

**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

MARCH 6, 2024

AGENDA PACKAGE

TEAMS INFORMATION

CALL IN NUMBER: 235 405 082 661 MEETING ID: XYNGAV



2005 PAN AM CIRLE SUITE 300
TAMPA FL, 33607

Cypress Preserve Community Development District

Board of Supervisors

- Eugenia Lynch, Chairperson
- Jessica Ellis, Vice Chairperson
- Stephanie Boretski, Secretary
- Justin Sutphin, Assistant Secretary

- Lisa Castoria, District Manager
- Vivek Babbar, District Counsel
- Phil Chang, District Engineer

Agenda for Regular Meeting

Wednesday, March 6, 2024 – 1:30 p.m.

Teams Information

Meeting ID: 235 405 082 661 Passcode: xyngaV

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
- 4. Business Items**
 - A. Discussion of Video Surveillance Proposal
 - B. Consideration of Spring Annuals Proposal
 - C. Consideration of Jayman Enterprises Cleaning Proposal
 - D. Consideration of Towing Agreement
 - E. Organizational Matters
 - i. Consideration of Resume for Vacant Seat 4, Expiring 11/2024
 - ii. Oath of Office for Newly Appointed Supervisor
- 5. Consent Agenda**
 - A. Consideration of Board of Supervisors' Minutes of the February 7, 2024, Regular Meeting
 - B. Consideration of Operation and Maintenance Expenditures for January 2024
 - C. Review of Financial Report as of January 31, 2024
- 6. Staff Report**
 - A. District Manager
 - i. Aquatic Inspection Report as of February 29, 2024
 - 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 on Wednesday, April 3, 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

4A



Access Control System

Prepared for: Cypress Preserve CDD

Created by: Thomas Giella | CEO of Complete I.T. Corp

Email: Thomas@completeit.io

Phone: (813) 444-4355 Ext 203



- Your Technology Professionals -
Sales, Training, & Support

Hi Triple Creek CDD,

Complete I.T. has worked with small businesses, CDD's & HOA's, all the way up to Fortune 500 companies. No job is too big or too small. Complete I.T. Specialty Electrical License ES12001800.

Complete I.T. uses high quality products for one reason—quality makes a happy customer. We understand how inferior products, that may cost less in the beginning, can cost you much more in the end. Products chosen by Complete I.T. are often of superior craftsmanship and practical pricing than competitors.



All products sold by Complete I.T. hold a minimum 1-year manufacturer warranty. You as the client never have to worry about the warranties. If a product fails within a specified warranty period, Complete I.T. can take care of the exchange or replacement. By allowing Complete I.T. to take care of your technology solutions, you can tend to what you do best, your company.

Networks Infrastructure



Security. Access. Backbone. Up-time.

Complete I.T. designs, installs, and manages efficient network backbones. Whether you are a one-man show, or an fortune 500 company, your employees and clients deserve easy accessibility and a impeccable up-time.



Camera Systems (CCTV)

Up To 4K Resolution. Night Vision. Digital. PTZ.

Our digital solutions will capture video at your office, allowing you to review footage from any computer or mobile device with an internet connection. Crisp clear video, with audio capture being optional. Large assortment of cameras for any project. Local and cloud recording available.



Access Control Systems (ACS)

Cloud Based. Secure. Affordable. Easy To Use.

Have you pondered what would happen if the computer or server running your access control system crashed? By going with our Cloud solution, you won't have too. No large up-front software licensing fees.



BRIVO ACCESS

Manage facility access, improve security responsiveness and enhance insight into your security data.

Brivo Access is a breakthrough solution that delivers a smarter and more powerful way to manage building security. With robust data analytics, streamlined workflows, identity management integrations, and powerful security features, you can protect your people, property and reputation.



APPLICATIONS & BENEFITS

Access Control Visibility

- Data visualization capability with intuitive user-friendly interface
- Event tracking of door activity and active users with alert settings and reporting features
- Event classification to organize activity by critical action required
- Device status read-out in your access control solution
- User and credential management as well as group access permission management
- Lockdown feature to secure the facility in an emergency
- Live and recorded video capture and indexing

Flexibility and Control

- Mobile credentials to modernize your workforce and facility
- Remote and mobile management to control from any device and from anywhere
- Role-based permissions
- Event and user access automation and scheduling
- Automated user access privileges and ability to schedule events
- Identity Access Management to tie user physical security access rights to online access
- Infinite scalability to grow
- Site and door management to set up building access perimeter and interior doors

Data Analytics and Insight

- Data Explorer business intelligence tool built into the platform for advanced analytics
- Global View map-centric multi-site display to zoom into individual facilities to assess usage patterns and risks
- Hundreds of API integrations to expand connectivity and develop your ecosystem
- Event trend analysis automatically identifies patterns and anomalies in your access data to surface potential issues and confirm if the event is normal or anomalous

*Not all features available with all editions

CAPABILITIES

System sizing	Unlimited sites, readers, card holders, administrators, events, inputs, outputs and auxiliary devices
Mobile credentials	Each Brivo Access Edition includes a package of number of Brivo Mobile Passes 5 with Standard Edition 500 with Professional Edition 1000 with Enterprise Edition Additional Brivo Mobile Passes can be added to any edition at any time
Administrator authentication	MFA (Multi-factor Authentication) SSO (Single-sign on)
Text message and email notification	Unlimited notifications, configurable by site, user, doors and criteria
Software/Hardware updates	Automatic updates to Brivo Access platform and Brivo control panels
Privacy and Security Compliance	SOC2 Type II Certification, PCI DSS, Cloud Security Alliance, GDPR, Privacy Shield, Veracode Verified
Cybersecurity Standards	HTTPS using TLS 1.2 + for all communications, AES-256 + for data encryption at rest, Bot detection for Brivo hardware
Access control events	Unlimited events stored, viewable for 365 days, accessible in reports based on the Brivo Access Edition (1 ~ 3 years)
Video integration	Unlimited cameras Deep, seamless native Eagle Eye VMS Brivo Onair Cam
3rd party integrations	Alarm Systems - Alula Biometric Management - Bioconnect Central Station - Immix Control Panels - Mercury Security Elevator Destination Dispatch - Braxos Facility Management - BuildingLink, Stratis, HomeBase, SmartRent, Vivint Identity Management - Okta, Azure AD, G-Suite Telephone Entry - 2N, MVI Video Management - Eagle Eye Networks, Exacq, OpenEye, Salient Visitor Management - Brivo Visitor, EasyLobby, Envoy, Savance, Splan, WhosOnLocation Wireless Locks - Allegion, Assa Abloy, Salto Workplace Software - OfficeRnD, Nexodus, MorningStar, Yardi Kube, Camio, Density
Credential support	Wide array of credential formats 125 kHz prox, 13.56 mHz and bluetooth Physical, Biometric
Mobile management	Manage users and credentials View video View events Unlock doors remotely Lockdown
Event management	Classify, add notes and acknowledge events
Device management	See device status, momentarily unlock and override doors
Additional capabilities	Elevator control up to 118 floors per elevator reader 60 custom data fields Anti-passback Administrator journal holds complete record of administrative actions
Supported Control Panels	All Version of the Brivo ACS6000-E Series, Brivo ACS300-E Series, Brivo ACS100 Mercury EP1502, Brivo ACS5000 and IPDC are supported with limited functionality
Supported Readers	All Brivo Readers OSDP and Wiegand standard compliant readers Biometric devices using Wiegand

LIMITATIONS

OUR BENEFITS

SECURITY RISK

Lost, misplaced, copied or stolen keys with no knowledge of who has access to the premises



BETTER SECURITY

Ability to revoke access if a key card is lost or stolen

LIMITED FLEXIBILITY

You need to be onsite to lock or open doors



FLEXIBILITY

Secure or open doors from anywhere on your mobile device

LIMITED SCALABILITY

More doors and locations require more locks and keys as well as onsite assistance to lock and open doors

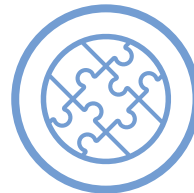


UNLIMITED SCALABILITY

Add as many doors, offices and users you need at anytime

INTEGRATIONS ARE NON-EXISTENT

No ability to integrate with other systems



INTEGRATE WITH KEY SYSTEMS

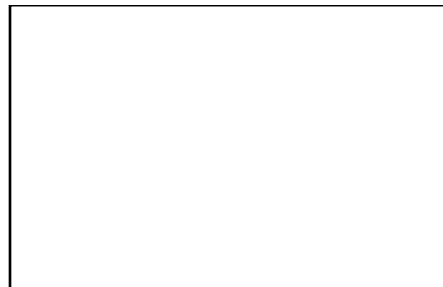
Including alarms and surveillance cameras

WHY BRIVO

Over ten million users around the globe trust Brivo to protect their facilities and their people. Brivo disrupted the access control industry in 2002 by being the first company to deliver modern remotely driven access control to businesses who were tired of the inconveniences of on-premise solutions. As a small business, we believe in building long term relationships with our customers and never stop providing them with technical support. Trust the power and convenience of mobile device managed access control and video management, trust Brivo.



Contact your local Brivo dealer to request additional information.





FULL INTEGRATION OF BRIVO AND EAGLE EYE

Easily view live and event-linked video from within
the Brivo Access and mobile administration app.

BENEFITS

Correlate video with access control events

Add references to Eagle Eye cameras so video can be
linked to with activities from Brivo.

Remotely unlock doors while seeing a live view

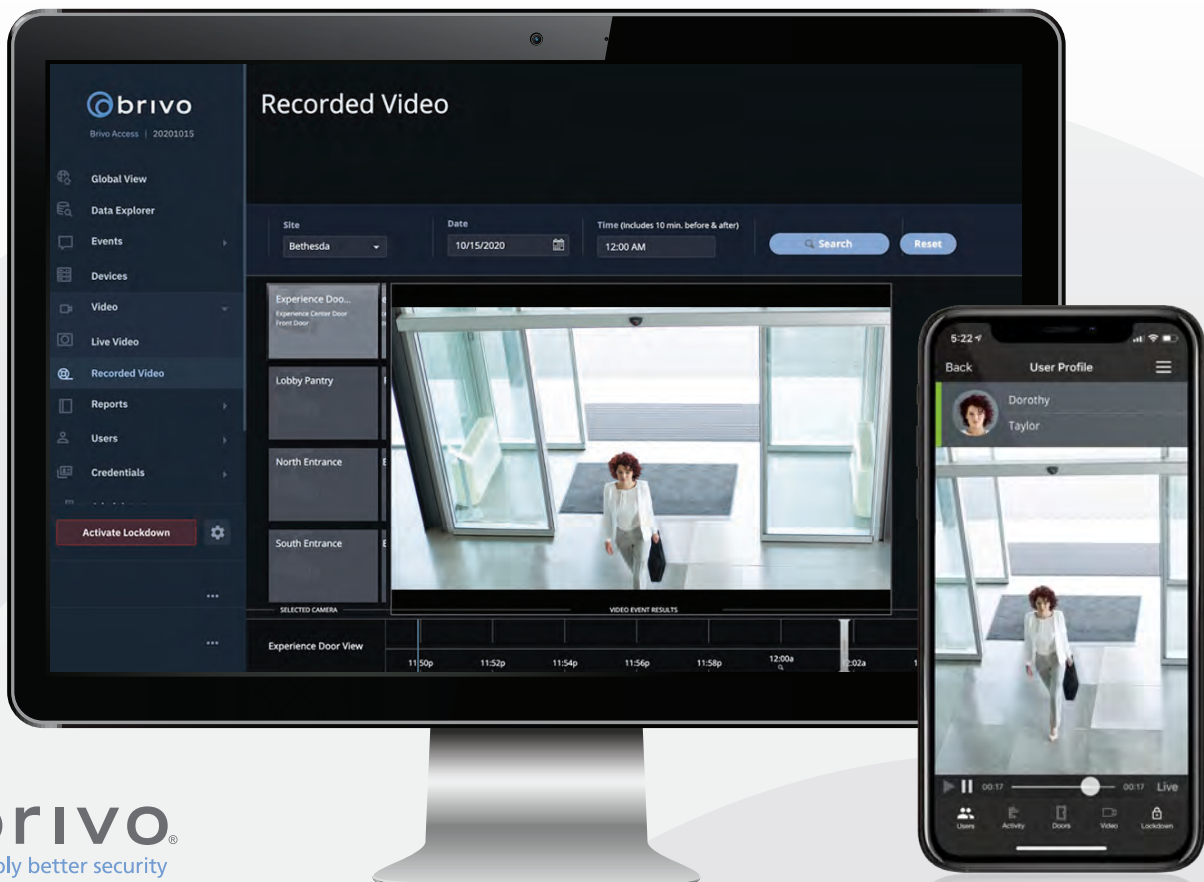
Use your mobile device to view live activity and remotely
open doors with the click of a button.

Leverage multi-platform access control and video

Use Brivo Access to play back recorded video or view live
streams on desktop and mobile devices.

Track access
events with Brivo's
activity log on your
desktop or mobile
devices.

ONE COMPLETE SOLUTION TO MANAGE VIDEO AND ACCESS CONTROL





THE SMART AND SAFE WAY TO OPEN DOORS

Brivo Mobile Pass Credentials

BENEFITS

Reduce the hassle of lost or forgotten credentials
by issuing mobile credentials and digital badges

Increase Security without a biometric reader
using fingerprint and facial recognition already built into smartphones

Assign credentials from anywhere
by sending directly to the user's smartphone

Increase efficiency with Magic Button
by using one button to open multiple doors

Brivo Mobile Pass
combines the security
you need with a
convenient and user
friendly app.

The Smart Approach to Mobile Credentials

Convenient, multi-site
access in one app

Instant credentialing for
authorized users

Multi-factor authentication
using smartphones
biometrics

Secure credential storage

Easily managed from Brivo
Access

User friendly app

Your phone is your badge



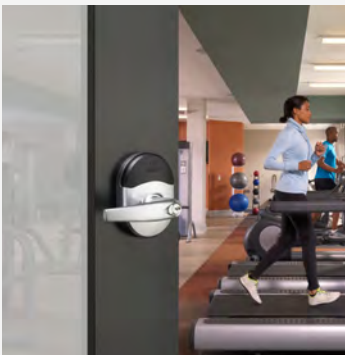
Secure Operation Across a Range of Locksets and Readers

Brivo Unified Credential allows property owners and managers to issue a single keycard or FOB that operates Brivo Smart Readers, and select Allegion and ASSA ABLOY wireless locks.

Use Brivo Unified Credential when you demand the latest in secure access, but need the flexibility and convenience to leverage existing door locks and devices.

BRIVO UNIFIED CREDENTIAL

The smart way to eliminate insecure proximity cards and combine credentials across Brivo, Allegion and ASSA ABLOY devices within Brivo Access.



BENEFITS

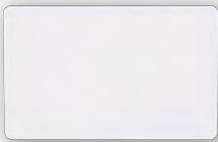
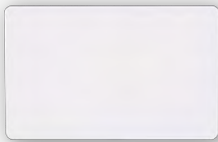

- Simplify installation with a single credential compatible across many devices and locks
- Improve flexibility with more reader and lock options
- Increase security beyond traditional proximity cards

HOW IT WORKS

Brivo Unified Credential is built on 13.56 MHz, MIFARE DESFire EV2 using the LEAF File Structure.

This integrated credential works with selective partners through the registration and deployment of the Brivo shared keyset.

