	247.31	0.00	03.01/03.31	2453
5/10/2023	1,895.85	633.97	633.97	776.73	776.73	485.15	485.15	-	04.01/04.30	2475
6/6/2023	1,659.51	554.94	554.94	679.90	679.90	424.67	424.67	0.00	Tax Sale 6.12.23	2495
6/6/2023	(0.65)	(0.21)	(0.21)	(0.27)	(0.27)	(0.17)	(0.17)	0.00		
6/13/2023	1,395.58	466.68	466.68	571.77	571.77	357.13	357.13	-		
10/26/2023	5,436.00	1,817.80	1,817.80	2,227.13	2,227.13	1,391.07	1,391.07	-	excess fees ck19384	
TOTAL	1,521,849.34	508,906.42	508,906.42	623,501.67	623,501.67	389,441.25	389,441.26	0.01		
Net Total on Roll	1,522,226.52		509,006.26		623,707.77		389,512.50			
Collection Surplus / (Deficit)	(377.18)		(99.84)		(206.10)		(71.24)			

CHECK REQUEST FORM
Cypress Preserve

Date: 11/16/2023

Invoice#: 11142023-1

Vendor#: V00053

Vendor Name: Cypress Preserve

Pay From: Truist Acct# 9031

Description: Series 2017 - FY 24 Tax Dist ID 11/01-11/08

Code to: 200.103200.1000

Amount: \$18,464.04

Requested By: 11/16/2023
Teresa Farlow

CYPRESS PRESERVE CDD

DISTRICT CHECK REQUEST

Today's Date 11/14/2023

Payable To Cypress Preserve CDD

Check Description Series 2017 - FY 24 Tax Dist. ID 11/1-11/8

Check Amount **\$18,464.04**

Check Description ~~Series 2019 - FY 24 Tax Dist. ID 11/1-11/8~~

Check Amount ~~**\$11,532.70**~~

Special Instructions Do not mail. Please give to Eric

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

Eric

Authorization

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

Distribution Details

Funding Agency: CYPRESS PRESERVE (CYPPRS)

Date: 11/01/2023 - 11/08/2023

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

District/Agency	Fund	Roll Yr	Category	Type	Amount	Commission (ZZZ)
CYPRESS PRESERVE CDD (CYPPRS)		2023	Real Estate - Current	Discount	\$-1,916.15	\$-38.33
		2023	Real Estate - Current	Tax Due	\$47,903.10	\$958.07
CYPRESS PRESERVE (CYPPRS)			Total	\$45,986.95	\$919.74	
			Wire Total	\$45,067.21		

CYPRESS PRESERVE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2024, Tax Year 2023

	Dollar Amounts	Fiscal Year 2024 Percentages	
Net O&M	\$ 509,006.26	33.44%	0.334400
Net DS 17	\$ 623,707.77	40.97%	0.409700
Net DS 19	\$ 389,512.50	25.59%	0.255900
Net Total	1,522,226.52	100.00%	100.00%

Date Received	Amount Received	33.44%	33.44%	40.97%	40.97%	25.59%	25.59%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2017 Debt Service Revenue	Rounded 2017 Debt Service Revenue	Raw Numbers 2019 Debt Service Revenue	Rounded 2019 Debt Service Revenue			
11/14/2023	45,067.21	15,070.48	15,070.48	18,464.04	18,464.04	11,532.70	11,532.70	0.01	11/1-11/8	
		-	-	-	-	-	-	-		
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TOTAL	45,067.21	15,070.48	15,070.48	18,464.04	18,464.04	11,532.70	11,532.70	0.01		
Net Total on Roll	1,522,226.52		509,006.26		623,707.77		389,512.50			
Collection Surplus / (Deficit)	(1,477,159.31)		(493,935.78)		(605,243.73)		(377,979.80)			

CHECK REQUEST FORM
Cypress Preserve

Date: 11/16/2023

Invoice#: 11142023-2

Vendor#: V00053

Vendor Name: Cypress Preserve

Pay From: Truist Acct# 9031

Description: Series 2019 - FY 24 Tax Dist ID 11/01-11/08

Code to: 201.103200.1000

Amount: \$11,532.70

Requested By: 11/16/2023
Teresa Farlow

CYPRESS PRESERVE CDD

DISTRICT CHECK REQUEST

Today's Date 11/14/2023

Payable To Cypress Preserve CDD

Check Description ~~Series 2017 - FY 24 Tax Dist. ID 11/1-11/8~~

Check Amount ~~\$18,464.04~~

Check Description Series 2019 - FY 24 Tax Dist. ID 11/1-11/8

Check Amount \$11,532.70

Special Instructions Do not mail. Please give to Eric

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

Eric

Authorization

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

Distribution Details

Funding Agency: CYPRESS PRESERVE (CYPPRS)

Date: 11/01/2023 - 11/08/2023

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

District/Agency	Fund	Roll Yr	Category	Type	Amount	Commission (ZZZ)	
CYPRESS PRESERVE CDD (CYPPRS)		2023	Real Estate - Current	Discount	\$-1,916.15	\$-38.33	
		2023	Real Estate - Current	Tax Due	\$47,903.10	\$958.07	
CYPRESS PRESERVE (CYPPRS)				Total	\$45,986.95	\$919.74	
				Wire Total	\$45,067.21		

CYPRESS PRESERVE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2024, Tax Year 2023

	Dollar Amounts	Fiscal Year 2024 Percentages	
Net O&M	\$ 509,006.26	33.44%	0.334400
Net DS 17	\$ 623,707.77	40.97%	0.409700
Net DS 19	\$ 389,512.50	25.59%	0.255900
Net Total	1,522,226.52	100.00%	100.00%

Date Received	Amount Received	33.44%	33.44%	40.97%	40.97%	25.59%	25.59%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2017 Debt Service Revenue	Rounded 2017 Debt Service Revenue	Raw Numbers 2019 Debt Service Revenue	Rounded 2019 Debt Service Revenue			
11/14/2023	45,067.21	15,070.48	15,070.48	18,464.04	18,464.04	11,532.70	11,532.70	0.01	11/1-11/8	
		-	-	-	-	-	-	-		
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		-	-	-	-	-	-	-		
TOTAL	45,067.21	15,070.48	15,070.48	18,464.04	18,464.04	11,532.70	11,532.70	0.01		
Net Total on Roll	1,522,226.52		509,006.26		623,707.77		389,512.50			
Collection Surplus / (Deficit)	(1,477,159.31)		(493,935.78)		(605,243.73)		(377,979.80)			

CHECK REQUEST FORM
Cypress Preserve

Date: 11/21/2023

Invoice#: 11212023-1

Vendor#: V00053

Vendor Name: Cypress Preserve

Pay From: Truist Acct# 9031

Description: Series 2017 - FY 24 Tax Dist ID 11/09-11/15

Code to: 200.103200.1000

Amount: \$39,008.30

Requested By: Teresa Farlow 11/21/2023

CYPRESS PRESERVE CDD

DISTRICT CHECK REQUEST

Today's Date 11/21/2023

Payable To Cypress Preserve CDD

Check Description Series 2017 - FY 24 Tax Dist. ID 11/9-11/15

Check Amount \$39,008.30

Check Description Series 2019 - FY 24 Tax Dist. ID 11/9-11/15

Check Amount ~~\$24,364.71~~

Special Instructions Do not mail. Please give to Eric

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

Eric

Authorization

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

Distribution Details

Funding Agency: CYPRESS PRESERVE (CYPPRS)

Date: 11/09/2023 - 11/15/2023

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

District/Agency	Fund	Roll Yr	Category	Type	Amount	Commission (ZZZ)
CYPRESS PRESERVE CDD (CYPPRS)		2023	Real Estate - Current	Discount	\$-4,048.06	\$-80.97
		2023	Real Estate - Current	Tax Due	\$101,203.02	\$2,024.07
CYPRESS PRESERVE (CYPPRS)			Total	\$97,154.96	\$1,943.10	
			Wire Total	\$95,211.86		

CYPRESS PRESERVE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2024, Tax Year 2023

	Dollar Amounts	Fiscal Year 2024 Percentages	
Net O&M	\$ 509,006.26	33.44%	0.334400
Net DS 17	\$ 623,707.77	40.97%	0.409700
Net DS 19	\$ 389,512.50	25.59%	0.255900
Net Total	1,522,226.52	100.00%	100.00%

Date Received	Amount Received	33.44%	33.44%	40.97%	40.97%	25.59%	25.59%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2017 Debt Service Revenue	Rounded 2017 Debt Service Revenue	Raw Numbers 2019 Debt Service Revenue	Rounded 2019 Debt Service Revenue			
11/14/2023	45,067.21	15,070.48	15,070.48	18,464.04	18,464.04	11,532.70	11,532.70	0.01	11/1-11/8	
11/21/2023	95,211.86	31,838.85	31,838.85	39,008.30	39,008.30	24,364.71	24,364.71	(0.00)	11/9-11/15	
		-	-	-	-	-	-	-		
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		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
TOTAL	140,279.07	46,909.32	46,909.33	57,472.33	57,472.34	35,897.41	35,897.41	0.01		
Net Total on Roll	1,522,226.52		509,006.26		623,707.77		389,512.50			
Collection Surplus / (Deficit)	(1,381,947.45)		(462,096.93)		(566,235.43)		(353,615.09)			

CHECK REQUEST FORM
Cypress Preserve

Date: 11/21/2023

Invoice#: 11212023-2

Vendor#: V00053

Vendor Name: Cypress Preserve

Pay From: Truist Acct# 9031

Description: Series 2019 - FY 24 Tax Dist ID 11/09-11/15

Code to: 201.103200.1000

Amount: \$24,364.71

Requested By: 11/21/2023
Teresa Farlow

CYPRESS PRESERVE CDD

DISTRICT CHECK REQUEST

Today's Date 11/21/2023

Payable To Cypress Preserve CDD

Check Description ~~Series 2017 - FY 24 Tax Dist. ID 11/9-11/15~~

Check Amount ~~\$39,008.30~~

Check Description Series 2019 - FY 24 Tax Dist. ID 11/9-11/15

Check Amount \$24,364.71

Special Instructions Do not mail. Please give to Eric

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

Eric

Authorization

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

Distribution Details

Funding Agency: CYPRESS PRESERVE (CYPPRS)

Date: 11/09/2023 - 11/15/2023

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

District/Agency	Fund	Roll Yr	Category	Type	Amount	Commission (ZZZ)
CYPRESS PRESERVE CDD (CYPPRS)		2023	Real Estate - Current	Discount	\$-4,048.06	\$-80.97
		2023	Real Estate - Current	Tax Due	\$101,203.02	\$2,024.07
CYPRESS PRESERVE (CYPPRS)				Total	\$97,154.96	\$1,943.10
				Wire Total	\$95,211.86	

CYPRESS PRESERVE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2024, Tax Year 2023

	Dollar Amounts	Fiscal Year 2024 Percentages	
Net O&M	\$ 509,006.26	33.44%	0.334400
Net DS 17	\$ 623,707.77	40.97%	0.409700
Net DS 19	\$ 389,512.50	25.59%	0.255900
Net Total	1,522,226.52	100.00%	100.00%

Date Received	Amount Received	33.44%	33.44%	40.97%	40.97%	25.59%	25.59%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2017 Debt Service Revenue	Rounded 2017 Debt Service Revenue	Raw Numbers 2019 Debt Service Revenue	Rounded 2019 Debt Service Revenue			
11/14/2023	45,067.21	15,070.48	15,070.48	18,464.04	18,464.04	11,532.70	11,532.70	0.01	11/1-11/8	
11/21/2023	95,211.86	31,838.85	31,838.85	39,008.30	39,008.30	24,364.71	24,364.71	(0.00)	11/9-11/15	
		-	-	-	-	-	-	-		
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		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
TOTAL	140,279.07	46,909.32	46,909.33	57,472.33	57,472.34	35,897.41	35,897.41	0.01		
Net Total on Roll	1,522,226.52		509,006.26		623,707.77		389,512.50			
Collection Surplus / (Deficit)	(1,381,947.45)		(462,096.93)		(566,235.43)		(353,615.09)			

IPFS CORPORATION

P.O. BOX 412086
KANSAS CITY, MO 64141-2086
PHONE: (800)584-9969 - FAX: (770)225-2866
ipfs.com

NOTICE OF PAYMENT DUE

DATE MAILED	ACCOUNT NUMBER	DUE DATE
11/15/23	GAA-D41502	12/01/23

FOR QUESTIONS, PLEASE CALL: (800)584-9969

RECEIVED**NOV 21 2023****Initial:** _____**IMPORTANT**

To protect your account please make sure that your payment is made on or before the payment due date shown by 5:00 PM Central Time

MAKE CHECK OR MONEY ORDER PAYABLE to IPFS CORPORATION and return the payment and this notice to the address shown on coupon.

Go Green!