BRIVO UNIFIED CREDENTIALS

	  		
Part Numbers	B-BUC2-SC50	B-BUC2-SCP50	B-BUC2-SF25
Memory Size	8k		
Unified Credential	Yes		
Formats	56-bit with Facility Code*		
Security Level	EAL 5+		
Dimension	3.37" x 2.13" x 0.03" (85.6 mm x 54.1mm x 0.8mm)		1.57" x 1.22" x 0.19" (39.9 mm x 31.0 mm x 4.9 mm)
Frequency	13.56 MHz	125 kHz + 13.56 MHz	13.56 MHz
Read Range	Up to 3" (76 mm)		Up to 1" (25 mm)
Slot Punch	Punch Guides Included. Vertical or horizontal slots optional		N/A
Storage & Operating Temperatures	-50° to 160° F / 10° to 71° C		-13° to +176°F/-25° to +80°C
Material	PVC + PET		Polycarbonate
Compatibility	(SC/SF)13.56 MHz: Brivo Gen 1 and Gen 2 Smart Readers, Allegion NDE, LE and AD (MT) Series, Assa Abloy Aperio locksets that are compatible with custom MIFARE DESFire programming** (SCP) Same as above plus 125 kHz: Compatible with a variety of 125 kHz readers		
Colors	White		Black with White Center

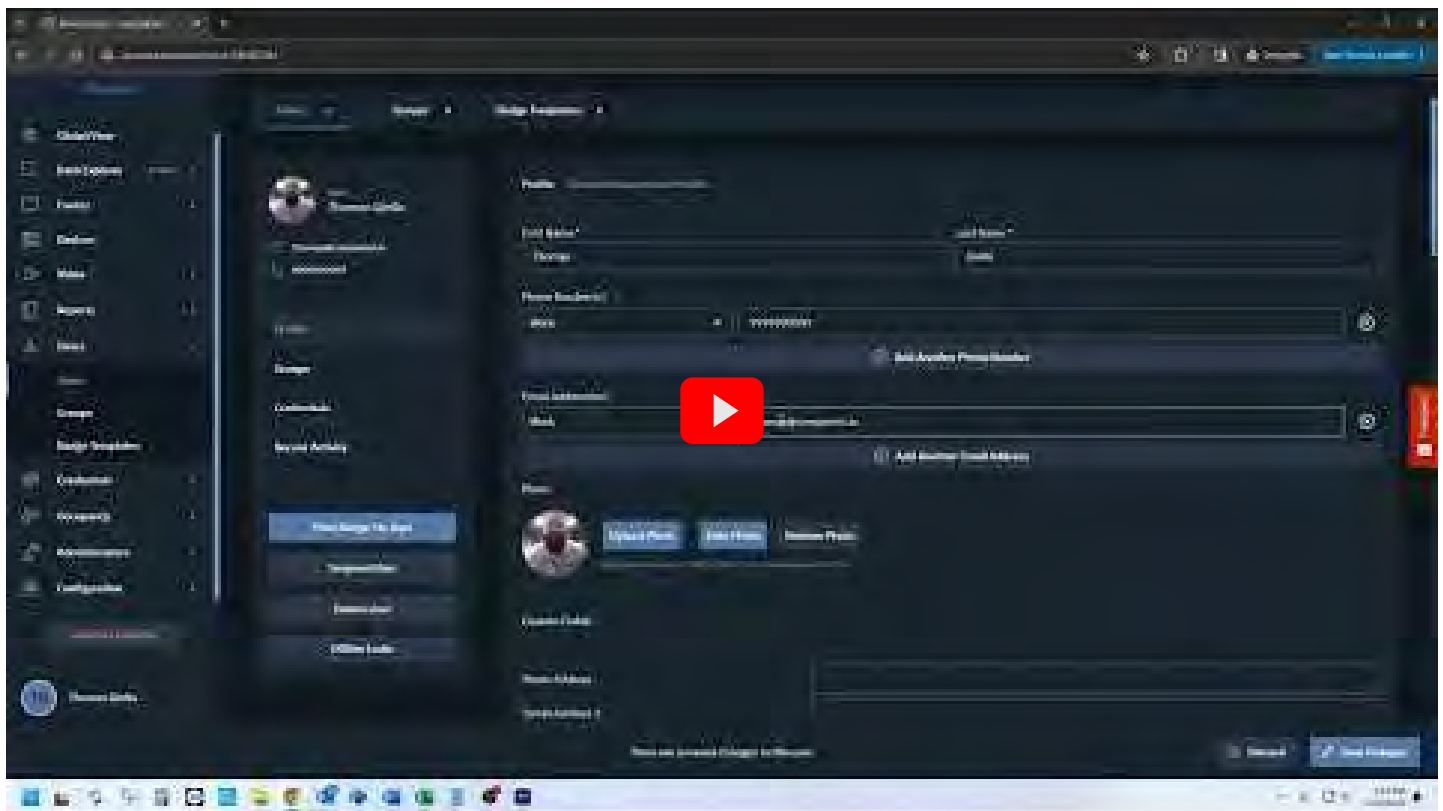
* Additional card formats are available on special order

** Allegion and Assa Abloy products require special ordering or configuration for compatibility

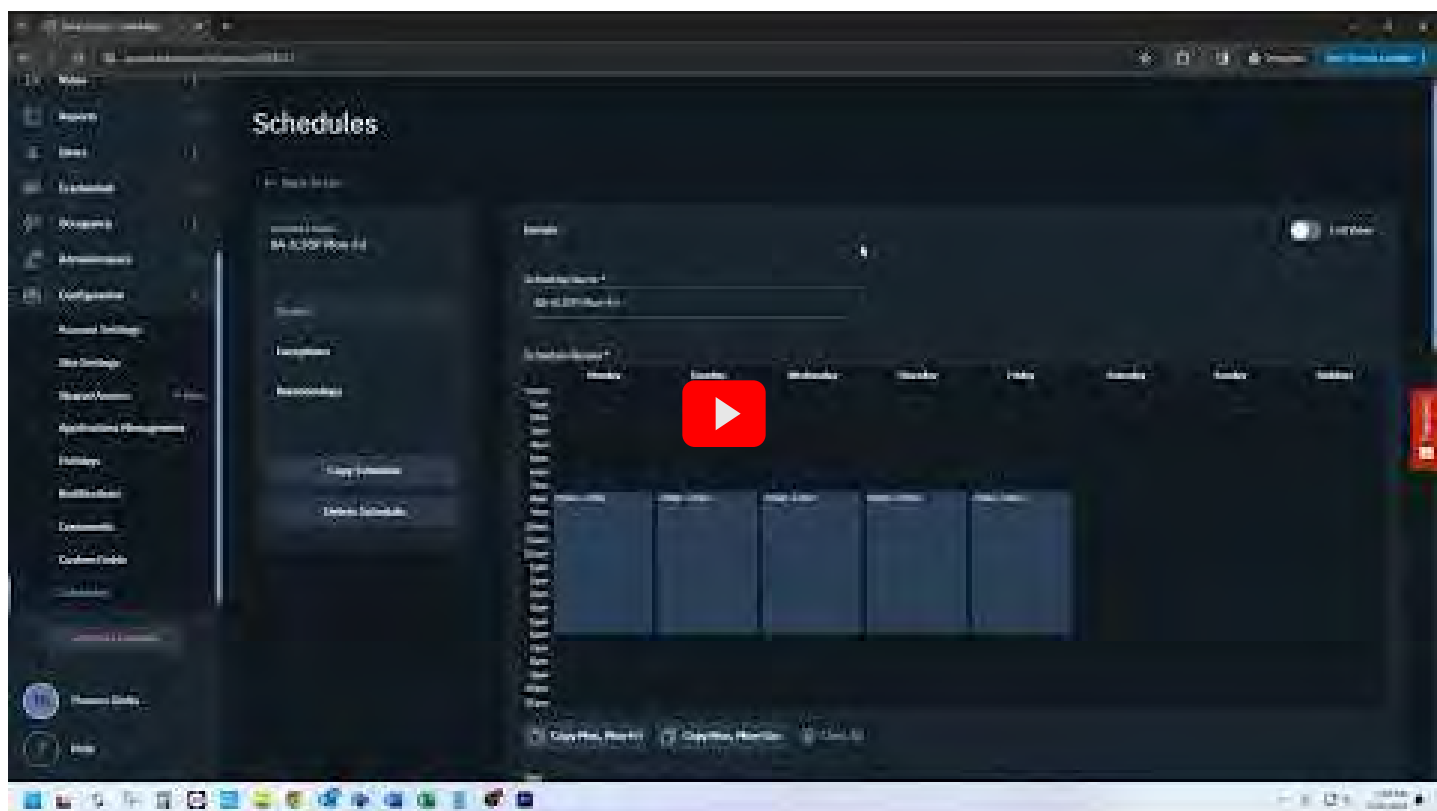


contact us to get started: sales@brivo.com | 1.833.462.7486 | brivo.com

Short Brivo Demonstration



Brivo Holiday and Schedules Demonstration



Installation of Brivo Access Control

Brivo Installation

Price

Main Clubhouse	\$4,433.00
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- Convert doorking to Brivo
- Replace with Brivo main board and Brivo expansion board
- Replace current readers with Brivo Readers
- Up to 4-hours technician labor hours

Restrooms Locking Strikes	\$3,672.50
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- Brivo readers
- Composite cabling installation
- Altronix power supply
- Maintenance lever door replacement
- Up to 6.5-hours technician labor hours

Remote Training	\$495.00
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Keyfobs (choose one)

<input checked="" type="checkbox"/> 1,000 CIT Keyfobs (\$3,500 VALUE)	\$0.00
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<input type="checkbox"/> Brivo Keyfobs	\$9,200.00
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- Brivo Unified Credential - Smart KeyFob Encrypted EV3 - 8K. Compatible with Brivo B-BS, B-BSP and B-S series smart readers. Also compatible with Allegion NDEB, LEB and Control locksets. 37-bit format. Sold in quantities of 25. Total of 1,000 for this project.

Project Estimate Total \$8,600.50

Door Monthly (Choose one)

Price

Brivo Basic Monthly License	\$66.00
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- 4 Doors/readers (\$16.50 each)

<input type="checkbox"/> 500 Brivo Mobile Passes	\$35.00
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Brivo Monthly Estimate \$66.00

PAYMENT AND ASSOCIATED TERMS

1. Prior to commencing any requested Service, hereby contemplated to be on a project-basis, the Vendor shall provide an estimate of fees, to wit the Customer shall tender 50% of the total estimated fee for that project prior the Vendor's duty to commence working on said Project or Service. Once the Vendor receives the initial 50% deposit, the Vendor shall complete the requested Service. Once the Vendor completes the Service, the Customer shall tender the remaining 50% fee within fourteen (15) calendar days.
2. To the best of Vendor's ability, most Services can be completed within thirty (60) calendar days. However, the Customer acknowledges that this estimated timeframe for completion of Service varies significantly due to various factors. The Vendor shall, within its estimate of fees, state the estimated timeframe to complete the Service requested by the Customer, which may go beyond thirty (60) calendar days. If the Customer requests the Vendor to postpone or delay completion of its Services, which must be in writing and timely delivered to the Vendor, the Customer acknowledges that there may be additional fees charged by Vendor. If the Customer requests the Vendor to postpone or delay completion of its Services beyond more than fifteen (15) calendar days, the Vendor shall invoice the full amount of Services tendered to-date and the Customer shall tender full payment within fifteen (15) calendar days of receipt of invoice.
3. Non-payment at the aforescribed deadlines shall constitute a material breach by the Customer.
4. A monthly service charge of 1.5% or the greatest amount allowed by Florida state law shall be assessed on all past due balances. Payments will be credited first to late invoices, if no invoice number is stated on the payment check. Customer shall be responsible for all collection and attorney's fees incurred due to the Customer's default under this Agreement.
5. Supplemental Services include the Vendor's time spent on-site with the Customer, support via the phone or online (including, screen-sharing services), and travel time. Vendor shall invoice separately for the foregoing services.
6. If a support request is submitted by the Customer after normal business hours of operation, or during a Holiday, the client will be billed at one and one-half (1.5) times the normal per hour tech labor rate, no exclusions, and will be labeled in the ticket and invoice

as emergency billed technician hours. Support request submission includes, but is not limited to, text message, email, phone call, voicemail, and website submission.

7. Technician Time Rates:

1. During normal business hours, clients will be billed the following per hour. For emergency billed technician hours, clients will be charged at a rate of 1.5 times the normal technician labor charge.
2. \$165 per hour

8. Customer may submit support requests as follows: by calling (813) 444-4355, by e-mailing support@completeit.io, or by clicking on the Complete I.T. icon located on the desktop of any computer if the Customer has one of the three-tiered Managed Service Provider (MSP) plans. Support requests made outside of calling the Vendor office phone number, E-mail, or desktop icon may significantly delay the response time of the Complete I.T. support team.
9. Vendor holds a **"NO REFUNDS"** policy on the deposit, project total, or any monetary exchange of any kind. Except out any customer-installed software/anti-virus etc that may be connected to the breach

== Important Contacts ==

Project Approval

Signature

First Name

Last Name

Date

Accounting Contact Details

First Name

Last Name

Phone Number

Email

Onsite Contact Details

First Name

Last Name

Phone Number

Email



Eagle Eye Networks Camera System

Prepared for: Cypress Preserve CDD

Created by: Thomas Giella | CEO of Complete I.T. Corp

Email: Thomas@completeit.io

Phone: (813) 444-4355 Ext 203



- Your Technology Professionals -
Sales, Training, & Support

Hi Cypress Preserve CDD,

Complete I.T. has worked with small businesses, CDD's & HOA's, all the way up to Fortune 500 companies. No job is too big or too small. Complete I.T. Specialty Electrical License ES12001800.

Complete I.T. uses high quality products for one reason—quality makes a happy customer. We understand how inferior products, that may cost less in the beginning, can cost you much more in the end. Products chosen by Complete I.T. are often of superior craftsmanship and practical pricing than competitors.



All products sold by Complete I.T. hold a minimum 1-year manufacturer warranty. You as the client never have to worry about the warranties. If a product fails within a specified warranty period,

Complete I.T. can take care of the exchange or replacement. By allowing Complete I.T. to take care of your technology solutions, you can tend to what you do best, your company.



Networks Infrastructure (Wi-Fi)

Security. Access. Backbone. Up-time.

Complete I.T. designs, installs, and manages efficient network backbones. Whether you are a one-man show, or an fortune 500 company, your employees and clients deserve easy accessibility and a impeccable up-time.



Camera Systems (CCTV)

Up To 4K Resolution. Night Vision. Digital. PTZ.

Our digital solutions will capture video at your office, allowing you to review footage from any computer or mobile device with an internet connection. Crisp clear video, with audio capture being optional. Large assortment of cameras for any project. Local and cloud recording available.



Access Control Systems (ACS)

Cloud Based. Secure. Affordable. Easy To Use.

Have you pondered what would happen if the computer or server running your access control system crashed? By going with our Cloud solution, you won't have too. No large up-front software licensing fees.



Worry-Free Cloud Video Surveillance for Your Business

Make your business more efficient and the world a safer place – all on the only video management platform robust and flexible enough to power the future of video surveillance.

Eagle Eye Cloud Video Management System



CAMERA COMPATIBILITY

Use existing cameras or purchase from hundreds of the world's leading camera manufacturers, as Eagle Eye allows for the greatest choice and flexibility of any system on the market.



TRUE CLOUD

Benefit from easily deployed cloud technology that provides you with infinite scalability, flexibility, accessibility, and reliability.



CYBER SECURE

Protect your data with a system built by experts in cybersecurity who know how to prevent, detect, and respond to attacks, so you don't have to.



OPEN PLATFORM

Integrate seamlessly with other mission-critical applications, such as access control, smart sensors, and point-of-sale.



AI & ANALYTICS

Move beyond monitoring by leveraging data to identify threats; inform responses; and improve business operations, efficiency, and service.



THE EAGLE EYE CLOUD VMS

Smart Video Surveillance





Smart, Simple, Secure Cloud Video Surveillance for Your Business

Your security system should not only protect your people and property, it should also provide insight to help your business grow and thrive. It's Eagle Eye Networks mission to help you do just that.

We're leaders in delivering the power, flexibility, and cost-savings of cloud technology to the video surveillance market, helping you improve operations and enhance customer service, all while keeping an eye on what truly matters.

Whether you run a small business, global enterprise, or something in-between, you need a video solution capable of adapting to your needs – today and tomorrow. The Eagle Eye Cloud Video Management System (VMS) simplifies video surveillance through the flexibility of cloud paired with the convenience of easy, affordable installation and remote management.

The Eagle Eye Cloud VMS Equips You With:

True Cloud Technology

With a true cloud video solution, the video is processed and managed in the cloud, which offers users countless benefits.

- Scalability, so the system easily grows with your business
- Flexibility, enabling you to use the cameras and cabling in which you've already invested
- Accessibility, meaning you can view video from anywhere, on any device
- Reliability, regardless of your bandwidth limitations

Ease of Use

Eagle Eye provides easy installation, simple setup, an attractive and intuitive interface, central management, multisite viewing, on-the-fly camera sharing, storage retention flexibility, and much more.

Cybersecurity

The Eagle Eye VMS is built and maintained by cybersecurity experts who are laser-focused on protecting the confidentiality, integrity, and availability of your systems and the valuable data they contain.

Among other leading cybersecurity best practices, the Eagle Eye VMS offers secure encryption to buffered and locally-recorded video, constant monitoring against potential cyber threats, no vulnerable open ports or onsite firewalls, no onsite software to patch, triple redundant video storage, and two-factor authentication.





Open Platform

Closed systems can be problematic and costly to upgrade or add new technologies. Eagle Eye's open architecture gives you the power to choose from unlimited integrations, giving you the freedom to add new applications as your business needs evolve, ultimately increasing the value of your system. Easily integrate access control, point-of-sale, and license plate recognition to name just a few, for a single view of your operations.

Our open API platform offers:

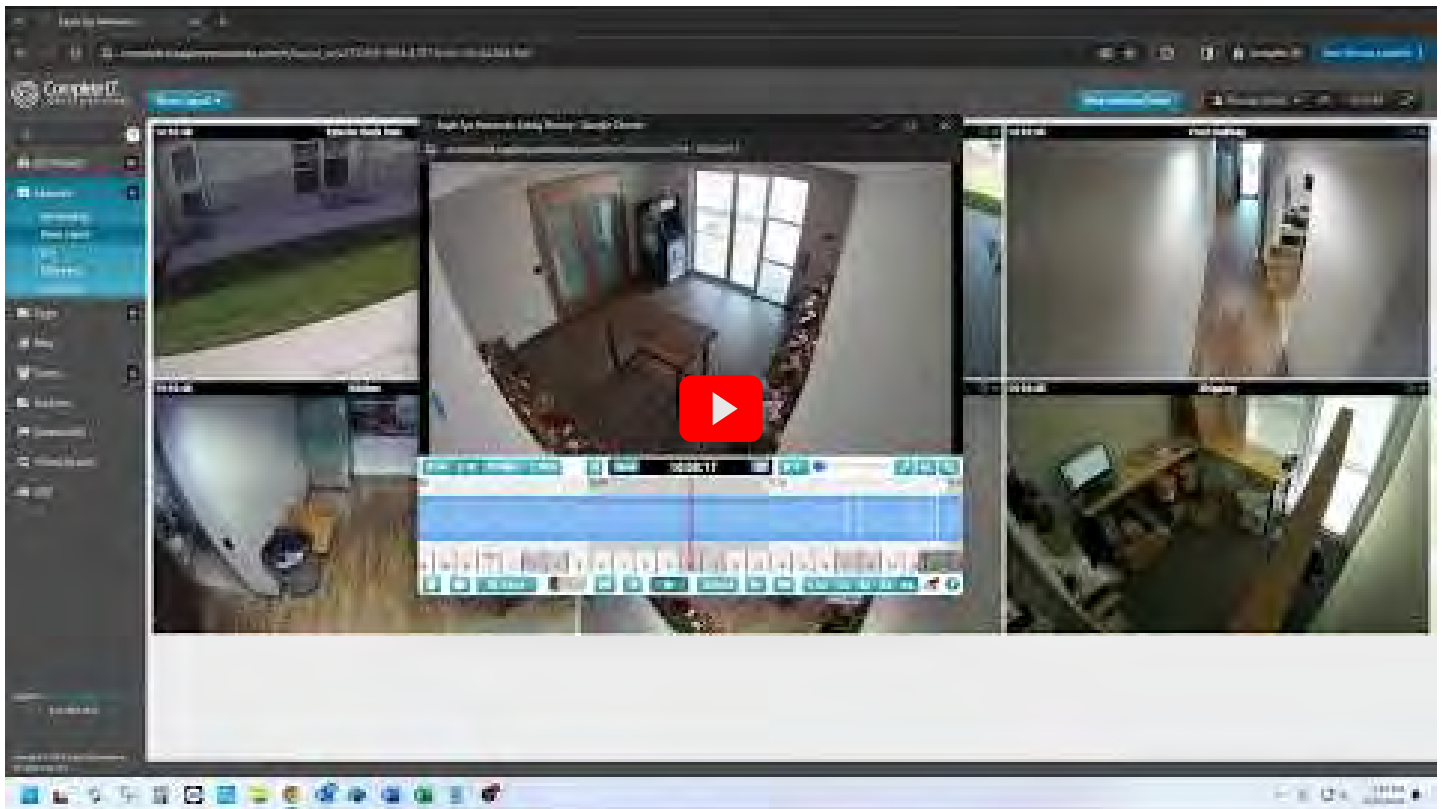
- Greater customization
- Lower total cost of ownership (with no vendor lock-in and no additional licensing fees)
- Stronger cybersecurity
- A future-proofed investment (allowing you to incorporate tools for future needs)
- Speed to market (applications can be built in hours, not months, and updated in minutes, not weeks)

Artificial Intelligence and Analytics

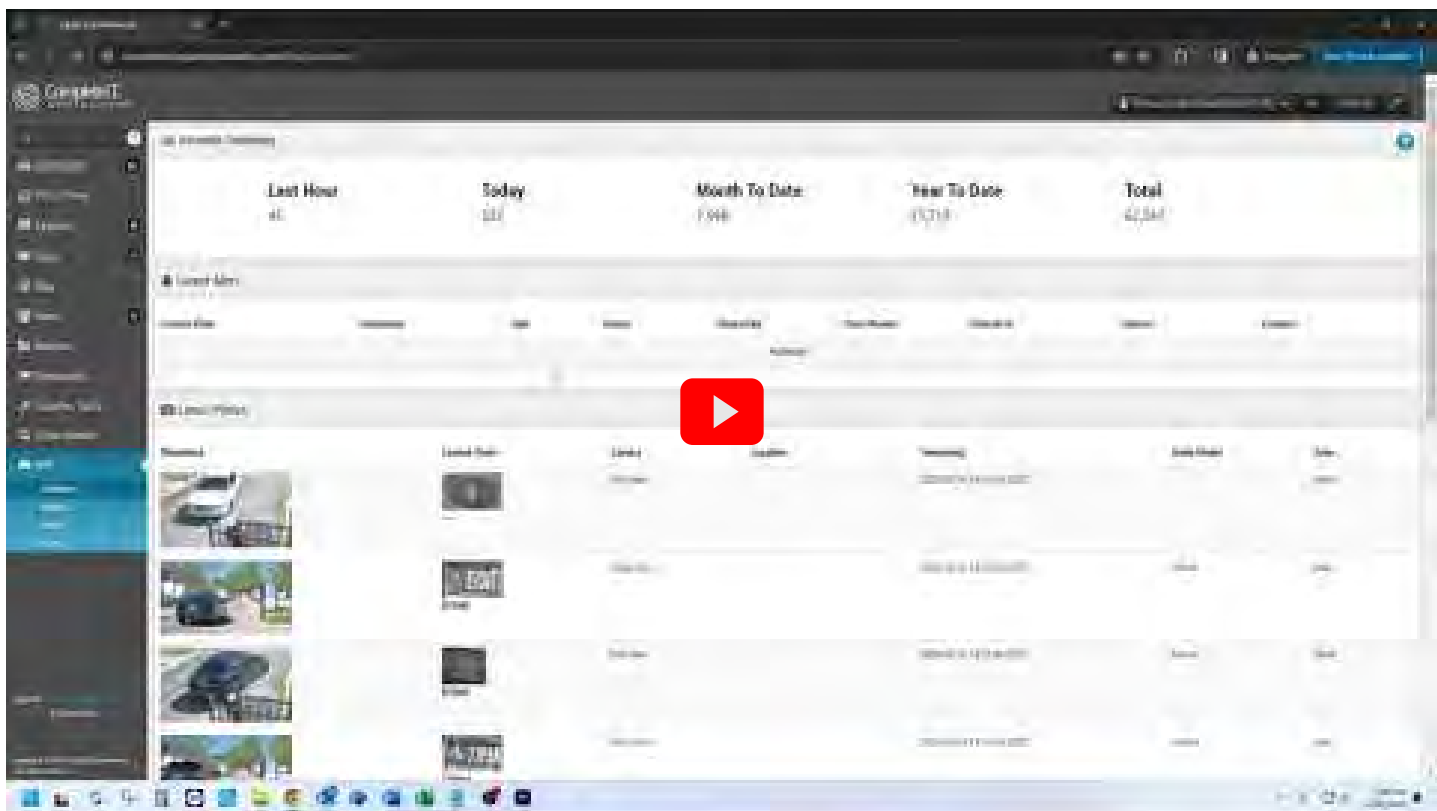
Create long-term strategies based on the insights gained from your video analytics. For example, easily determine the number of people entering and exiting your property at any given time. Monitoring customer traffic flow and patterns is crucial to operations and marketing, allowing for better planning around staffing, floor displays, and store layouts.

Video analytics also provide insight into employee behaviors, ensuring procedures are being properly followed, customer interactions are positive, and training is appropriate and effective.

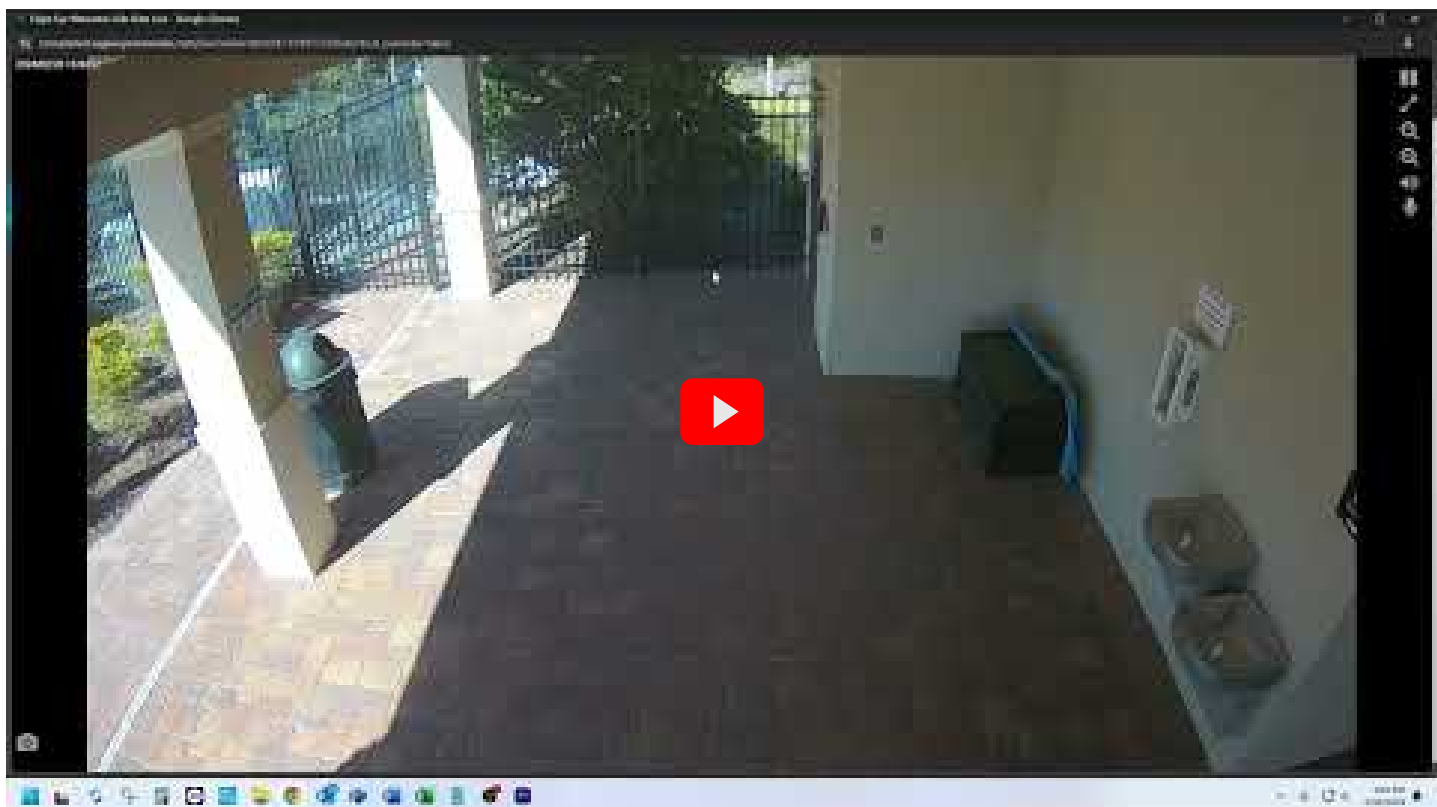
Camera System Demonstration



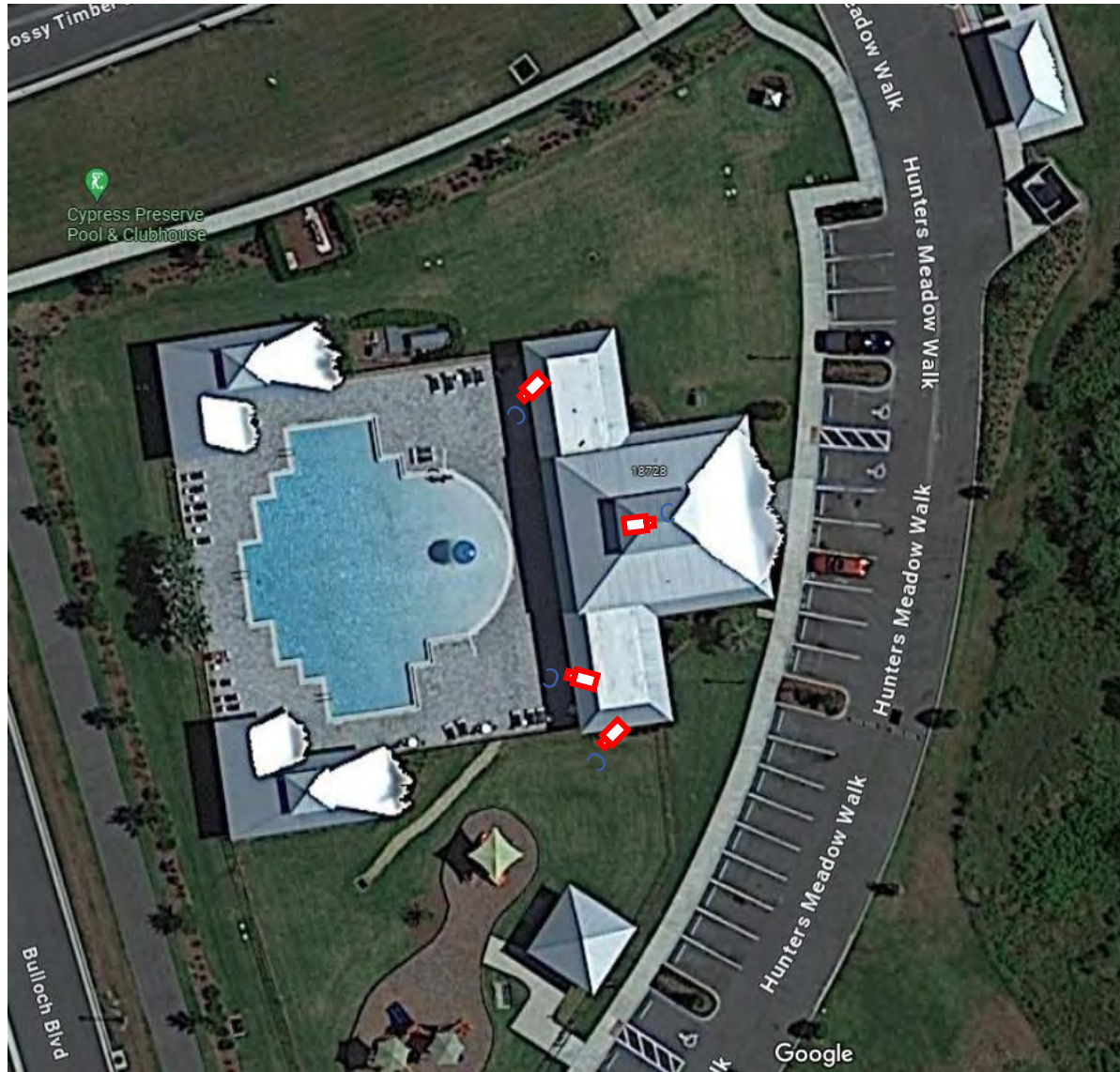
LPR System Demonstration




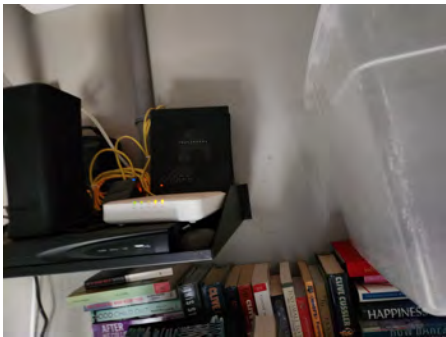
PA 2-way Communication and PA Scheduling