Register for eForms today. Instead of paper bills and documents, you'll receive email notices from IPFS Corporation. Visit us at ipfs.com to learn more.

223582 0.4800 1115 3568 15231 1/1 BIN:0



CYPRESS PRESERVE CDD
INFRAMARK
2654 CYPRESS RIDGE BLVD STE 10
WESLEY CHAPEL, FL 33544-6322

CURRENT BALANCE	PAYMENT DUE
\$26,081.60	\$2,608.16

PLEASE MAKE ALL PAYMENTS TO ONE OF THE ADDRESSES NOTED BELOW.

To ensure proper credit, please send the coupon below with your payment and write your account number on your check.

Please see the coupon for the overnight, priority, or other special delivery address. Do not use the P.O. Box address for these services as it may cause a delay in receipt.

Make payments, view account information or register for eForms at ipfs.com.

First time users please use access code **L99JDPGAW** to register.

DETACH HERE

Written notations on this coupon will NOT be received.
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CYPRESS PRESERVE CDD
INFRAMARK
2654 CYPRESS RIDGE BLVD STE 10
WESLEY CHAPEL, FL 33544-6322

For any overnight or priority delivery,
please mail to:
IPFS CORPORATION
1055 BROADWAY
11TH FLOOR
KANSAS CITY, MO 64105

MAKE CHECK PAYABLE AND REMIT TO:

IPFS CORPORATION
P.O. BOX 730223
DALLAS, TX 75373-0223

PAYMENT COUPON

PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
2	GAA-D41502	12/01/23

PAYMENT DUE: \$2,608.16
OUTSTANDING FEES DUE: \$130.41
PAST DUE AMOUNT: \$0.00

PAYMENT DUE: **\$2,738.57**

IF RECEIVED AFTER 12/06/23

5:00 PM CENTRAL TIME

A LATE FEE WILL APPLY

PLEASE PAY THIS AMOUNT

\$130.41

\$2,868.98**GAA0D415025 00002868981**



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
11/17/2023	13755

Bill To
CYPRESS PRESERVE CDD

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

Spearem Enterprises, LLC

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



INVOICE

BILL TO	INVOICE	5909
Cypress Preserve	DATE	11/17/2023
Inframark	TERMS	Net 15
2005 Pan Am Circle Ste 300	DUE DATE	12/02/2023
Tampa, FL 33607		

ACTIVITY	QTY	RATE	AMOUNT
Labor 10/16 to 11/16 2023 Weekly Cleaning Service of pool area , restrooms and Dog Park, Two other dog Waste cans thru out neighborhood. Restock paper goods Empty all dog waste cans thru out neighborhood, restock Empty all trash at amenities. Empty Mail Trash Can Blow off pool deck, wipe pool tables, drinking fountain located at pool area. Three times per week. **Please note that three more garbage cans through out neighborhood have ben added to schedule (Hiking Trail, Bus Stop and Mail Pavilion) as well as two additional dog waste cans.***	4	172.50	690.00
Material Mutt Mitts (10 boxes) 1 box per dog waste can per week. (200 per roll) Dog Waste Can liners	1	60.00	60.00
Material Paper Goods (toilet paper, Trifold paper towels, trash bags, urinal cakes for mens restroom. ,	1	45.00	45.00
Fuel Surcharge Due to the cost of Fuel/Diesel that has gone up drastically, a fuel surcharge has been added to invoice for this billing cycle.	1	50.00	50.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.
Whether actual or consequential, or any claim arising out of or relating to "Acts of God".
Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE

\$845.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

November 07, 2023
Client: 001490
Matter: 000001
Invoice #: 23851

Page: 1

RE: General

For Professional Services Rendered Through October 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
9/18/2023	LB	PREPARE CORRESPONDENCE AND MEMOS TO J. SUTPHIN, NEWLY APPOINTED BOARD MEMBER RE FLORIDA'S SUNSHINE LAWS, PUBLIC RECORDS AND CODE OF ETHICS.	0.5	\$80.00
10/12/2023	MS	PREPARE QUARTERLY REPORT FOR 09.30.23.	0.3	\$48.00
Total Professional Services			0.8	\$128.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
9/20/2023	Postage	\$2.07
Total Disbursements		\$2.07

November 07, 2023
Client: 001490
Matter: 000001
Invoice #: 23851

Page: 2

Total Services	\$128.00	
Total Disbursements	\$2.07	
Total Current Charges		\$130.07
Previous Balance		\$130.00
PAY THIS AMOUNT		\$260.07

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
23705	October 13, 2023	\$130.00	\$0.00	\$0.00	\$0.00	\$260.07
Total Remaining Balance Due						\$260.07

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$260.07	\$0.00	\$0.00	\$0.00



INVOICE

INVOICE #	INVOICE DATE
TM 620450	11/6/2023
TERMS	PO NUMBER
Net 30	

Bill To:

Cypress Preserve CDD
c/o Inframark
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: December 6, 2023

Invoice Amount: \$626.27

Description	Current Amount
2" Stock irrigation valve near Mossy Timber Blvd and Hawks Landing Dr.	
Irrigation Repairs	\$626.27

Invoice Total **\$626.27**

Excellence

IN COMMERCIAL LANDSCAPING

Valued Customer:

It has been brought to our attention of a recent criminal check fraud scheme that took place targeting US mail in the Atlanta region. Checks bound for financial institutions were intercepted and fraudulently processed. If you are currently paying by check, to enhance your transaction security, we recommend you consider the option for electronic payments. Instructions for electronic payments can be provided upon request.

Please reach out to jpowell@yellowstonelandscape.com if you would like to confirm prior payment status or if you have any additional questions.

Yellowstone Landscape

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

Teresa Farlow

From: Extra Space Storage <email@info.extraspace.com>
Sent: Monday, November 13, 2023 12:35 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.

Invoice # ESS 111323 ACH

Amount \$67.00

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



MY ACCOUNT **CONTACT US**

PAYMENT SUCCESS!

Hi Teresa,

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

As always, thank you for choosing Extra Space Storage!

View My Account

YOUR FACILITY

21338 Lake Patience Rd Land O
Lakes, FL 34638

Phone:
8136258459

YOUR RECEIPT

Transaction Number: 200031919
Payment Date: 11/13/2023
Unit: 247

Payment Total: \$67

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

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



INVOICE

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

INVOICE 5894
DATE 11/02/2023
TERMS Net 15
DUE DATE 11/17/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor repair vandalized playground gate and reinstall mag lock on gate. repair vinyl fence behind retention pond	1	150.00	150.00

Thank You! We Appreciate Your Business.