Current Camera System




 Current Camera Locations




Proposed Camera System - Clubhouse



 Varifocal Camera

 New Turret Cameras

 New Ai Dome Cameras

Proposed Camera System – Separate Mail Pavillion



EEN Direct To
Cloud Camera



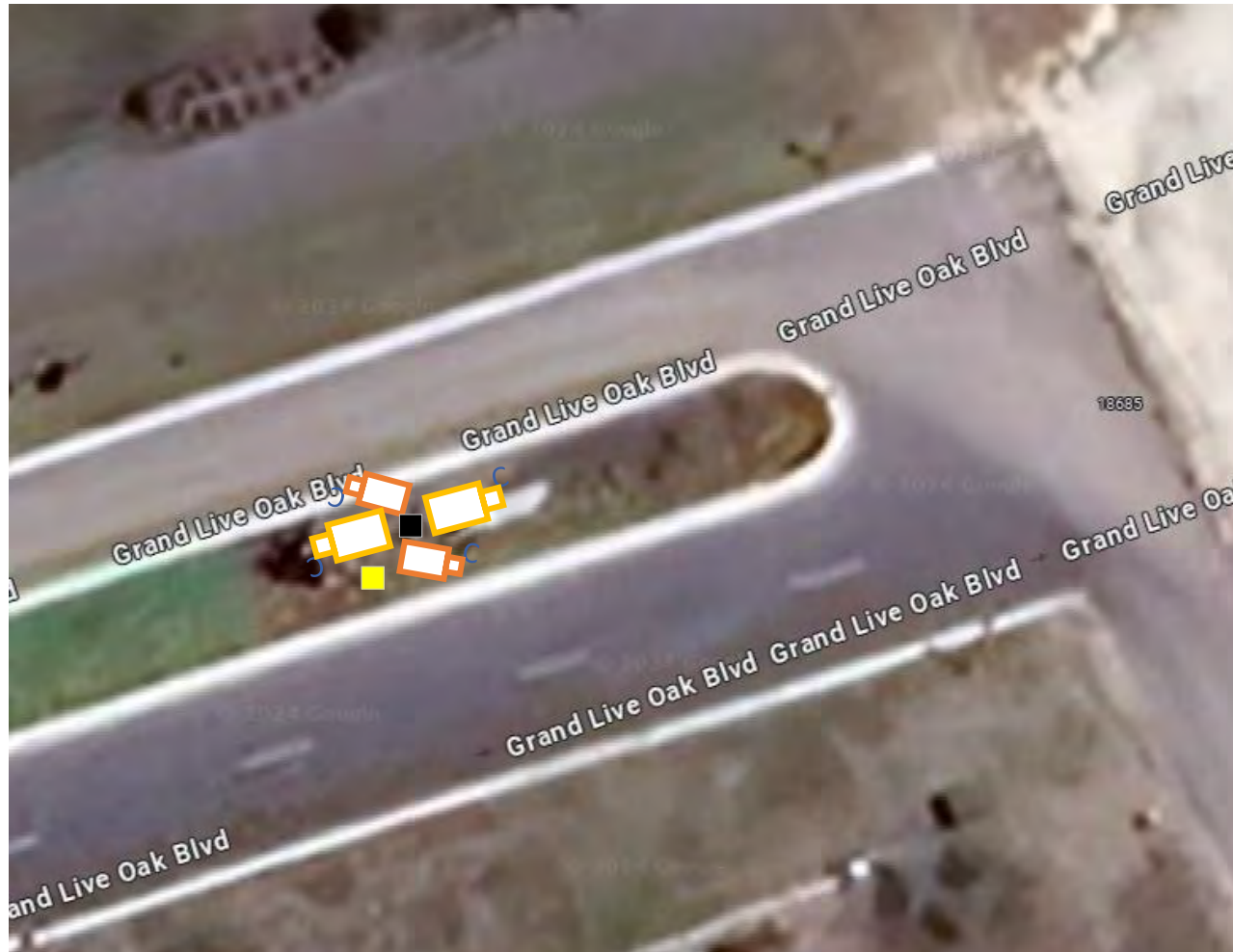
Black Aluminum
4" x 4" Pole



NEMA Box



Proposed LPR Camera System – Grand Live Oak Blvd & Land O Lakes Blvd (41)



Hanwha Turret
Camera



Varifocal Hanwha
Camera For LPR



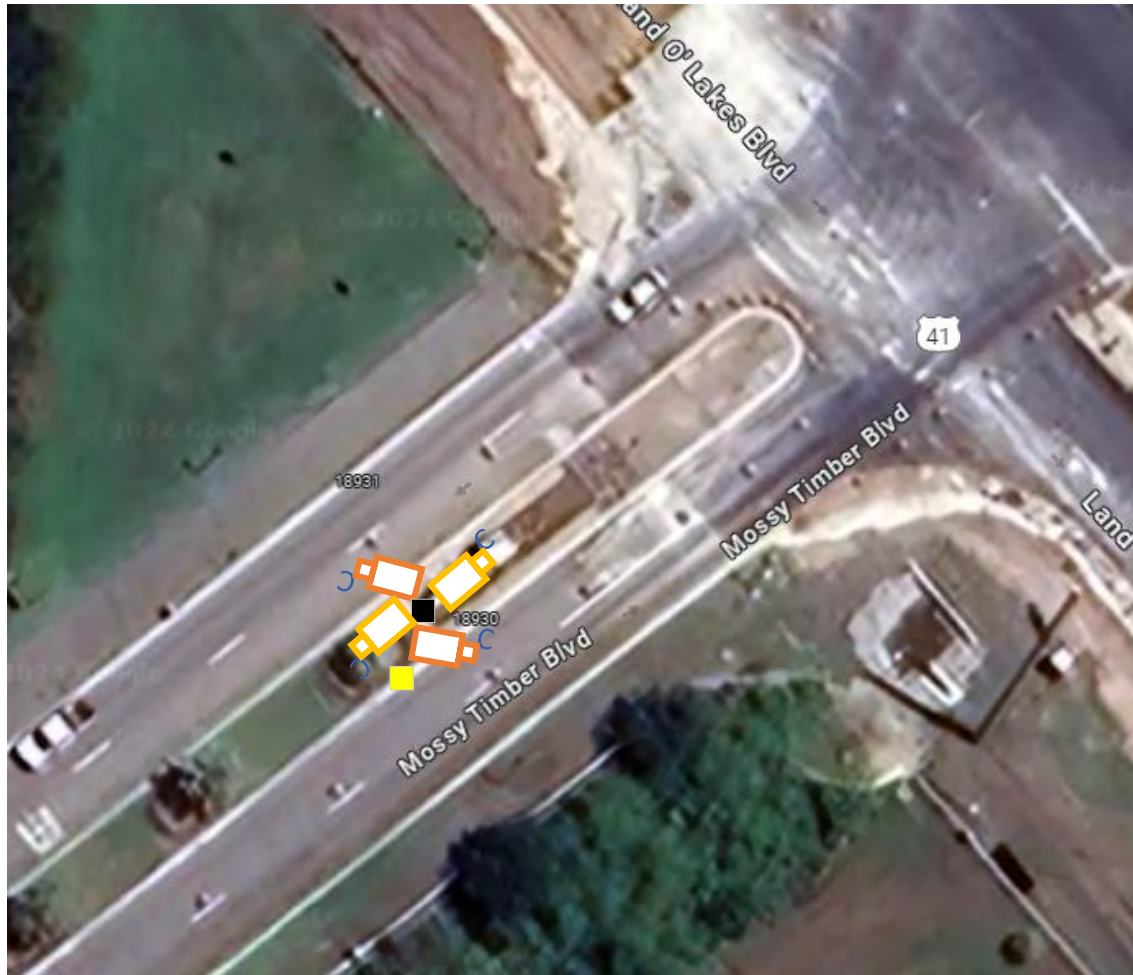
Black Aluminum
4" x 4" Pole







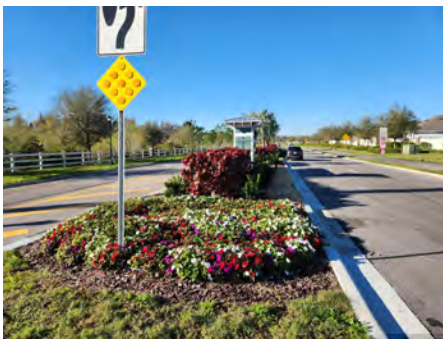
NEMA Box



Proposed LPR Camera System – Mossy Timber Blvd & Land O Lakes Blvd (41)



-  Hanwha Turret Camera
-  Varifocal Hanwha Camera For LPR
-  Black Aluminum 4" x 4" Pole
-  NEMA Box



Proposal Overview

Solutions:

Camera Systems	Price
Main Clubhouse - Camera System <ul style="list-style-type: none">• Onsite recording• (1) CMVR 420• (4) CAT6 installations• (1) Hanwha 4MP Varifocal Camera (Dumpster/Mail)<ul style="list-style-type: none">• 3-year manufacturer warranty• (2) Hanwha 4MP Dome Camera<ul style="list-style-type: none">• 3-year manufacturer warranty• (5) Hanwha 5MP AI IR Mini Vandal Dome Camera<ul style="list-style-type: none">• 3-year manufacturer warranty• (1) AXIS Outdoor Network Horn Speaker for Long Range Speech<ul style="list-style-type: none">• 5-year manufacturer warranty• Up to 16 hours of technician installation time	\$8,934.00
<input checked="" type="checkbox"/> Separate Mail Pavillion (optional) <ul style="list-style-type: none">• Direct to cloud camera system• (1) Camera free of Charge with EEN 1-year contract.<ul style="list-style-type: none">• Includes limited lifetime manufacturer warranty on cameras as long as payment is current with EEN contract.• Direct to cloud setup• 30ft conduit burial• (1) NEMA Box• (1) POE Injector• (1) CAT6 Installation• 18' Black Aluminum 4x4 Pole• Up to 8 hours of technician installation time	\$1,804.99

<input checked="" type="checkbox"/> Grand Live Oak Blvd & 41 LPR (optional)	\$6,004.00
<ul style="list-style-type: none"> Cloud recorded with EEN bridge <ul style="list-style-type: none"> Includes limited lifetime manufacturer warranty on recording unit as long as payment is current with EEN contract. (2) Hanwha 4MP Cameras <ul style="list-style-type: none"> 3-year manufacturer warranty (2) Hanwha 2MP Cameras <ul style="list-style-type: none"> 3-year manufacturer warranty Up to 10ft conduit burial (1) NEMA Box Hardened POE switch, power supply, and breaker (4) CAT6 Installation 18' Black Aluminum 4x4 Pole Up to 12 hours of technician installation time Not responsible for electric connection 	

<input checked="" type="checkbox"/> Mossy Timber Blvd & 41 LPR (optional)	\$6,004.00
<ul style="list-style-type: none"> Cloud recorded with EEN bridge <ul style="list-style-type: none"> Includes limited lifetime manufacturer warranty on recording unit as long as payment is current with EEN contract. (2) Hanwha 4MP Cameras <ul style="list-style-type: none"> 3-year manufacturer warranty (2) Hanwha 2MP Cameras <ul style="list-style-type: none"> 3-year manufacturer warranty Up to 10ft conduit burial (1) NEMA Box Hardened POE switch, power supply, and breaker (4) CAT6 Installation 18' Black Aluminum 4x4 Pole Up to 12 hours of technician installation time Not responsible for electric connection 	

Night Time Monitoring Equipment For Clubhouse (Optional)

<input checked="" type="checkbox"/> CIT Incident Monitoring Equipment	\$1,695.00
<ul style="list-style-type: none"> 8 Channel Monitor Camera Bridge Up to 8 hours of technician installation time 	

Managed Network & WiFi System

Managed Network Equipment	\$2,984.90
<ul style="list-style-type: none"> • Firewall/Router • 16 POE Switch • Outdoor Access WiFi Point • 400W UPS • 9U Server Rack • CAT6 Installation • Up to 8 hours of technician installation time • Does not replace ISP 	

Estimated One-Time Project Total \$27,426.89

Monthly Price:

Camera Licensing	Price
Clubhouse Cameras <ul style="list-style-type: none">EEN local data recording license (up to 4MP 2K recording for 30-days)EEN talk down feature (2-way communication)2-Way Voice Down Communication through PA	\$106.00
<input checked="" type="checkbox"/> Separate Mail Pavillion (optional) <ul style="list-style-type: none">Direct to Cloud Camera 2K (HD4) Recording	\$35.00
<input checked="" type="checkbox"/> Grand Live Oak Blvd & 41 LPR (optional) <ul style="list-style-type: none">EEN cloud recording license (2MP recording for 30-days)EEN cloud recording license (4MP recording for 30-days)EEN Analytic License Plate Recognition	\$186.00
<input checked="" type="checkbox"/> Mossy Timber Blvd & 41 LPR (optional) <ul style="list-style-type: none">EEN cloud recording license (2MP recording for 30-days)EEN cloud recording license (4MP recording for 30-days)EEN Analytic License Plate Recognition	\$186.00
Night Time Monitoring Equipment For Clubhouse (Optional)	
<input checked="" type="checkbox"/> CIT Incident Video Monitoring (optional) <ul style="list-style-type: none">3 year contractOperator handled events<ul style="list-style-type: none">4 operator interventions included per month.\$4.00 per operator intervention thereafter	\$500.00
MSP Network	
MSP Network StandBy	\$65.00

Estimate Monthly \$1,078.00

Approval Signatures

Project Approval

Signature

First Name

Last Name

Date

Accounting Contact Details

First Name

Last Name

Phone Number

Email

Onsite Contact Details

First Name

Last Name

Phone Number

Email

PAYMENT AND ASSOCIATED TERMS

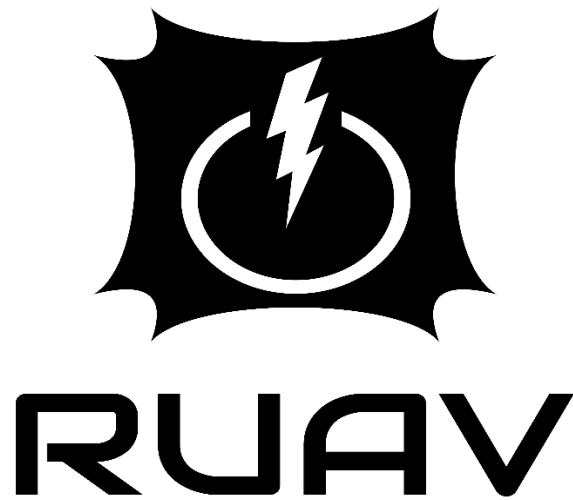
1. Prior to commencing any requested Service, hereby contemplated to be on a project-basis, the Vendor shall provide an estimate of fees, to wit the Customer shall tender 50% of the total estimated fee for that project prior the Vendor's duty to commence working on said Project or Service. Once the Vendor receives the initial 50% deposit, the Vendor shall complete the requested Service. Once the Vendor completes the Service, the Customer shall tender the remaining 50% fee within fourteen (14) calendar days.
2. To the best of Vendor's ability, most Services can be completed within thirty (30) calendar days. However, the Customer acknowledges that this estimated timeframe for completion of Service varies significantly due to various factors. The Vendor shall, within its estimate of fees, state the estimated timeframe to complete the Service requested by the Customer, which may go beyond thirty (30) calendar days. If the Customer requests the Vendor to postpone or delay completion of its Services, which must be in writing and timely delivered to the Vendor, the Customer acknowledges that there may be additional fees charged by Vendor. If the Customer requests the Vendor to postpone or delay completion of its Services beyond more than fifteen (15) calendar days, the Vendor shall invoice the full amount of Services tendered to-date and the Customer shall tender full payment within fifteen (15) calendar days of receipt of invoice.
3. Non-payment at the aforescribed deadlines shall constitute a material breach by the Customer.
4. A monthly service charge of 1.5% or the greatest amount allowed by Florida state law shall be assessed on all past due balances. Payments will be credited first to late invoices, if no invoice number is stated on the payment check. Customer shall be responsible for all collection and attorney's fees incurred due to the Customer's default under this Agreement.
5. Supplemental Services include the Vendor's time spent on-site with the Customer, support via the phone or online (including, screen-sharing services), and travel time. Vendor shall invoice separately for the foregoing services.
6. If a support request is submitted by the Customer after normal business hours of operation, or during a Holiday, the client will be billed at one and one-half (1.5) times the normal per hour tech labor rate, no exclusions, and will be labeled in the ticket and invoice

as emergency billed technician hours. Support request submission includes, but is not limited to, text message, email, phone call, voicemail, and website submission.

7. Technician Time Rates:

1. During normal business hours, clients will be billed the following per hour. For emergency billed technician hours, clients will be charged at a rate of 1.5 times the normal technician labor charge.
2. \$165 per hour

8. Customer may submit support requests as follows: by calling (813) 444-4355, by e-mailing support@completeit.io, or by clicking on the Complete I.T. icon located on the desktop of any computer if the Customer has one of the three-tiered Managed Service Provider (MSP) plans. Support requests made outside of calling the Vendor office phone number, E-mail, or desktop icon may significantly delay the response time of the Complete I.T. support team.
9. Vendor holds a **"NO REFUNDS"** policy on the deposit, project total, or any monetary exchange of any kind. Except out any customer-installed software/anti-virus etc that may be connected to the breach



Low Voltage / Security Systems / Automation

ESTIMATE

CYPRESS PRESERVE CCTV SECURITY SYSTEM

ROBBY UPTON

8133166187

ROBBYUPTONAV@GMAIL.COM

RUAV.IO

RU-AV.COM

ESTIMATE

RUAV

United States
Mobile: 813-316-6187
robbyuptonav@gmail.com
www.ru-av.com

Estimate To:

Cypress Preserve

lisa.castoria@inframark.com

Estimate #	899
Date	Jan 7, 2024
Total	\$7,900.00 USD

Cypress Preserve (CCTV) system

#	Tasks	Quantity	Rate	Amount
1.	Labor This will be to installation of the following: 1 x 8 channel nvr 2 x 360 cams 5 x 4k alarm led cams 1x running 3 new lines for the cameras cameras 2 pointing at pool/pavilion area 2 under the mailboxes and 1 pointing at parking 1 pointing towards the front entrance 1 pointing 360 fish eye inside pavilion 1 pointing at playground This will take 1 and a half days	1	\$3,800.00	\$3,800.00
#	Products	Quantity	Unit Price	Amount
1.	8 Channel 8PoE input Cortez Madallion 4k NVR This is the main unit that will run your security system. It will come with a 4tb of HDD storage. This will have full phone and computer viewing capability.	1 Qty	\$800.00	\$800.00
2.	5MP 4K STARLIGHT TURRET DUAL DRAGONFIRE® IR Camera with LED blinking alarm These will be the cameras used for the all locations that we need them. They have Night Vision with a Sony 5mp lense and strobe LEDs that will light up for security alerts 🚨	5	\$380.00	\$1,900.00
3.	8mp 360 fisheye dome camera outdoor This will be for inside the Maintainance room	2	\$500.00	\$1,000.00
4.	Box Cat6 23 AWG 4 Pair ground contact black wire, this will be for all the lines that will need to be ran to connect to the cameras and the NVR.	1 Qty	\$200.00	\$200.00
5.	Miscellaneous materials This will be for terminations, fittings, back boxes for cameras, conduit, screws for mounting on metal anything needed to complet the scope of the job.	1 Qty	\$200.00	\$200.00
Terms & Conditions			Sub Total	\$7,900.00 U

75% is due for the deposit and to hold the date and purchase all the materials. After materials have been dropped off and installed the 25% will be due. With payment of the deposit you agree to the terms and conditions of RUAV.

**Total \$7,900.00 U
SD**

5MP COLORMAX GEN4 NETWORK CAMERA with AI SMART FEATURES



3.5"



3.9"



SPECIFICATIONS

Video Compression Format	H.265+ / H.265 / H.264
Imaging Device	1 / 2.7" ColorMax CMOS
Effective Pixels	5MP 2880(H)×1620(V)
Scanning System	Progressive ColorMax CMOS
Min.Illumination	Color 0.002lux @ F1.0 (AGC ON) ; B/W 0 lux @ IR ON
Video Quality Ajustment	256Kbps ~ 8Mbps
*LENS TYPE	
Focal Length (Zoom Ratio)	2.8mm wide angle
Max. Aperture Ratio	F1.0 custom
Angular Field of View	Horizontal: 110°, Vertical: 57.8°, Diagonal: 131.6°
Min. Object Distance	2.5 feet
Lens Type	Fixed wide angle
*OPERATIONAL	
IR LED	2 Dragonfire
Warm white light	2 steady or deterrent
IR Viewable Length	Up to 98 feet (30m)
Warm Light Viewable Length	Up to 80 feet (25m)
Type of illumination	Default infrared light, switchable white light
Backlight Compensation	Off / On (5 Zone)
Wide Dynamic Range	True WDR 120dB
Digital Noise Reduction	3D DNR
Motion Detection	Off / On (8 Level)
Image Settings	Full Color Mode / Day&Night Mode / Schedule
Privacy Masking	Off / On (4 Zone, Rectangle)
Audio	Built-in microphone
Hardware Reset	Yes

KEY FEATURES

- 1/2.7" Progressive ColorMax CMOS
- 2.8mm Wide Angle IR lens
- LPR and Human Detection
- Full Smart AI features
- Dual Lighting
- Metal Housing IP67 Waterproof



Gain Control	Auto
White Balance	Auto / Manual
Electronic Shutter Speed	1/5 ~ 1/20000s
On-Board Storage	Micro SD slot, up to 256GB
Alarm base deterrent	Strobe light
AI Smart Feature	License Plate Detection (LPD) Face Recognition (FR) Human&Vehicle Detection (PD&VD) Perimeter Intrusion Detection(PID) Line Crossing Detection(LCD) Cross Counting (CC) Stationary Object Detection (SOD) Heat Map(HM) Crowd Density Detection (CD) Queue Length Detection (QD) Rare Sound Detection (RSD)
*NETWORK	
IP / Ethernet	IPv6 / RJ45(10/100BASE-T)
Resolution	Mainstream @30fps 5MP(2880x1620),4MP(2592x1520) 3MP(2304x1296),1080P(1920x1080) 960P(1280x960),720P(1280x720) Substream @30fps 720P(1280x720),VGA(640x480),QVGA(320x240) Mobilestream @30fps VGA(640x480), QVGA(320x240)
Bitrate control method	CBR/VBR
Streaming Capability	Triple-Stream (Main / Sub / Mobile)
Protocol	TCP/IP,HTTP,DHCP,DNS,DDNS,RTP/RTSP,SMTP,NTP,UPnP,SNMP,HTTPS,FTP
Security	Complex password; authenticated username and password
Streaming Method	Unicast / Multicast
Application Programming Interface	Open Compatibility, (Profile S / G / T)
Web Viewer	IIE10/11,Safari V12.1 above,Firefox V.52 above, Google chrome V.57 above,Edge V.79 above
*PHYSICAL	
Material / Protection	Metal housing / IP67 Waterproof
Operating Conditions	Temp: -35~+60°C/ Humidity: less than ≤ 95% RH
Input Voltage / Current	DC12V / 48V PoE (IEEE802.3af) extended PoE
Power Consumption	Variable 1.4w ~ 2.8w
Dimension (W x H x D)	100 x 100 x 90 mm (3.9 x 3.9 x 3.5 inches)
Weight	Approximately 415g (.91 lbs)

COR-IP8FISH

8MP PANORAMIC FISH EYE NETWORK CAMERA with INFARED



KEY FEATURES

- 1/2.5" Progressive CMOS
- 1.1mm IR Lens, 360° Angle of View
- Premium Components
- Dwarping Technology
- Up to 15 Feet radius 30 feet dia.
- IP64 Dust and splash proof protection
- 3840 (H) × 2160 (V) Resolution

SPECIFICATIONS

Resolution	8MP 3840(H)×2160(V)
Image Sensor	1/2.5" Progressive CMOS (8.51M pixels)
Min.Illumination	Color 0.01lux @ F1.2(AGC ON) ; B/W 0 lux @ IR ON
Shutter Time	Auto/Manual 1/5 ~ 1/20000s
Lens	1.1mm , Angle of view: 360°
F No.	F 2.0 ±5%
Day & Night	Auto switching infrared-cut filter (OSD on/off)
WDR	Digital
Video compression	H.265 / H.264
Video Bit Rate	8Kbps ~ 8Mbps
Video Streaming	3 individually adjustable streams
Frame Rate	Mainstream 8MP (3840x2160),4MP(2592x1520) 3MP(2304x1296),1080P(1920x1080), 720P(1280x720), Substream 1080P(1920x1080),720P(1280x720), VGA(640x480),QVGA(320x240) Mobilestream VGA(640x480), QVGA(320x240)
Image Settings	Image rotate, Saturation, Contrast, Hue, Brightness, Sharpness
BLC	Supported
ROI	Supported
Privacy Mask	Supported



Protocols	TCP/IP,IPv4v6,HTTP,DHCP,DNS, DDNS,RTP/RTSP,PPPoE, SMTP,NTP,UPnP,SNMP,HTTPS,FTP
Compatibility	Open Compatibility, API, CortexPlug&Play
Network Interface	RJ45 10M / 100M Ethernet interface
Illumination	3pcs (SMD)
IR range	15 feet (5m) 30 feet dia.
SD Card	Internal
Alarm Trigger	Yes, Screw Terminal
Audio	Yes
Video Output	Yes
Reset System	Hardware reset button and software
PoE	Yes
Casing	IP64 Dust and splash proof casing
Power Supply	DC 12V / POE
Consumption	≤ 5W
Storage Temperature	-30~+60°C (-22~+140°F)
Operating Temperature	-30~+55°C (-22~+131°F)
Dimensions	120 X 55mm (4.72 X 2.16 inches)
Weight	Approximately .88 lbs (400g)

COR-IP8FISH



COR-IPN8-P8

8 CHANNEL NETWORK VIDEO RECORDER with POE



SPECIFICATIONS

Bandwidth	Max 128Mbps / 128Mbps
Inputs	8 Channel POE
IP Auto Detect	Cortex® Medallion Plug & Play
Compression	H.264 / H.265 High Efficiency H.264 / H.265 High Efficiency
Multiplex Function	Simultaneous Live, Record, Remote Stream, Smart Phone Link
Recording Resolution	8MP(4K), 5MP, 3MP, 2MP(1080P), 1.3MP(960P), 1.0MP(720P)
Frame Rate	Full frame rate recording
Multi-channel Screen Display	Multi-split interchangeable and custom
Output Interfaces	1 HDMI, 1 VGA Simultaneous (up to 4K 2160p)
Display Resolution	1024*768, 1280*720, 1280*1024, 1440*900, 1920*1080, 2560*1440, 3840*2160
Digital Zoom	Yes, mouse wheel scroll zoom
Analytics Support	Yes, depends on network camera options
Panoramic Dewarping	Yes, Supported fisheye models
Motorized Camera Support	Yes, Full motorized lens controls
IP Camera Image Controls	Yes, Full Support for Cortex® Medallion Network Cameras
Playback	Calendar, Smart search, Time warp screen shots, VCA Search
Backup	Local & remote backup with clip maker
Alarm IO	4 Alarm In / 1 Alarm Out
Audio Out	RCA Audio Out and HDMI Out

FEATURES

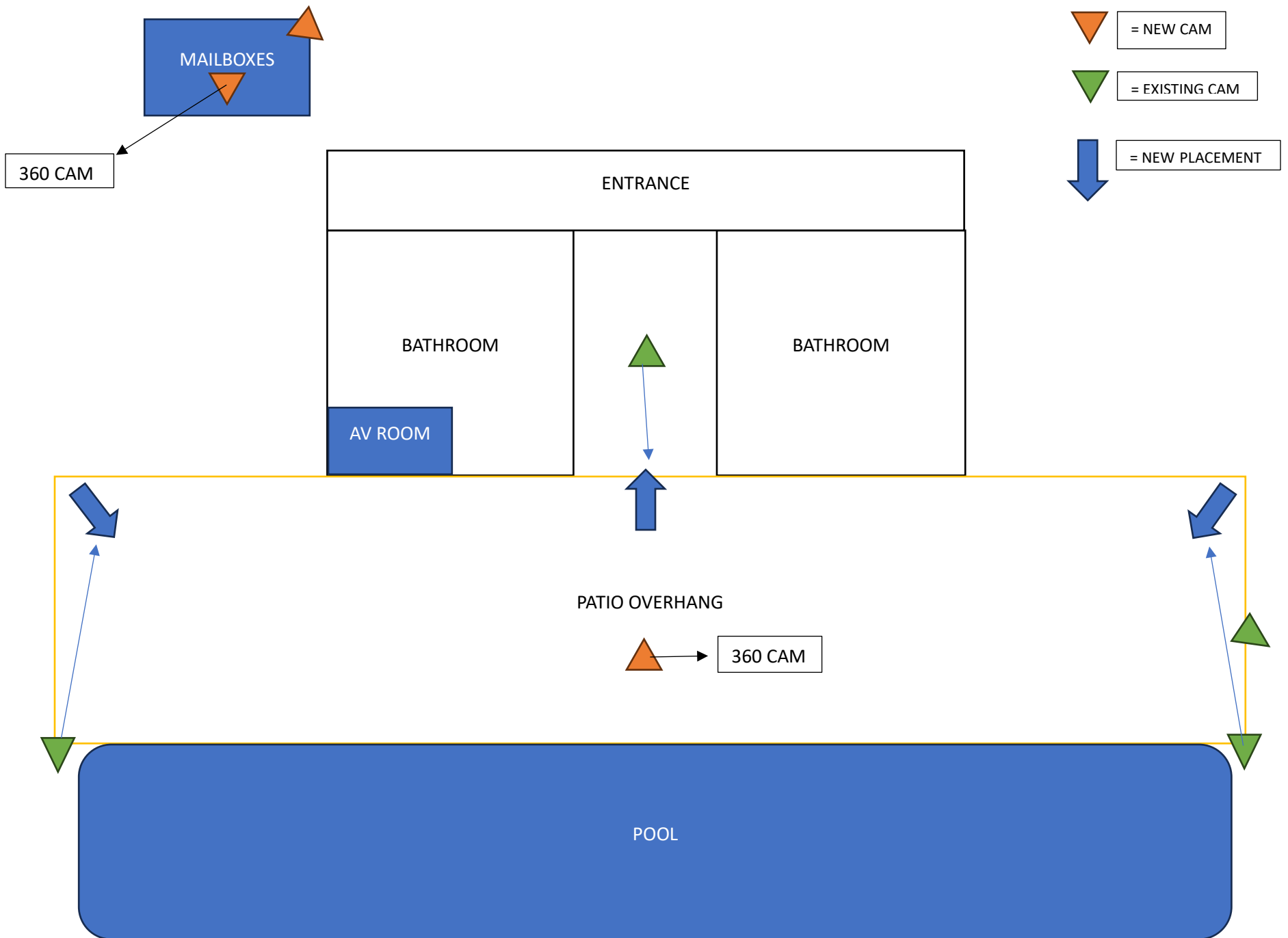
- Modern Intuitive GUI
- Simultaneous HDMI and VGA Output
- Panoramic Dewarping Support
- Intelligent Analytics Setup
- 128 Channel CMS
- Quick QR Code Plug and Play
- Multiplex Functionality
- 4K in and 4K out



CORTEX IQ

PTZ Support	Yes, Encoded in IP stream
Ethernet	RJ-45 port (100/1000M) Gigabit
POE Ports	8 x PoE (IEEE 802.3af)
Remote View Setup	P2P with QR Scan Code and/or Port management
DDNS	Yes, Multiple options
Smart Phone and Tablet	iOS and Android using CortexView app
Email Notification	Yes, with snap shot
Cloud Backup	Dropbox Cloud image storage
Expansion	VMS / CMS Software for Windows® and MacOS®
Operating System	Embedded Linux, No PC or Licenses required
Storage	1 SATA HDD, up to 8TB
USB	1 x 3.0 USB for backup / upgrade, 2 x 2.0 USB for mouse
Open compatibility	Yes, Third party support
Power Supply	DC48V / 2A PoE (80W Max)
Dimension (WxDxH)	302 x 227 x 53mm (11.8 x 8.9 x 2 inches)





RUAV MAINTENANCE CONTRACT FOR CCTV SYSTEM

Maintenance Plan

\$275 per month 1-year contract to renew unless cancelled 30 days prior to term end.

Provides (1) onsite maintenance of system per year (if parts/materials need to be ordered, that will not be included in the contract but discounted 10%), 24-hour health check monitoring of 2 NVR/DVRs (more systems can be added for a fee), daily remote visual inspection of system. Free phone/video tech support for software issues. Free incident video retrieval to be stored on RUAV server then backed up to cloud upon request (up to 3 hours per month, billed per hour after the 3 hours has been reached). Receive 10% discount on non-warranty repairs and service.