BALANCE DUE \$150.00

5C

Cypress Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2023

Prepared by:



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

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 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	\$ 18,354	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,354
Due From Developer	47,225	-	-	-	631,055	-	-	678,280
Due From Other Funds	-	235,352	-	1,251	-	-	-	236,603
Investments:								
Acquisition & Construction Account	-	-	-	-	19,006	-	-	19,006
Prepayment Account	-	-	388,131	-	-	-	-	388,131
Reserve Fund	-	310,678	-	-	-	-	-	310,678
Revenue Fund	-	264,558	509,747	-	-	-	-	774,305
Prepaid Insurance	28,690	-	-	-	-	-	-	28,690
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	\$ 101,304	\$ 810,588	\$ 897,878	\$ 1,251	\$ 650,061	\$ 14,257,191	\$ 15,645,000	\$ 32,363,273
LIABILITIES								
Accounts Payable	\$ 98,519	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 98,519
Insurance Financing Payable	26,082	-	-	-	-	-	-	26,082
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	-	210,608	-	15,855	-	-	236,603
TOTAL LIABILITIES	287,845	-	210,608	-	627,883	-	15,645,000	16,771,336

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 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								
Nonspendable:								
Prepaid Insurance	28,690	-	-	-	-	-	-	28,690
Restricted for:								
Debt Service	-	810,588	687,270	-	-	-	-	1,497,858
Capital Projects	-	-	-	1,251	22,178	-	-	23,429
Unassigned:	(215,231)	-	-	-	-	14,257,191	-	14,041,960
TOTAL FUND BALANCES	(186,541)	810,588	687,270	1,251	22,178	14,257,191	-	15,591,937
TOTAL LIABILITIES & FUND BALANCES	\$ 101,304	\$ 810,588	\$ 897,878	\$ 1,251	\$ 650,061	\$ 14,257,191	\$ 15,645,000	\$ 32,363,273

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 509,006	\$ -	\$ (509,006)	0.00%
TOTAL REVENUES	509,006	-	(509,006)	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	5,600	-	5,600	0.00%
ProfServ-Trustee Fees	8,200	-	8,200	0.00%
Disclosure Report	8,400	-	8,400	0.00%
District Counsel	3,500	130	3,370	3.71%
District Engineer	3,500	1,900	1,600	54.29%
District Manager	42,500	-	42,500	0.00%
Accounting Services	6,000	-	6,000	0.00%
Auditing Services	7,400	-	7,400	0.00%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	250	14	236	5.60%
Public Officials Insurance	3,428	-	3,428	0.00%
Legal Advertising	1,000	-	1,000	0.00%
Bank Fees	200	-	200	0.00%
Website Administration	1,500	-	1,500	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	200	175	25	87.50%
Total Administration	93,278	2,219	91,059	2.38%
<u>Utility Services</u>				
Utility - Electric	6,500	179	6,321	2.75%
Utility - StreetLights	20,000	1,075	18,925	5.38%
Utility - Potable Water	8,000	1,402	6,598	17.53%
Total Utility Services	34,500	2,656	31,844	7.70%
<u>Other Physical Environment</u>				
Waterway Management	25,000	2,475	22,525	9.90%
Field Services	18,000	-	18,000	0.00%
Insurance -Property & Casualty	28,062	2,963	25,099	10.56%
Landscape Maintenance	209,000	21,854	187,146	10.46%
R&M-Hardscape Cleaning	3,000	-	3,000	0.00%
Plant Replacement Program	10,000	-	10,000	0.00%
Miscellaneous Maintenance	13,000	304	12,696	2.34%
Capital Improvements	23,691	-	23,691	0.00%
Total Other Physical Environment	329,753	27,596	302,157	8.37%

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Road and Street Facilities</u>				
Sidewalk Pressure Washing	3,500	-	3,500	0.00%
Total Road and Street Facilities	3,500	-	3,500	0.00%
<u>Parks and Recreation</u>				
Cabana Janitorial & Cleaning	12,000	-	12,000	0.00%
R&M-Pools	20,000	1,240	18,760	6.20%
Recreation / Park Facility Maintenance	5,000	1,370	3,630	27.40%
Security System Monitoring & Maint.	9,975	33	9,942	0.33%
Recreation Equip. Maint.	1,000	158	842	15.80%
Total Parks and Recreation	47,975	2,801	45,174	5.84%
TOTAL EXPENDITURES	509,006	35,272	473,734	6.93%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(35,272)	(35,272)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(151,269)		
FUND BALANCE, ENDING		\$ (186,541)		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
Series 2017 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,324	\$ 2,324	0.00%
Special Assmnts- Tax Collector	615,116	-	(615,116)	0.00%
TOTAL REVENUES	615,116	2,324	(612,792)	0.38%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	185,000	-	185,000	0.00%
Interest Expense	430,116	-	430,116	0.00%
Total Debt Service	615,116	-	615,116	0.00%
TOTAL EXPENDITURES	615,116	-	615,116	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	2,324	2,324	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		808,264		
FUND BALANCE, ENDING		<u>\$ 810,588</u>		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
Series 2019 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3,634	\$ 3,634	0.00%
Special Assmnts- Tax Collector	382,481	-	(382,481)	0.00%
TOTAL REVENUES	382,481	3,634	(378,847)	0.95%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	130,000	-	130,000	0.00%
Interest Expense	252,481	-	252,481	0.00%
Total Debt Service	382,481	-	382,481	0.00%
TOTAL EXPENDITURES	382,481	-	382,481	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	3,634	3,634	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		683,636		
FUND BALANCE, ENDING		\$ 687,270		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
Series 2017 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,251		
FUND BALANCE, ENDING		<u>\$ 1,251</u>		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
Series 2019 Capital Projects Fund (301)
(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 70	\$ 70	0.00%
TOTAL REVENUES	-	70	70	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	70	70	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		22,108		
FUND BALANCE, ENDING		<u>\$ 22,178</u>		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		14,257,191		
FUND BALANCE, ENDING		<u>\$ 14,257,191</u>		

CYPRESS PRESERVE CDD

Bank Reconciliation

Bank Account No. 3743 TRUIST- GF Operating
Statement No. 10-23
Statement Date 10/31/2023