(Required internet connection at NVR/DVR by owner)

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED; HOWEVER, RUAV HAS THE RIGHT TO SUBSTITUTE EQUIPMENT OF EQUAL FUNCTION AND VALUE IF SPECIFIED EQUIPMENT IS NOT READILY AVAILABLE.

THE ABOVE WORK TO BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS LISTED HEREIN AND COMPLETED IN A WORKMANLIKE MANNER. OWNER AGREES THAT RUAV CAN TAKE AND USE PHOTOGRAPHS OF SAID WORK AND EQUIPMENT LISTED HEREIN FOR FUTURE ADVERTISING PURPOSES. TOTAL SUM: \$ 7,900

TERMS: TERMS: 60% Down, balance on equipment once received in RUAV warehouse to secure pricing. Labor to be billed upon completion of job. Note: IF you choose the option to just pay the 60% down and balance on completion, we reserve the right to issue a change order for any price increases incurred on the day the equipment is ordered. Unfortunately, with the daily fluctuations in pricing we have no choice but to offer this to our clients so they can secure current pricing for projects.

TERMS ARE SUBJECT TO APPROVAL.

WARRANTY IS 1 YEAR FROM DATE OF COMPLETION. ALL OTHER MANUFACTURES WARRANTIES WILL APPLY IF LONGER THAN 1 YEAR. RUAV HAS A 1 YR GUARANTEE ON LABOR.

BUYER AGREES TO PAY A SERVICE CHARGE OF 1-1/2% PER MONTH ON ALL ACCOUNTS OVER (30) DAYS.

ANY ALTERATION OR DEVIATION FROM THE ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS, OR DELAYS BEYOND OUR CONTROL. OWNER TO CARRY FIRE, TORNADO, THEFT, AND OTHER NECESSARY INSURANCE UPON ABOVE WORK. LIABILITY AND WORKMAN'S COMPENSATION INSURANCE ON ABOVE SPECIFIED WORK PROVIDED BY RUAV.

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE ACCEPTED. RUAV IS HEREBY AUTHORIZED TO DO THE WORK AS SPECIFIED.

I HAVE READ AND AGREE WITH THE TERMS AND CONDITIONS.

THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 7 DAYS.

PLEASE PRINT NAME AFTER SIGNATURE.

AUTHORIZED SIGNATURE:

FOR: Cypress Preserve

PRINT NAME:

DATE:

4B



Proposal #388530

Date: 02/08/2024

From: Seth Mendoza

Proposal For

Cypress Preserve CDD

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

main:
mobile:

Location

18805 Lester Dairy Rd
Land O Lakes , FL 34638

Property Name: Cypress Preserve CDD

Spring annuals 2024

Terms: Net 30

- Spring rotation of Annuals 2024

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Sunpatiens	1.00	\$4,000.000	\$4,000.00

Client Notes

Signature

x

SUBTOTAL	\$4,000.00
SALES TAX	\$0.00
TOTAL	\$4,000.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Seth Mendoza
Office:
semendoza@yellowstonelandscape.com

4C



Jayman Enterprises, LLC

Contract Cleaning Agreement

This agreement is made this _____, 2024, by and between Jayman Enterprises, LLC (Hereinafter called "JELLCO") and Cypress Preserve CDD (hereinafter called "Client"). Whereas, the Client desires JELLCO to supply contract cleaning and related janitorial services to the property commonly known as the Cypress Preserve CDD.

Now therefore, the parties agree as follows:

1. Performance of Duties. Beginning on _____, 2024, JELLCO will provide services for the areas to be serviced described in the "Performance Schedule," a true and accurate copy of which is attached to this Agreement. JELLCO agrees that the janitorial services to be provided shall be conducted according to the guidelines agreed upon between the Client and JELLCO.
2. Terms. The terms of the Performance Schedule or the price stated in paragraph 3, may be modified at any time by the mutual execution of written change orders by either party. All executed change orders shall become part of this Agreement. JELLCO will give the Client (30) days prior notice of any price change for services rendered pursuant to the Performance Schedule. Client will notify JELLCO of any changes in service times, any alterations to the furnishings, floor, wall, or ceiling surfaces at the Client's premises, or any other change which will affect the Performance Schedule and consequently the contract price. This Agreement shall continue in effect from the date services are to begin, for a period of one (1) year, unless terminated.
3. Payment. The Client shall make payments to JELLCO for services rendered at the rate \$1100 per month includes service twice per week. JELLCO will supply all necessary materials. The first billing will be made on the first day services are rendered and shall be payable 30 days. Subsequent billings and due dates will be monthly. Client shall pay JELLCO its costs and expenses, including reasonable attorney's fees paid or incurred in enforcing the terms of this Agreement.
4. Insurance. JELLCO shall produce adequate insurance coverage and will deliver to the Client certificates of Insurance upon request.
5. Termination. This Agreement may be terminated by either party giving thirty (30) days written notice by certified mail, return receipt requested, addressed to the other party at the address indicated below. In the event that JELLCO fails to perform its services in a manner satisfactory to the Client, the Client may terminate this Agreement with the following procedure:

- a. Written notification to JELLCO by certified mail citing areas of deficiencies.
 - b. If, within ten (10) working days of receipt of such notification, JELLCO has failed to correct said deficiencies, Client may terminate this Agreement by giving JELLCO twenty (20) days notification of the termination.
6. JELLCO will perform all services required under this Agreement, except when prevented by strike, lockout, act of God, accident, or other circumstances beyond its control.
 7. Additional charges may Apply if required when a party has taken place on property with or without management consent and cleanup is necessary above and beyond the normal. This fee will be determined by the amount of cleanup is needed to restore amenities back to a presentable state.
 8. This Agreement contains all the covenants and agreements between the parties and may not be modified except in writing, signed by both parties.

Client

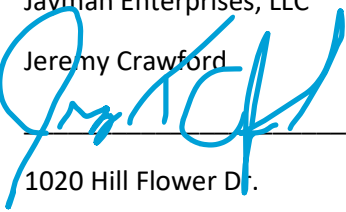
By _____

Authorized Agent

Address _____

Jayman Enterprises, LLC

Jeremy Crawford



1020 Hill Flower Dr.

Brooksville, Fl. 34604



Jayman Enterprises, LLC

PERFORMANCE SCHEDULE

Performed weekly MON/FRI

BATHROOMS

- | | |
|---|---|
| 1. Clean, sanitize, and polish all vitreous fixtures including toilet bowls, urinals, and hand basins | X |
| 2. Clean all glass and mirrors. | X |
| 3. Empty all containers and disposals, insert liners as required, spot clean, and sanitize containers. | X |
| 4. Spot clean all walls, doors, and stall partitions. | X |
| 5. Refill all dispensers to normal limits - paper towels, soap, toilet tissue, can liners, and supplies. Supplies to be furnished Vendor. | X |
| 6. Low dust all horizontal surfaces up to hand height including sills, mouldings, ledges, shelves, frames, ducts, outlets. | X |
| 7. Deodorize floor drains as needed | X |
| 8. Vacuum, sweep, damp mop, and sanitize hard floors as needed. | X |

POOLS AND PATIOS

- | | |
|--|---|
| 1. Damp clean table tops | X |
| 2. Spot clean all trash containers | X |
| 3. Clean and sanitize drinking fountains | X |
| 4. Clean debris from pool deck | X |
| 5. Arrange pool furniture | X |

ADDITIONAL SERVICES

- | | |
|--|-----------|
| 1. Empty 5 trash receptacles throughout community | X |
| 2. Service 10 dog stations throughout community including dog parks. Supplies furnished by Vendor. | X |
| 3. Dust and maintain mail kiosk Area | X |
| 4. Notify Management of repairs and or concerns | as needed |

4D.

ACTION TOWING INC. OF TAMPA

ALL LOCATIONS 813-920-2525

11207 SHELDON RD, TAMPA FL 33626

1708 E BUSCH BLVD, TAMPA FL 33612

9042 130th AVE N, LARGO FL 33773

4535 LAND O'LAKES BLVD, LAND O'LAKES FL 34639

Action Towing Inc. of Pasco

dba Tatum's Towing & Recovery

8629 BOLTON AVE

HUDSON, FL 34667

727-862-9050

**Vehicle Removal from Private Property Service
Agreement**

- I. Parties: This is an agreement made between Action Towing Inc. of Tampa and Action Towing Inc. of Pasco dba Tatum's Towing & Recovery, companies regularly engaged in the business of towing motor vehicles/vessels. (Hereinafter referred to as Action / Tatum's) and _____ Date: _____

Located at: _____
(Hereinafter referred to as) the property being serviced.

Management Company: _____

- II. Effective date: By this agreement Action / Tatum's shall begin providing service on _____ at _____ o'clock Sign(s) installed on: _____
- III. Consideration: Action / Tatum's agrees to provide vehicle/vessel removal service from the aforesaid property and to provide storage of said vehicles/vessels for property being serviced in return for which the property being serviced agrees to abide by and conform to and perform each of the terms, conditions covenants and promises contained I this agreement.
- IV. Authorized Agents: The property being serviced hereby agrees to provide Action / Tatum's with a completed list containing the full name and affiliation, such as manager, security guard, janitor, etc. of each and every person authorized by the property being serviced to have Action / Tatum's remove and/or store a vehicle/vessel from the aforesaid property without the permission or consent of the registered owner or other legally authorized person in control of the vehicle/vessel, as provided for the section 715.07; 713.78 Florida Statutes. (All listed persons shall be hereinafter referred to as "authorized agents" of the property being serviced) It is agreed by bother parties that Action / Tatum's will remove and/or store any vehicle/vessel from the aforesaid property only at the direction of a listed person so authorized. It is further agreed that it is the sole responsibility of the property being serviced to keep the aforesaid list current and to make certain, by providing updated authorized agent's list, that the names of persons no longer authorize to cause vehicle/vessels to be removed do not remain on the list. Action / Tatum's agrees to comply with the aforesaid and Florida Statutes.
- V. Selection of Vehicles/Vessels to be Removed: It is agreed by the parties that pursuant to section 715.07; 713.78 Florida Statutes. Action / Tatum's shall at the direction of any authorize agent of the property being serviced remove any vehicle/vessel, which the authorized agent designates as being parked on the aforesaid property without authorization. The parties hereto agree that it is solely the responsibility of the property being serviced and its authorized agent to determine and designate that a vehicle/vessel is in fact parked in private property owned or leased by the property being serviced and

that it is in fact parked without authorization of the property being serviced. It is further agreed by the property being serviced that Action / Tatum's and it's agents and employees are not responsible for knowing either the legal boundaries of the aforesaid property of the rules, regulations, by-laws or other requirements and authorizations pertaining to vehicles/vessels on the aforesaid property by which it may be determined whether a vehicle/vessel is or is not parked without authorization. It is agreed that the decision to remove a vehicle/vessel from the aforesaid property is not to be at the discretion of Action / Tatum's, it's agents or employees and that it is the sole responsibility for the property being serviced and it's authorized agents to exercise reasonable care in the determination that a particular vehicle/vessel is parked on the aforesaid property without authorization and in the decision to cause Action / Tatum's to remove such vehicle/vessel pursuant to section 715.07; 713.78 Florida Statutes, without obtaining permission of the legally registered owner of such vehicle/vessel. The property being service agrees to use reasonable care in the selection of its authorized agents and in keeping them well informed of the legal boundaries and rules, regulations, by-laws, and other decrees pertaining to the aforesaid property and parking thereon.

- VI. Notice and Signs: The property being serviced agrees to fully comply with all legal requirements of section 715.07; 713.78 Florida Statutes regarding the giving of due notice to the registered owners of vehicles/vessels and legally authorized person's in control of vehicles/vessels subject to removal by Action / Tatum's. The property being serviced agrees that it shall, at its own expense, post sufficient signs that in all respects meet the requirements imposed by section 715.07; 713.78 Florida Statutes. Action / Tatum's agrees to post such signs for the property owner and the property owner agrees to reimburse Action / Tatum's for the cost of such signs.
- VII. Removal and Storage Fees: The property being serviced agrees that Action / Tatum's shall charge and hold solely responsible, the owner or legally authorized person in control of vehicles/vessels parked without authorization, which are removed from aforesaid property, for all costs of towing and storage except vehicles/vessels designated for removal by authorized agents which are inoperable, dismantled, and/or unregistered vehicles/vessels for which the owner or other legally authorized person fails to pay all costs of removal and storage thirty-five (35) or fifty (50) days of removal from the aforesaid property. In each such case, Action / Tatum's shall have the right to dispose of such vehicles/vessels in accordance with the laws of the State of Florida.
- VIII. Cancellation: Either party may cancel this agreement after thirty (30) days of the other party receiving written notice of cancellation.

In witness whereof, the parties have executed this agreement as the date signed.

Witnesses:

By: _____

Print: _____

Date: _____

Date: _____

Action / Tatum's By: _____ Print: _____

715.07 Vehicles or vessels parked on private property; towing.—

(1) As used in this section, the term:

(a) "Vehicle" means any mobile item which normally uses wheels, whether motorized or not.

(b) "Vessel" means every description of watercraft, barge, and airboat used or capable of being used as a means of transportation on water, other than a seaplane or a "documented vessel" as defined in s. 327.02.

(2) The owner or lessee of real property, or any person authorized by the owner or lessee, which person may be the designated representative of the condominium association if the real property is a condominium, may cause any vehicle or vessel parked on such property without her or his permission to be removed by a person regularly engaged in the business of towing vehicles or vessels, without liability for the costs of removal, transportation, or storage or damages caused by such removal, transportation, or storage, under any of the following circumstances:

(a) The towing or removal of any vehicle or vessel from private property without the consent of the registered owner or other legally authorized person in control of that vehicle or vessel is subject to strict compliance with the following conditions and restrictions:

1. a. Any towed or removed vehicle or vessel must be stored at a site within a 10-mile radius of the point of removal in any county of 500,000 population or more, and within a 15-mile radius of the point of removal in any county of less than 500,000 population. That site must be open for the purpose of redemption of vehicles on any day that the person or firm towing such vehicle or vessel is open for towing purposes, from 8:00 a.m. to 6:00 p.m., and, when closed, shall have prominently posted a sign indicating a telephone number where the operator of the site can be reached at all times. Upon receipt of a telephoned request to open the site to redeem a vehicle or vessel, the operator shall return to the site within 1 hour or she or he will be in violation of this section.

b. If no towing business providing such service is located within the area of towing limitations set forth in sub-subparagraph a., the following limitations apply: any towed or removed vehicle or vessel must be stored at a site within a 20-mile radius of the point of removal in any county of 500,000 population or more, and within a 30-mile radius of the point of removal in any county of less than 500,000 population.

2. The person or firm towing or removing the vehicle or vessel shall, within 30 minutes after completion of such towing or removal, notify the municipal police department or, in an unincorporated area, the sheriff, of such towing or removal, the storage site, the time the vehicle or vessel was towed or removed, and the make, model, color, and license plate number of the vehicle or description and registration number of the vessel and shall obtain the name of the person at that department to whom such information was reported and note that name on the trip record.

3. A person in the process of towing or removing a vehicle or vessel from the premises or parking lot in which the vehicle or vessel is not lawfully parked must stop when a person seeks the return of the vehicle or vessel. The vehicle or vessel must be returned upon the payment of a reasonable service fee of not more than one-half of the posted rate for the towing or removal service as provided in subparagraph 6. The vehicle or vessel may be towed or removed if, after a reasonable opportunity, the owner or legally authorized person in control of the vehicle or vessel is unable to pay the service fee. If the vehicle or vessel is redeemed, a detailed signed receipt must be given to the person redeeming the vehicle or vessel.

4. A person may not pay or accept money or other valuable consideration for the privilege of towing or removing vehicles or vessels from a particular location.

5. Except for property appurtenant to and obviously a part of a single-family residence, and except for instances when notice is personally given to the owner or other legally authorized person in control of the vehicle or vessel that the area in which that vehicle or vessel is parked is reserved or otherwise unavailable for unauthorized vehicles or vessels and that the vehicle or vessel is subject to being removed at the owner's or operator's expense, any property owner or lessee, or person authorized by the property owner or lessee, prior to towing or removing any vehicle or vessel from private property without the consent of the owner or other legally authorized person in control of that vehicle or vessel, must post a notice meeting the following requirements:

a. The notice must be prominently placed at each driveway access or curb cut allowing vehicular access to the property, within 5 feet from the public right-of-way line. If there are no curbs or access barriers, the signs must be posted not less than one sign for each 25 feet of lot frontage.

b. The notice must clearly indicate, in not less than 2-inch high, light-reflective letters on a contrasting background, that unauthorized vehicles will be towed away at the owner's expense. The words "tow-away zone" must be included on the sign in not less than 4-inch high letters.

c. The notice must also provide the name and current telephone number of the person or firm towing or removing the vehicles or vessels.

d. The sign structure containing the required notices must be permanently installed with the words "tow-away zone" not less than 3 feet and not more than 6 feet above ground level and must be continuously maintained on the property for not less than 24 hours prior to the towing or removal of any vehicles or vessels.

e. The local government may require permitting and inspection of these signs prior to any towing or removal of vehicles or vessels being authorized.

f. A business with 20 or fewer parking spaces satisfies the notice requirements of this subparagraph by prominently displaying a sign stating "Reserved Parking for Customers Only Unauthorized Vehicles or Vessels Will Be Towed Away At the Owner's Expense" in not less than 4-inch high, light-reflective letters on a contrasting background.

g. A property owner towing or removing vessels from real property must post notice, consistent with the requirements in sub-subparagraphs a.-f., which apply to vehicles, that unauthorized vehicles or vessels will be towed away at the owner's expense.

A business owner or lessee may authorize the removal of a vehicle or vessel by a towing company when the vehicle or vessel is parked in such a manner that restricts the normal operation of business; and if a vehicle or vessel parked on a public right-of-way obstructs access to a private driveway the owner, lessee, or agent may have the vehicle or vessel removed by a towing company upon signing an order that the vehicle or vessel be removed without a posted tow-away zone sign.

6. Any person or firm that tows or removes vehicles or vessels and proposes to require an owner, operator, or person in control of a vehicle or vessel to pay the costs of towing and storage prior to redemption of the vehicle or vessel must file and keep on record with the local law enforcement agency a complete copy of the current rates to be charged for such services and post at the storage site an identical rate schedule and any written contracts with property owners, lessees, or persons in control of property which authorize such person or firm to remove vehicles or vessels as provided in this section.

7. Any person or firm towing or removing any vehicles or vessels from private property without the consent of the owner or other legally authorized person in control of the vehicles or vessels shall, on any trucks, wreckers as defined in s. 713.78(1)(c), or other vehicles used in the towing or removal, have the name, address, and telephone number of the company performing such service clearly printed in contrasting colors on the driver and passenger sides of the vehicle. The name shall be in at least 3-inch permanently affixed letters, and the address and telephone number shall be in at least 1-inch permanently affixed letters.

8. Vehicle entry for the purpose of removing the vehicle or vessel shall be allowed with reasonable care on the part of the person or firm towing the vehicle or vessel. Such person or firm shall be liable for any damage occasioned to the vehicle or vessel if such entry is not in accordance with the standard of reasonable care.

9. When a vehicle or vessel has been towed or removed pursuant to this section, it must be released to its owner or custodian within one hour after requested. Any vehicle or vessel owner or agent shall have the right to inspect the vehicle or vessel before accepting its return, and no release or waiver of any kind which would release the person or firm towing the vehicle or vessel from liability for damages noted by the owner or other legally authorized person at the time of the redemption may be required from any vehicle or vessel owner, custodian, or agent as a condition of release of the vehicle or vessel to its owner. A detailed, signed receipt showing the legal name of the company or person towing or removing the vehicle or vessel must be given to the person paying towing or storage charges at the time of payment, whether requested or not.

(b) These requirements are minimum standards and do not preclude enactment of additional regulations by any municipality or county including the right to regulate rates when vehicles or vessels are towed from private property.

(3) This section does not apply to law enforcement, firefighting, rescue squad, ambulance, or other emergency vehicles or vessels that are marked as such or to property owned by any governmental entity.

(4) When a person improperly causes a vehicle or vessel to be removed, such person shall be liable to the owner or lessee of the vehicle or vessel for the cost of removal, transportation, and storage; any damages resulting from the removal, transportation, or storage of the vehicle or vessel; attorney's fees; and court costs.

(5)(a) Any person who violates subparagraph (2)(a)2. Or subparagraph (2)(a)6. Commits a misdemeanor of the first degree, punishable as provided in s. 775.082 or s. 775.083.

(b) Any person who violates subparagraph (2)(a)1., subparagraph (2)(a)3., subparagraph (2)(a)4., subparagraph (2)(a)7., or subparagraph (2)(a)9. commits a felony of the third degree, punishable as provided in s. 775.082, s. 775.083, or s. 775.084.

History.—s. 1, ch. 76-83; s. 221, ch. 77-104; s. 2, ch. 79-206; s. 2, ch. 79-271; s. 2, ch. 79-410; s. 1, ch. 83-330; s. 51, ch. 87-198; s. 3, ch. 88-240; s. 9, ch. 90-283; s. 839, ch. 97-102; s. 18, ch. 2001-64; s. 5, ch. 2005-137; s. 11, ch. 2006-172; s. 10, ch. 2014-70.

ACTION TOWING INC. OF TAMPA
ALL LOCATIONS 813-920-2525
11207 SHELDON RD, TAMPA FL 33626
1708 E BUSCH BLVD, TAMPA FL 33612
9042 130th AVE N, LARGO FL 33773
4535 LAND O'LAKES BLVD, LAND O'LAKES FL 34639

Action Towing Inc. of Pasco
dba Tatum's Towing & Recovery
8629 BOLTON AVE
HUDSON, FL 34667
727-862-9050

Company Name: _____ Date: _____

Authorized Agents:

1.Name: _____ Position _____

Phone#: _____

2.Name: _____ Position _____

Phone#: _____

3.Name: _____ Position _____

Phone#: _____

4.Name: _____ Position _____

Phone#: _____

Comments: _____

ACTION TOWING INC. OF TAMPA
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1708 E BUSCH BLVD, TAMPA FL 33612
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Action Towing Inc. of Pasco
dba Tatum's Towing & Recovery
8629 BOLTON AVE
HUDSON, FL 34667
727-862-9050

Private Property Towing Form

DATE	TIME	ODOMETER
------	------	----------

YEAR (If year unknown, leave blank)	MAKE	MODEL
-------------------------------------	------	-------

COMPLETE VIN #

COLOR	TAG#	STATE
-------	------	-------

LOCATION OF CAR

DRIVER	TRUCK: WL OR FB CIRCLE ONE	TRUCK #
--------	-------------------------------	---------

I am the owner or lessor, or the agent thereof the physical property address listed above as location of vehicle/vessel. I have complied with the provisions of section 715.07; 713.78 Florida Statutes which grants me the right, under certain conditions, to have removed from the said property, a motor vehicle unauthorized/improperly parked thereon: inconsideration to the towing/storage company noted hereon undertaking to remove and store the vehicle noted above pursuant to said statute, I hereby agree to hold said towing/storage company harmless from loss or damage or expense from any claim growing out of such removal.

Printed Name of Property Owner/Authorized Agent

Signature of Property Owner/Authorized Agent
--

Address of Property Owner

Agency reported to	Operator # / Event #	Time Called In
--------------------	----------------------	----------------

OTHER NOTES:

4Ei.

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

Fifth Order of Business

5A

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

The Regular Meeting of the Board of Supervisors of Cypress Preserve Community Development District was held on Wednesday, February 7, 2024, at 1:30 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	District Manager
Michael Broadus	District Counsel
Clay Wright	Inframark – <i>via conference call</i>

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cooper called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comment (3) Minute Time Limit

A resident expressed an apology regarding a notice received.

THIRD ORDER OF BUSINESS

Vendor Reports

A. District Counsel

Mr. Broadus informed the Board regarding ethics training expectations and deadlines.

B. District Engineer

i. Review of Ownership Map

- Ms. Cooper stated Cypress Preserve does not have an Ownership Map.
- Ms. Cooper informed the Board that the Ownership Map clearly defines everything within the District and what is owned by each entity. She contacted an engineer for an estimate. The engineer informed Ms. Cooper that if they do not encounter a setback in obtaining the original engineer documents, it will cost approximately \$1,500-\$2,000 to prepare an ownership map.
- Ms. Cooper explained the Ownership Map will be useful throughout the life of the District.

On MOTION by Ms. Lynch seconded by Ms. Ellis with all in favor, the District Engineer was authorized to develop the District's Ownership Map. 3-0

FOURTH ORDER OF BUSINESS

Business Items

A. Organizational Matters

i. Consideration of Resume for Vacant Seat 4, Expiring 11/2024

ii. Oath of Office for Newly Appointed Supervisor

A review of ownership map was discussed and the Board requests to add HOA vs CDD fences to the map. The applicants were not present at the meeting, tabled to March.

iii. Designation of Officers (Resolution 2024-02)

The Board reviewed the resolution and added Lisa Castoria as Assistant Secretary.

On MOTION by Mr. Sutphin seconded by Ms. Lynch with all in favor, Resolution 2024-02, Designation of Officers adding Ms. Lisa Castoria as Secretary Assistant was adopted. 3-0

B. Consideration of Sod Replacement

The Boards reviewed and discussed the sod replacement from Yellowstone.

On MOTION by Mr. Sutphin seconded by Ms. Lynch with all in favor, Sod Replacement for \$3100, was approved as presented. 3-0

C. Consideration of Mail Kiosk Roof Extension

The Board reviewed the Mail Kiosk roof extension proposal from MD Gutters.

On MOTION by Mr. Sutphin seconded by Ms. Lynch with all in favor, Mail Kiosk Roof Extension for \$720, was approved as presented. 3-0

D. Discussion of Video Surveillance Proposals

There were proposals presented by RUAV and Complete IT. The Board requested more information/proposals for March meeting.

E. Consideration of Aquatic Weed Control Service Proposal

The Board decided to continue service with current vendor, American Eco Systems.

F. Consideration of Jayman Enterprises- Miscellaneous Repairs Proposal

The Board reviewed and discussed the repair proposal.

On MOTION by Ms. Lynch seconded by Mr. Sutphin with all in favor, Jayman Enterprises Miscellaneous Repairs Proposal with a “not to exceed” amount of \$4,400, was approved as presented. 3-0

FIFTH ORDER OF BUSINESS

Consent Agenda

A. Consideration of Board of Supervisors’ Minutes of the January 3, 2024, Regular Meeting

B. Consideration of Operation and Maintenance Expenditures for December 2023

C. Review of Financial Report as of December 31, 2023

Ms. Cooper requested any additions, corrections, or deletions.

There being none,

On MOTION by Ms. Lynch seconded by Ms. Ellis with all in favor the Consent Agenda was approved as presented.
3-0

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Manager

i. Aquatic Inspection Report as of December 31, 2023, and January 31, 2024

ii. Community Inspection Report

Mr. Wright discussed several repairs/maintenances that will be needed in the future. The Board reviewed the Aquatics and Community Inspection Report with no questions or revisions.

SEVENTH ORDER OF BUSINESS

Audience Comments

A discussion ensued amongst a resident and staff regarding a notice for mowing in preserve area.

EIGHTH ORDER OF BUSINESS

Board of Supervisors’ Request and Comments

The Board requested and made comments on the following items:

- Old barriers to be removed.
- Discussion on the playground mulch. Mr. Wright has reached out for this to be complete.
- Call Spectrum to look at current security equipment.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Lynch seconded by Ms. Ellis with all in favor, the meeting was adjourned at 3:59 p.m. 3-0

Eugenia Lynch
Chairperson

5B

CYPRESS PRESERVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
AMERICAN ECOSYSTEMS, INC.	20240122	\$2,475.00		WATER MANAGEMENT - JANUARY 2024
CHARTER COMMUNICATIONS	1422940010124	\$157.98		INTERNET SERVICE - JANUARY 2024
DON HARRISON ENTERPRISES	3074	\$250.00		ROUTINE MAINT. - JANUARY 2024
INFRAMARK LLC	108615	\$4,741.67		DISTRICT INVOICE JANUARY 2024
NEPTUNE MULTI SERVICES LLC	0053492	\$650.00		PORTER SERVICE - AUGUST 2023
NEPTUNE MULTI SERVICES LLC	0053493	\$650.00		PORTER SERVICE - SEPTEMBER 2023
NEPTUNE MULTI SERVICES LLC	0053494	\$650.00		PORTER SERVICE - OCTOBER 2023
NEPTUNE MULTI SERVICES LLC	0053495	\$650.00		PORTER SERVICE - NOVEMBER 2023
NEPTUNE MULTI SERVICES LLC	0053496	\$520.00	\$3,120.00	PORTER SERVICE - DECEMBER 2023
WASTE CONNECTIONS	7223269W425	\$147.29		WASTE SERVICE - JANUARY 2024
YELLOWSTONE LANDSCAPE	TM 640891	\$21,853.74		LANDSCAPE MAINT. - DECEMBER 2023
Monthly Contract Subtotal		\$32,745.68		
Variable Contract				
EUGENIA LYNCH	EL 010324	\$200.00		SUPERVISOR FEE - 01/03/24
EUGENIA LYNCH	EL 110123	\$200.00	\$400.00	SUPERVISOR FEE - 11/01/23
GRAU AND ASSOCIATES	25045	\$600.00		PROJECT ARBITRAGE - SERIES 2019 FYE 11/30/23
JESSICA STAFFORD ELLIS	JE 010324	\$200.00		SUPERVISOR FEE - 01/03/24
JESSICA STAFFORD ELLIS	JE 110123	\$200.00	\$400.00	SUPERVISOR FEE - 11/01/23
JOHNSON ENGINEERING INC.	12	\$350.00		PROFESSIONAL ENGINEERING SERVICES - THRU 01/07/24
JUSTIN CRAIG SUTPHIN	JS 010324	\$200.00		SUPERVISOR FEE - 01/03/24
JUSTIN CRAIG SUTPHIN	JS 110123	\$200.00	\$400.00	SUPERVISOR FEE - 11/01/23
MPS INVESTIGATIONS & GUARD SERVICES	20230060	\$1,152.00		SECURITY - 12/24/23-12/30/23
MPS INVESTIGATIONS & GUARD SERVICES	20240002	\$1,120.00		SECURITY - 12/31/23-01/06/24
MPS INVESTIGATIONS & GUARD SERVICES	20240006	\$192.00	\$2,464.00	SECURITY - 01/07/2024
Variable Contract Subtotal		\$4,614.00		
Utilities				
PASCO COUNTY UTILITIES	19670513	\$267.25		WATER - 11/16/23-12/15/23
PASCO COUNTY UTILITIES	19670515	\$192.66		RECLAIM - 11/16/23-12/15/23
PASCO COUNTY UTILITIES	19670669	\$173.16		RECLAIM - 11/16/23-12/15/23
PASCO COUNTY UTILITIES	19671868	\$317.46		RECLAIM - 11/16/23-12/15/23
PASCO COUNTY UTILITIES	19671869	\$206.70	\$1,157.23	RECLAIM - 11/16/23-12/15/23

CYPRESS PRESERVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
WITHLACOOCHEE RIVER ELECTRIC	4006 010524 ACH	\$41.27		ELECTRICITY SERVICE - 11/30/23-01/02/23
WITHLACOOCHEE RIVER ELECTRIC	4012 010524 ACH	\$47.65		ELECTRICITY SERVICE - 11/30/23-01/02/23
WITHLACOOCHEE RIVER ELECTRIC	4854 010524 ACH	\$912.67		ELECTRICITY SERVICE - 11/30/23-01/02/23
WITHLACOOCHEE RIVER ELECTRIC	6573 010524 ACH	\$50.24		ELECTRICITY SERVICE - 11/30/23-01/02/23
WITHLACOOCHEE RIVER ELECTRIC	9647 010524 ACH	\$40.63		ELECTRICITY SERVICE - 11/30/23-01/02/23
WITHLACOOCHEE RIVER ELECTRIC	9650 010524 ACH	\$49.51	\$1,141.97	ELECTRICITY SERVICE - 11/30/23-01/02/23
Utilities Subtotal		\$2,299.20		
Regular Services				
CYPRESS PRESERVE CDD	01112024-01	\$613.76		SERIES 2017 FY24 TAX DIST ID 10/01-12/31 INT
CYPRESS PRESERVE CDD	01112024-02	\$383.36		SERIES 2019 FY24 TAX DIST ID 10/01-12/31 INT
CYPRESS PRESERVE CDD	01112024-03	\$1,555.01		SERIES 2017 FY24 TAX DIST ID 12/21-12/31
CYPRESS PRESERVE CDD	01112024-04	\$971.26		SERIES 2019 FY24 TAX DIST ID 12/21-12/31
CYPRESS PRESERVE CDD	12292023-01	\$1,858.71		SERIES 2017 FY24 TAX DIST ID 12/09-12/20
CYPRESS PRESERVE CDD	12292023-02	\$1,160.96	\$6,543.06	SERIES 2019 FY24 TAX DIST ID 12/09-12/20
ECOLOGICAL CONSULTANTS, INC.	120233	\$1,300.00		SEMI ANNUAL MONITORING
FIELDS CONSULTING GROUP, LLC	3246	\$880.00		SIGNAGE INSTALLED
SOUTHERN AUTOMATED ACCESS SERV	14006	\$32.95		CELLULAR UASAGE
SPEAREM ENTERPRISES	5946	\$845.00		LABOR - WEEKLY CLEANING - DOG STATIONS
YELLOWSTONE LANDSCAPE	TM 639146	\$3,750.00		ANNUAL ROTATION
Regular Services Subtotal		\$13,351.01		
Additional Services				
ECOLOGICAL CONSULTANTS, INC.	120184	\$1,300.00		SEMI ANNUAL MONITORING
EXTRA SPACE STORAGE	ESS 121323 ACH	\$109.00		STORAGE FEE
EXTRA SPACE STORAGE	ESS011324 ACH	\$109.00	\$218.00	STORAGE FEE
GECO ROOFING INC.	1000298	\$675.00		ROOF REPAIR - REMAINING
Additional Services Subtotal		\$2,193.00		
TOTAL		\$55,202.89		