G/L Balance (LCY)	18,479.33	Statement Balance	18,429.33
G/L Balance	18,479.33	Outstanding Deposits	2,405.69
Positive Adjustments	0.00		
		Subtotal	20,835.02
Subtotal	18,479.33	Outstanding Checks	2,355.69
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	18,479.33	Ending Balance	18,479.33
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
8/10/2023	Payment	2516	GECO ROOFING INC.	675	675.00	0.00
9/21/2023	Payment	2542	JUSTIN CRAIG SUTPHIN	200	200.00	0.00
9/28/2023	Payment	2544	NEPTUNE MULTI SERVICES LLC	1300	1,300.00	0.00
9/28/2023	Payment	2545	SOUTHERN AUTOMATED	170.9	170.90	0.00
9/28/2023	Payment	2546	SPEAREM ENTERPRISES	845	845.00	0.00
9/28/2023	Payment	2547	SUNCOAST POOL SERVICE	1240	1,240.00	0.00
10/5/2023	Payment	2548	DON HARRISON ENTERPRISES	250	250.00	0.00
10/5/2023	Payment	2549	FLORIDA NATIVES NURSERY INC.	800	800.00	0.00
10/5/2023	Payment	2550	ILLUMINATIONS HOLIDAY LIGHTING	2500	2,500.00	0.00
10/5/2023	Payment	2551	JOHNSON ENGINEERING INC.	50	50.00	0.00
10/5/2023	Payment	2552	SOUTHERN AUTOMATED	32.95	32.95	0.00
10/5/2023	Payment	2553	TIMES PUBLISHING COMPANY	164.8	164.80	0.00
10/12/2023	Payment	2554	CHARTER COMMUNICATIONS	157.98	157.98	0.00
10/12/2023	Payment	2555	KATHLEEN CASEY SWANSON	200	200.00	0.00
10/12/2023	Payment	2556	PASCO COUNTY UTILITIES	701.47	701.47	0.00
10/13/2023	Payment	DD144	Payment of Invoice 000936	68	68.00	0.00
10/19/2023	Payment	2557	PASCO COUNTY UTILITIES	360.75	360.75	0.00
10/20/2023	Payment	DD145	Payment of Invoice 000917	47.55	47.55	0.00
10/20/2023	Payment	DD146	Payment of Invoice 000918	40.63	40.63	0.00
10/20/2023	Payment	DD147	Payment of Invoice 000919	44.7	44.70	0.00
10/20/2023	Payment	DD148	Payment of Invoice 000920	1406.43	1,406.43	0.00
10/20/2023	Payment	DD149	Payment of Invoice 000921	46.17	46.17	0.00
10/20/2023	Payment	DD150	Payment of Invoice 000929	41.18	41.18	0.00
10/24/2023	Payment	DD152	Payment of Invoice 000946	124.89	124.89	0.00
Total Checks				11,468.40	11,468.40	0.00

Outstanding Checks

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.....					2,355.69		2,355.69
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
9/30/2023		JE000170	Clear o/s dep to clear bank 8/19/22	G/L	1,570.46	0.00	1,570.46
9/30/2023		JE000171	Clear o/s dep to clear bank 7/25/22	G/L	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 Oct 01, 2023 to Oct 31, 2023

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE**Account Name: ProfServ-Trustee Fees**

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

Account Name: Disclosure Report

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

Account Name: District Engineer

10/13/23	531147-51301-5000	9	VENDOR	JOHNSON ENGINEERING INC.	PROFESSIONAL SERVICES THRU - 10/08/23	100.00
10/31/23	531147-51301-5000	10	VENDOR	JOHNSON ENGINEERING INC.	GENERAL ENGINEERING - PROFESSIONAL SERVICES THRU -	1,800.00
						YTD Total 1,900.00
						Annual Budget \$3,500.00
						Amount Remaining / (Budget overage) \$1,600.00
						% of Budget 54.3%

Account Name: District Manager

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

Account Name: Accounting Services

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

Account Name: Auditing Services

YTD Total	-
Annual Budget	\$7,400.00
Amount Remaining / (Budget overage)	\$7,400.00
% of Budget	0.0%

Account Name: Website Compliance

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

Account Name: Postage, Phone, Faxes, Copies

10/30/23	541024-51301-5000	103556	VENDOR	INFRAMARK LLC	DISRICT SERVICES OCTOBER 2023	9.18
10/30/23	541024-51301-5000	103556	VENDOR	INFRAMARK LLC	DISRICT SERVICES OCTOBER 2023	5.25
						YTD Total 14.43
						Annual Budget \$250.00
						Amount Remaining / (Budget overage) \$235.57
						% of Budget 5.8%

Account Name: Public Officials Insurance

YTD Total	-
Annual Budget	\$3,428.00
Amount Remaining / (Budget overage)	\$3,428.00
% of Budget	0.0%

Account Name: Legal Advertising

YTD Total	-
Annual Budget	\$1,000.00
Amount Remaining / (Budget overage)	\$1,000.00
% of Budget	0.0%

Account Name: Bank Fees

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

Account Name: Website Administration

Cypress Preserve Community Development District

Expenditure Report - General Fund

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

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
						YTD Total -
						Annual Budget \$1,500.00
						Amount Remaining / (Budget overage) \$1,500.00
						% of Budget 0.0%

Account Name: Office Supplies

YTD Total	-
Annual Budget	\$100.00
Amount Remaining / (Budget overage)	\$100.00
% of Budget	0.0%

Account Name: Dues, Licenses, Subscriptions

10/02/23	554020-51301-5000	DEO 100223 ACH	VENDOR	FLORIDA DEPARTMENT OF	FY 24 SPECIAL DISTRICT FEE	175.00
						YTD Total 175.00
						Annual Budget \$200.00
						Amount Remaining / (Budget overage) \$25.00
						% of Budget 87.5%

Financial And Administrative Department Total: \$2,089.43

DEPARTMENT NAME: LEGAL COUNSEL

Account Name: District Counsel

10/31/23	531146-51401-5000	23851	VENDOR	STRALEY ROBIN VERICKER	GENERAL CONSULTING - PROFESSIONAL SERVICES THRU -	130.07
						YTD Total 130.07
						Annual Budget \$3,500.00
						Amount Remaining / (Budget overage) \$3,369.93
						% of Budget 3.7%

Legal Counsel Department Total: \$130.07

DEPARTMENT NAME: UTILITY SERVICES

Account Name: Utility - Electric

10/31/23	543041-53150-5000	9647 110323 ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	ELECTRICITY SERVICE - 10/02/23-10/31/23	40.63
10/31/23	543041-53150-5000	6573 110323 ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	ELECTRICITY SERVICE - 10/02/23-10/31/23	47.65
10/31/23	543041-53150-5000	9650 110323 ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC	ELECTRICITY SERVICE - 10/02/23-10/31/23	44.88
10/31/23	543041-53150-5000	JE000308	JE		ELECTRICITY SERVICE - 10/02/23-10/31/23	46.17
						YTD Total 179.33
						Annual Budget \$6,500.00
						Amount Remaining / (Budget overage) \$6,320.67
						% of Budget 2.8%

Account Name: Utility - StreetLights

10/31/23	543062-53150-5000	JE000308	JE		ELECTRICITY SERVICE - 10/02/23-10/31/23	1,074.88
						YTD Total 1,074.88
						Annual Budget \$20,000.00
						Amount Remaining / (Budget overage) \$18,925.12
						% of Budget 5.4%

Account Name: Utility - Potable Water

10/18/23	543095-53150-5000	19162803	VENDOR	PASCO COUNTY UTILITIES	WATER SERVICE - 08/17/23-09/18/23	360.75
10/31/23	543095-53150-5000	19315357	VENDOR	PASCO COUNTY UTILITIES	WATER SERVICE - 09/18/23-10/17/23	276.03
10/31/23	543095-53150-5000	19315512	VENDOR	PASCO COUNTY UTILITIES	WATER SERVICE - 09/18/23-10/17/23	175.50
10/31/23	543095-53150-5000	19316707	VENDOR	PASCO COUNTY UTILITIES	WATER SERVICE - 09/18/23-10/17/23	340.86
10/31/23	543095-53150-5000	19316708	VENDOR	PASCO COUNTY UTILITIES	WATER SERVICE - 09/18/23-10/17/23	227.76
10/31/23	543095-53150-5000	19315358	VENDOR	PASCO COUNTY UTILITIES	WATER SERVICE - 09/18/23-10/17/23	21.06
						YTD Total 1,401.96
						Annual Budget \$8,000.04
						Amount Remaining / (Budget overage) \$6,598.08
						% of Budget 17.5%

Utility Services Department Total: \$2,656.17

Cypress Preserve Community Development District

Expenditure Report - General Fund

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

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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DEPARTMENT NAME: OTHER PHYSICAL ENVIRONMENT

Account Name: Waterway Management

10/01/23	531085-53908-5000	20233347	VENDOR	AMERICAN ECOSYSTEMS, INC.	WATERWAY MANAGEMENT - OCTOBER 2023	2,475.00
						YTD Total 2,475.00
						Annual Budget \$24,999.96
						Amount Remaining / (Budget overage) \$22,524.96
						% of Budget 9.9%

Account Name: Field Services

						YTD Total -
						Annual Budget \$18,000.00
						Amount Remaining / (Budget overage) \$18,000.00
						% of Budget 0.0%

Account Name: Insurance -Property & Casualty

10/01/23	545009-53908-5000	20282	VENDOR	EGIS INSURANCE	POLICY RENEWAL	3,409.00
10/01/23	545009-53908-5000	20282	VENDOR	EGIS INSURANCE	POLICY RENEWAL	23,432.00
10/01/23	545009-53908-5000	CM20282	VENDOR	EGIS INSURANCE	GOING ON PAYMENT PLAN	(3,409.00)
10/01/23	545009-53908-5000	CM20282	VENDOR	EGIS INSURANCE	GOING ON PAYMENT PLAN	(23,432.00)
10/17/23	545009-53908-5000	IPFS 101723 DP	VENDOR	IPFS CORPORATION	INSURANCE DOWN PAYMENT	2,962.90
						YTD Total 2,962.90
						Annual Budget \$28,062.00
						Amount Remaining / (Budget overage) \$25,099.10
						% of Budget 10.6%

Account Name: Landscape Maintenance

10/31/23	546300-53908-5000	TM 621345	VENDOR	YELLOWSTONE LANDSCAPE	LANDSCAPE MAINT. - OCTOBER 2023	21,853.74
						YTD Total 21,853.74
						Annual Budget \$209,000.00
						Amount Remaining / (Budget overage) \$187,146.26
						% of Budget 10.5%

Account Name: R&M-Hardscape Cleaning

						YTD Total -
						Annual Budget \$3,000.00
						Amount Remaining / (Budget overage) \$3,000.00
						% of Budget 0.0%

Account Name: Plant Replacement Program

						YTD Total -
						Annual Budget \$10,000.00
						Amount Remaining / (Budget overage) \$10,000.00
						% of Budget 0.0%

Account Name: Miscellaneous Maintenance

10/13/23	546922-53908-5000	ESS 101323 ACH	VENDOR	EXTRA SPACE STORAGE	STORAGE UNIT - 10/13/23 - 11/12/23	68.00
10/25/23	546922-53908-5000	TM 610098	VENDOR	YELLOWSTONE LANDSCAPE	IRRIGATION INSPECTION/REPAIRS 10/17/23	236.12
						YTD Total 304.12
						Annual Budget \$13,000.00
						Amount Remaining / (Budget overage) \$12,695.88
						% of Budget 2.3%

Account Name: Capital Improvements

						YTD Total -
						Annual Budget \$23,691.00
						Amount Remaining / (Budget overage) \$23,691.00
						% of Budget 0.0%

Other Physical Environment Department Total: \$27,595.76

DEPARTMENT NAME: PARKS AND RECREATION

Account Name: Cabana Janitorial & Cleaning

						YTD Total -
						Annual Budget \$12,000.00

Cypress Preserve Community Development District

Expenditure Report - General Fund

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

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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Amount Remaining / (Budget overage) \$12,000.00
% of Budget 0.0%

Account Name: R&M-Pools

10/01/23	546074-57201-5000	9712	VENDOR	SUNCOAST POOL SERVICE	POOL SERVICE - OCTOBER 2023	1,240.00
						YTD Total 1,240.00
						Annual Budget \$20,000.00
						Amount Remaining / (Budget overage) \$18,760.00
						% of Budget 6.2%

Account Name: Recreation / Park Facility Maintenance

10/12/23	546414-57201-5000	5887	VENDOR	SPEAREM ENTERPRISES	LABOR - 09/16/23-10/16/23 - CLEANING & DOG WASTE S	870.00
10/16/23	546414-57201-5000	3039	VENDOR	DON HARRISON ENTERPRISES	ROUTINE MAINT. - OCTOBER 2023	250.00
10/20/23	546414-57201-5000	W425 102023 ACH	VENDOR	WASTE CONNECTIONS	BASIC CONTAINER - 11/01/23-11/30/23	124.89
10/20/23	546414-57201-5000	7103466W425	VENDOR	WASTE CONNECTIONS	WASTE SERVICE - 11/01/23-11/30/23	124.89
						YTD Total 1,369.78
						Annual Budget \$5,000.00
						Amount Remaining / (Budget overage) \$3,630.22
						% of Budget 27.4%

Account Name: Security System Monitoring & Maint.

10/17/23	546479-57201-5000	13596	VENDOR	SOUTHERN AUTOMATED	CELLULAR USAGE	32.95
						YTD Total 32.95
						Annual Budget \$9,975.00
						Amount Remaining / (Budget overage) \$9,942.05
						% of Budget 0.3%

Account Name: Recreation Equip. Maint.

10/01/23	546484-57201-5000	1422940100123	VENDOR	CHARTER COMMUNICATIONS	INTERNET SERVICE - OCTOBER 2023	157.98
						YTD Total 157.98
						Annual Budget \$1,000.00
						Amount Remaining / (Budget overage) \$842.02
						% of Budget 15.8%

Parks And Recreation Department Total: \$2,800.71

TOTAL EXPENDITURES & OTHER FINANCING USES: \$ 35,272.14

Cypress Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2023

Prepared by:



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

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 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
<u>ASSETS</u>								
Cash - Operating Account	\$ 226,451	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 226,451
Due From Developer	47,225	-	-	-	631,055	-	-	678,280
Due From Other Funds	-	183,808	-	1,251	-	-	-	185,059
Investments:								
Acquisition & Construction Account	-	-	-	-	20,719	-	-	20,719
Prepayment Account	-	-	388,131	-	-	-	-	388,131
Reserve Fund	-	310,678	-	-	-	-	-	310,678
Revenue Fund	-	7,464	115,953	-	-	-	-	123,417
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	\$ 280,711	\$ 501,950	\$ 504,084	\$ 1,251	\$ 651,774	\$ 14,257,191	\$ 15,645,000	\$ 31,841,961
<u>LIABILITIES</u>								
Accounts Payable	\$ 133,536	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 133,536
Insurance Financing Payable	23,473	-	-	-	-	-	-	23,473
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	153,034	-	14,536	-	17,489	-	-	185,059
TOTAL LIABILITIES	463,147	-	14,536	-	629,517	-	15,645,000	16,752,200

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2023

(In Whole Numbers)

		SERIES 2017	SERIES 2019	SERIES 2017	SERIES 2019			
	GENERAL	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	GENERAL	GENERAL	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	PROJECTS	PROJECTS	FIXED ASSETS	LONG-TERM	TOTAL
							DEBT FUND	
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	501,950	489,548	-	-	-	-	991,498
Capital Projects	-	-	-	1,251	22,257	-	-	23,508
Unassigned:	(182,436)	-	-	-	-	14,257,191	-	14,074,755
TOTAL FUND BALANCES	(182,436)	501,950	489,548	1,251	22,257	14,257,191	-	15,089,761
TOTAL LIABILITIES & FUND BALANCES	\$ 280,711	\$ 501,950	\$ 504,084	\$ 1,251	\$ 651,774	\$ 14,257,191	\$ 15,645,000	\$ 31,841,961

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 509,006	\$ 73,608	\$ (435,398)	14.46%
Other Miscellaneous Revenues	-	25	25	0.00%
TOTAL REVENUES	509,006	73,633	(435,373)	14.47%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	5,600	-	5,600	0.00%
ProfServ-Trustee Fees	8,200	-	8,200	0.00%
Disclosure Report	8,400	1,400	7,000	16.67%
District Counsel	3,500	130	3,370	3.71%
District Engineer	3,500	1,900	1,600	54.29%
District Manager	42,500	7,083	35,417	16.67%
Accounting Services	6,000	750	5,250	12.50%
Auditing Services	7,400	-	7,400	0.00%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	250	24	226	9.60%
Public Officials Insurance	3,428	2,788	640	81.33%
Legal Advertising	1,000	-	1,000	0.00%
Bank Fees	200	-	200	0.00%
Website Administration	1,500	250	1,250	16.67%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	200	562	(362)	281.00%
Total Administration	93,278	14,887	78,391	15.96%
<u>Utility Services</u>				
Utility - Electric	6,500	221	6,279	3.40%
Utility - StreetLights	20,000	1,075	18,925	5.38%
Utility - Potable Water	8,000	1,652	6,348	20.65%
Total Utility Services	34,500	2,948	31,552	8.54%
<u>Other Physical Environment</u>				
Waterway Management	25,000	4,950	20,050	19.80%
Field Services	18,000	-	18,000	0.00%
Insurance -Property & Casualty	28,062	28,865	(803)	102.86%
Landscape Maintenance	209,000	44,003	164,997	21.05%
R&M-Hardscape Cleaning	3,000	-	3,000	0.00%
Plant Replacement Program	10,000	-	10,000	0.00%
Miscellaneous Maintenance	13,000	997	12,003	7.67%
Capital Improvements	23,691	-	23,691	0.00%
Total Other Physical Environment	329,753	78,815	250,938	23.90%

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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
<u>Road and Street Facilities</u>				
Sidewalk Pressure Washing	3,500	-	3,500	0.00%
Total Road and Street Facilities	3,500	-	3,500	0.00%
<u>Parks and Recreation</u>				
Cabana Janitorial & Cleaning	12,000	-	12,000	0.00%
R&M-Pools	20,000	3,720	16,280	18.60%
Recreation / Park Facility Maintenance	5,000	2,739	2,261	54.78%
Security System Monitoring & Maint.	9,975	1,378	8,597	13.81%
Recreation Equip. Maint.	1,000	316	684	31.60%
Total Parks and Recreation	47,975	8,153	39,822	16.99%
TOTAL EXPENDITURES	509,006	104,803	404,203	20.59%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(31,170)	(31,170)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(151,266)		
FUND BALANCE, ENDING		\$ (182,436)		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 5,237	\$ 5,237	0.00%
Special Assmnts- Tax Collector	615,116	90,183	(524,933)	14.66%
TOTAL REVENUES	615,116	95,420	(519,696)	15.51%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	185,000	185,000	-	100.00%
Interest Expense	430,116	216,734	213,382	50.39%
Total Debt Service	615,116	401,734	213,382	65.31%
TOTAL EXPENDITURES	615,116	401,734	213,382	65.31%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(306,314)	(306,314)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		808,264		
FUND BALANCE, ENDING		<u>\$ 501,950</u>		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 6,921	\$ 6,921	0.00%
Special Assmnts- Tax Collector	382,481	56,329	(326,152)	14.73%
TOTAL REVENUES	382,481	63,250	(319,231)	16.54%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	130,000	130,000	-	100.00%
Interest Expense	252,481	127,338	125,143	50.43%
Total Debt Service	382,481	257,338	125,143	67.28%
TOTAL EXPENDITURES	382,481	257,338	125,143	67.28%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(194,088)	(194,088)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		683,636		
FUND BALANCE, ENDING		<u>\$ 489,548</u>		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,251		
FUND BALANCE, ENDING		<u>\$ 1,251</u>		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2023
Series 2019 Capital Projects Fund (301)
(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 149	\$ 149	0.00%
TOTAL REVENUES	-	149	149	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	149	149	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		22,108		
FUND BALANCE, ENDING		<u>\$ 22,257</u>		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		14,257,191		
FUND BALANCE, ENDING		<u>\$ 14,257,191</u>		

CYPRESS PRESERVE CDD

Bank Reconciliation

Bank Account No. 3743 TRUIST- GF Operating
Statement No. 11-23
Statement Date 11/30/2023

G/L Balance (LCY)	226,450.55	Statement Balance	226,525.44
G/L Balance	226,450.55	Outstanding Deposits	50.00
Positive Adjustments	0.00		
		Subtotal	226,575.44
Subtotal	226,450.55	Outstanding Checks	124.89
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	226,450.55	Ending Balance	226,450.55
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
11/3/2023	Payment	2558	FLORIDA DEPARTMENT OF	175.00	175.00	0.00
11/8/2023	Payment	2559	CYPRESS PRESERVE CDD	3,618.20	3,618.20	0.00
11/8/2023	Payment	2560	CHARTER COMMUNICATIONS	157.98	157.98	0.00
11/8/2023	Payment	2561	IPFS CORPORATION	5,571.06	5,571.06	0.00
11/8/2023	Payment	2562	PASCO COUNTY UTILITIES	1,041.21	1,041.21	0.00
11/13/2023	Payment	DD151	Payment of Invoice 000981	67.00	67.00	0.00
11/17/2023	Payment	DD153	Payment of Invoice 000996	40.63	40.63	0.00
11/17/2023	Payment	DD154	Payment of Invoice 000997	47.65	47.65	0.00
11/17/2023	Payment	DD155	Payment of Invoice 000998	44.88	44.88	0.00
11/17/2023	Payment	DD156	Payment of Invoice 000999	46.17	46.17	0.00
11/17/2023	Payment	DD157	Payment of Invoice 001000	1,074.88	1,074.88	0.00
11/22/2023	Payment	DD159	Payment of Invoice 001019	123.75	123.75	0.00
11/17/2023	Payment	DD160	Payment of Invoice 001058	41.18	41.18	0.00
Total Checks				12,049.59	12,049.59	0.00
Deposits						
11/6/2023		JE000296	CK#19384#### - Tax Collector Excess Fees G/L Ac	5,436.00	5,436.00	0.00
11/7/2023		JE000312	TAX COLLECTOR PYMNT - NOV 2023 G/L Ac	2,830.65	2,830.65	0.00
11/14/2023		JE000313	TAX COLLECTOR PYMNT - NOV 2023 G/L Ac	45,067.21	45,067.21	0.00
11/16/2023		JE000298	MO##### - Key G/L Ac	25.00	25.00	0.00
11/21/2023		JE000314	TAX COLLECTOR PYMNT - NOV 2023 G/L Ac	95,211.86	95,211.86	0.00
11/29/2023		JE000315	TAX COLLECTOR PYMNT - NOV 2023 G/L Ac	71,574.98	71,574.98	0.00
Total Deposits				220,145.70	220,145.70	0.00
Outstanding Checks						
10/24/2023	Payment	DD158	Payment of Invoice 000949	124.89	0.00	124.89

CYPRESS PRESERVE CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Total Outstanding Checks.....					124.89		124.89
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
Total Outstanding Deposits.....					50.00		50.00

Sixth Order of Business

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American Ecosystems, Inc.

Serving Florida Statewide
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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: Jama Jantet DATE: Nov. 20, 23 TIME: _____

SITE	WEEDS TREATED					DAYS RESTRICTED
	ALGAE	GRASSES	UNDERWATER	FLOATING	TERRESTRIAL	
<u>A11</u>	<u>X</u>	<u>X</u>			<u>X</u>	<u>Ø</u>

OTHER SERVICES PROVIDED

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

COMMENTS: All sites treated for invasive growth and vegetation as needed. All sites treated for algae. Dye treatment given where requested.

Customers Signature

Email Copy

Date _____

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CYPRESS PRESERVE CDD

Field Inspection - November 2023

Thursday, November 30, 2023

Prepared For Cypress Preserve Board Of Supervisors

19 Items Identified



Item 1

Assigned To Yellowstone

Annuals, Copperleaf, Podocarpus all look good up front. Some weeds need to be addressed.



Item 2

Assigned To Yellowstone

Weeds in the rocks.



Item 3

Assigned To Yellowstone
Palms trimmed and wrapped in
lights.



Item 4

Assigned To Yellowstone
Conservation area is still
encroaching on landscaping along
the fence on Mossy Timber.



Item 5

Assigned To Yellowstone

Fakahatchee grasses have all been trimmed along Mossy Timber.



Item 7

Assigned To Yellowstone

Leaning Oak on Mossy Timber needs to be straightened.



Item 8

Assigned To Yellowstone

The Heron Hideaway island has been trimmed up and the annuals look great. Some weed detailing needed.



Item 9

Assigned To Yellowstone

The st. Augustine grass has made almost a full recovery.



Item 10

Pool looks good.



Item 11

Assigned To EZMulch

Quote for playground mulch has been approved.



Item 12

Assigned To Yellowstone

Weeding, edging, and pruning needed by mossy Timber and hawks landing.



Item 13

Assigned To Yellowstone

Tree circles have been neglected and need to be edged/weeded along Grand Live Oak.



Item 14

Assigned To American Ecosystems
Pond 19 needs to be treated for
weeds and algae.



Item 15

Assigned To Sitemasters
The hole at the walking trail needs
to be filled in.



Item 16

Assigned To Inframark

Proposals for gate repair are pending approval.



Item 17

Assigned To American Ecosystems

Ponds are looking good.



Item 18

Assigned To Yellowstone

The Plumbago need trimming on
Grand Live Oak.



Item 19

Assigned To Yellowstone

The new Goldmounds are struggling.
Fertilization or replacement needed.



Item 20

Assigned To Yellowstone

The grand live oak entry looks good. Annuals, Copperleaf, Podocarpus, and Palms are healthy.