Approved (with any necessary revisions noted):

<p>CYPRESS PRESERVE CDD</p> <p>Summary of Operations and Maintenance Invoices</p>

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Signature:

Title (Check one):

[] Chariman [] Vice Chariman [] Assistant Secretary

AMERICAN ECOSYSTEMS, INC

P.O. BOX 40517
ST. PETERSBURG, 33743

Invoice

DATE	INVOICE #
1/1/2024	20240122

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

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

P.O. NO.	TERMS	PROJECT
	Due on receipt	

DESCRIPTION	QTY	RATE	AMOUNT
WATER MANAGEMENT TREATMENT FOR THE CURRENT MONTH - SEE DATE LISTED ABOVE	1	2,475.00	2,475.00
Thank you for your business!		Total	\$2,475.00



January 1, 2024
Invoice Number: 1422940010124
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 01/01/24 through 01/31/24
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 01/18/24	\$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
8633 2390 NO RP 01 01042024 NNNNNYNN 01 003854 0010

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

Received
JAN 11 2024

January 1, 2024

Cypress Preserve CDD

Invoice Number: 1422940010124
Account Number: 8337 13 062 1422940
Service At: 18728 MOSSY TIMBER BLVD
CBHS
LAND O LAKES FL 34638

Total Due by 01/18/24	\$157.98
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833713062142294000157982



Invoice Number: 1422940010124
 Account Number: 8337 13 062 1422940
 Security Code: 1256

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

8633 2390 NO RP 01 01042024 NNNNNYNN 01 003854 0010

Charge Details

Previous Balance		157.98
Check Payment-thank You	12/28	-157.98
Remaining Balance		\$0.00

Payments received after 01/01/24 will appear on your next bill.

Service from 01/01/24 through 01/31/24

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 01/18/24 **\$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 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.

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**.



COST		QTY.	ITEM		UNIT PRICE		PRICE		No 3074	
Don Harrison Enterprises LLC									DATE 01/18/24	
2510 Priscilla Ct. Lutz, FL 33559-5679 (813) 363-6286 #00434 #13010124										
NAME		Cypress Preserve C.D.D.							PHONE (813) 873-7300	
STREET		2005 Pan Am Circle STE 300							ZIP 33607	
CITY		Tampa FL							STATE	
JOB NAME/LOCATION									JOB PHONE	
ADDRESS		Cond 0 Carle's PL								
SCHEDULED DATE/TIME										
WORK TAKEN BY		Dan							ORDERED BY Jaynt Cooper	
DESCRIPTION OF WORK		Routine Maintenance for the Month of January 2024								
		(checked out A-OK)								
		(Completed)								
ASK ABOUT OUR SERVICE CONTRACTS									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.	
PARTS WARRANTY - All parts as recorded are warranted as per manufacturer specifications. LABOR GUARANTEE - The labor charges as recorded here are relative to the equipment serviced as noted, is guaranteed for a period of 30 days.										
UPON INSPECTION, OUR TRAINED PERSONNEL RECOMMEND THE FOLLOWING:										
DATE COMPLETED 01-17-24									CUSTOMER SIGNATURE	
TERMS: Net Due Upon Completion									I hereby accept above service as being satisfactory and acknowledge that equipment has been left in good condition.	
TECHNICIAN		ARRIVE	LEAVE	TOTAL HRS.	RATE	TOTAL LABOR	AMOUNT			
							CHARGES			
							CC			
							BILL			
							LABOR			
							SERVICE CALL			
							PREVENTIVE MAINTENANCE DISCOUNT			
							Month of Jan 2024		250.00	
							TOTAL AMOUNT DUE		250.00	
MAT.										
PERMITS										
MISC.										
TAX										
LABOR										
TOTAL										



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#108615

CUSTOMER ID

C2297

PO#

INVOICE

DATE

1/24/2024

NET TERMS

Net 30

DUE DATE

2/23/2024

BILL TO

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

Services provided for the Month of: January 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	375.00		375.00
Dissemination Services	1	Ea	700.00		700.00
District Management	1	Ea	3,541.67		3,541.67
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					4,741.67

Subtotal

\$4,741.67

Tax

\$0.00

Total Due

\$4,741.67

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

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

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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



Neptune Multi services LLC

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

Invoice

Invoice No: 0053492
Date: 01/09/2024
Terms: NET 0
Due Date: 01/09/2024

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

Description	Quantity	Rate	Amount
Porter service August 2023 10 hours per month	10	\$65.00	\$650.00

Payment Instructions

Zelle @8133257684
Cashapp \$neptunejku

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

Balance Due \$650.00

Please detach and send with remittance to:

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

Remittance Advice for Invoice # 0053492 on 01/09/2024

Balance Due \$650.00

Paid _____

Received From: Cypress Preserve cdd Land o Lakes

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature





Neptune Multi services LLC

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

Invoice

Invoice No: 0053493
Date: 01/09/2024
Terms: NET 0
Due Date: 01/09/2024

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

Description	Quantity	Rate	Amount
Porter Service September 2023	10	\$65.00	\$650.00

Payment Instructions

Zelle @8133257684
Cashapp \$neptunejku

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

Balance Due	\$650.00
--------------------	-----------------

Please detach and send with remittance to:

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

Remittance Advice for Invoice # 0053493 on 01/09/2024

Balance Due \$650.00

Paid _____

Received From: Cypress Preserve cdd Land o Lakes

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature





Neptune Multi services LLC

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

Invoice

Invoice No: 0053494
Date: 01/09/2024
Terms: NET 0
Due Date: 01/09/2024

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

Description	Quantity	Rate	Amount
porter services October 2023	10	\$65.00	\$650.00

Payment Instructions

Zelle @8133257684
Cashapp \$neptunejku

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

Balance Due \$650.00

Please detach and send with remittance to:

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

Remittance Advice for Invoice # 0053494 on 01/09/2024

Balance Due \$650.00

Paid _____

Received From: Cypress Preserve cdd Land o Lakes

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature





Neptune Multi services LLC

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

Invoice

Invoice No: 0053495
Date: 01/09/2024
Terms: NET 0
Due Date: 01/09/2024

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

Description	Quantity	Rate	Amount
Porter service November 2023	10	\$65.00	\$650.00

Payment Instructions

Zelle @8133257684
Cashapp \$neptunejku

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

Balance Due \$650.00

Please detach and send with remittance to:

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

Remittance Advice for Invoice # 0053495 on 01/09/2024

Balance Due \$650.00

Paid _____

Received From: Cypress Preserve cdd Land o Lakes

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature





Neptune Multi services LLC

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

Invoice

Invoice No: 0053496
Date: 01/09/2024
Terms: NET 0
Due Date: 01/09/2024

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

Description	Quantity	Rate	Amount
porter service December 2023	8	\$65.00	\$520.00

Payment Instructions

Zelle @8133257684
Cashapp \$neptunejku

Subtotal	\$520.00
TAX 0%	\$0.00
Total	\$520.00
Paid	\$0.00

Balance Due \$520.00

Please detach and send with remittance to:

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

Remittance Advice for Invoice # 0053496 on 01/09/2024

Balance Due \$520.00

Paid _____

Received From: Cypress Preserve cdd Land o Lakes

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature





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

ACCOUNT NO.
INVOICE NO.
STATEMENT DATE
DUE DATE

6425-103179
7223269W425
12/20/23
Upon Receipt

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

FOR ASSISTANCE
Customer Service
Fax
One Time Payments

(727) 847-9100
(727) 841-8539
(800) 457-1379

3828

000544 1/1

INVOICE STATEMENT

Date	Description	Amount
	Service Location Acct #103179-0001	CYPRESS PRESERVE AMENITY CENTER 18728 MOSSY TIMBER BLVD LAND O L
12/20/23	BASIC SERVICE CHARGE 1/1/2024-1/31/2024 1.00 4.00YD	\$ 85.39
12/20/23	BASIC CONTAINER CHARGE 1/1/2024-1/31/2024 1.00 4.00YD	\$ 4.00
12/20/23	LOCK CHARGE 11/30/2023-1/31/2024 2.03 4.00YD	\$ 20.33
12/20/23	FUEL SURCHARGE	\$ 26.60
12/20/23	ENVIRONMENTAL SURCHARGE	\$ 10.97
	Invoice Total	\$ 147.29
	Account Balance	\$ 147.29

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

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

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

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



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

Received
DEC 26 2023

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

6425-103179
7223269W425
12/20/23
Upon Receipt
\$147.29

AB 01 000544 23644 H 5 A



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

WRITE IN
AMOUNT
PAID

\$

☐ TO CHANGE ADDRESS
Check here and complete the information on the reverse side.

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



6425 00000000000000000000X1031797 0000001472900000000000007223269 3



INVOICE

INVOICE #	INVOICE DATE
TM 640891	12/31/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Cypress Preserve CDD

Address: 18805 Lester Dairy Rd
Land O Lakes, FL 34638

Invoice Due Date: January 30, 2024

Invoice Amount: \$21,853.74

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

Invoice Total **\$21,853.74**

Excellence

IN COMMERCIAL LANDSCAPING

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

Cypress Preserve CDD

MEETING DATE: January 3, 2024

DMS Staff Signature

Gamma Cooper

EL 010324

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
VACANT		Salary Waived	\$0.00
Jessica Ellis	✓	Salary Accepted	\$200.00
Stephanie Boretski		Salary Accepted	\$200.00
Justin Sutphin	✓	Salary Accepted	\$200.00
Eugenia Lynch	✓	Salary Accepted	\$200.00

Cypress Preserve CDD
MEETING DATE: November 1, 2023
DMS Staff Signature _____

EL 110123

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
		Salary Accepted	\$200.00
Eugenia Lynch	✓	Salary Accepted	\$200.00

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 25045
Date 01/29/2024

SERVICE	AMOUNT
Project: Arbitrage - Series 2019 FYE 11/30/23 Arbitrage Services	\$ <u>600.00</u>
Subtotal:	<u>600.00</u>
Total	600.00
Current Amount Due	\$ <u>600.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00

Payment due upon receipt.

Cypress Preserve CDD

MEETING DATE: January 3, 2024

DMS Staff Signature




Jaime Cooper

JE 010324

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
VACANT		Salary Waived	\$0.00
Jessica Ellis	✓	Salary Accepted	\$200.00
Stephanie Boretski		Salary Accepted	\$200.00
Justin Sutphin	✓	Salary Accepted	\$200.00
Eugenia Lynch	✓	Salary Accepted	\$200.00

Cypress Preserve CDD
MEETING DATE: November 1, 2023
DMS Staff Signature _____

JE 110123

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
		Salary Accepted	\$200.00
Eugenia Lynch		Salary Accepted	\$200.00

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

January 12, 2024

Project No: 20225171-000

Invoice No: 12

FEID #59-1173834

Project 20225171-000 Cypress Preserve CDD Professional Engineering Services

Professional Services through January 7, 2024

Phase 1. General Engineering Services

Professional Personnel

			Hours	Rate	Amount	
Professional 6						
Chang, Philip	12/12/2023		.25	200.00	50.00	
Follow up on pond repairs for SWFWMD re-inspections;						
Chang, Philip	12/13/2023		.50	200.00	100.00	
Coordination with previous engineering firm related to CAD files;						
Review CAD files received;						
Chang, Philip	1/4/2024		1.00	200.00	200.00	
Review stormwater repair information; prepare & submit statement of inspection form;						
Totals			1.75		350.00	
Total Labor						350.00
				Total this Phase		\$350.00
				Total this Invoice		\$350.00

Cypress Preserve CDD

MEETING DATE: January 3, 2024

DMS Staff Signature

Jaime Cooper

JS 010324

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
VACANT		Salary Waived	\$0.00
Jessica Ellis	✓	Salary Accepted	\$200.00
Stephanie Boretski		Salary Accepted	\$200.00
Justin Sutphin	✓	Salary Accepted	\$200.00
Eugenia Lynch	✓	Salary Accepted	\$200.00

Cypress Preserve CDD
MEETING DATE: November 1, 2023
DMS Staff Signature _____

JS 110123

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Justin Sutphin	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Jessica Ellis	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Stephanie Boretski	<input type="checkbox"/>	Salary Accepted	\$200.00
	<input type="checkbox"/>	Salary Accepted	\$200.00
Eugenia Lynch	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00

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	20230060
Cypress Preserve CDD	Cypress Preserve CDD	DATE	01/02/2024
18728 Mossy Timber Blvd.	18728 Mossy Timber Blvd.	TERMS	Net 30
Lank O' Lakes, FL 34638	Lank O' Lakes, FL 34638	DUE DATE	02/01/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
12/24/2023	Security, Unarmed	Security Guard Services Holiday- Christmas Eve	6	48.00	288.00
12/25/2023	Security, Unarmed	Security Guard Services Holiday- Christmas Day	6	48.00	288.00
12/28/2023	Security, Unarmed	Security Guard Services	6	32.00	192.00
12/29/2023	Security, Unarmed	Security Guard Services	6	32.00	192.00
12/30/2023	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	\$1,152.00
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	20240002
Cypress Preserve CDD	Cypress Preserve CDD	DATE	01/08/2024
18728 Mossy Timber Blvd.	18728 Mossy Timber Blvd.	TERMS	Net 30
Lank O' Lakes, FL 34638	Lank O' Lakes, FL 34638	DUE DATE	02/07/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
12/31/2023	Security, Unarmed	Security Guard Services Holiday New Years Eve	4	48.00	192.00
01/01/2024	Security, Unarmed	Security Guard Services Holiday New Years Day	6	48.00	288.00
01/02/2024	Security, Unarmed	Security Guard Services	2	32.00	64.00
01/04/2024	Security, Unarmed	Security Guard Services	6	32.00	192.00
01/05/2024	Security, Unarmed	Security Guard Services	6	32.00	192.00
01/06/2024	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		

MPS Investigations & Guard Services, Inc

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



INVOICE

BILL TO	SHIP TO	INVOICE	20240006
Cypress Preserve CDD	Cypress Preserve CDD	DATE	01/15/2024
18728 Mossy Timber Blvd.	18728 Mossy Timber Blvd.	TERMS	Net 30
Lank O' Lakes, FL 34638	Lank O' Lakes, FL 34638	DUE DATE	02/14/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
01/07/2024	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		



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

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

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

1 1 1
22-70345

CYPRESS PRESERVE AMENITY CENTER

Service Address: **18728 MOSSY TIMBER BOULEVARD**

Bill Number: 19670513

Billing Date: 1/4/2024

Billing Period: 11/16/2023 to 12/15/2023

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	14328617	11/16/2023	1396	12/15/2023	1411	29	15

Usage History

	Water
December 2023	15
November 2023	13
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

Transactions

Previous Bill	249.69
Payment 01/02/24	-249.69 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	39.21
Water Tier 1	15.0 Thousand Gals X \$2.07 31.05
Sewer	
Sewer Base Charge	96.34
Sewer Charges	15.0 Thousand Gals X \$6.71 100.65
Total Current Transactions	267.25
TOTAL BALANCE DUE	\$267.25

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0986155
Customer # 01366618
Balance Forward 0.00
Current Transactions 267.25

Total Balance Due	\$267.25
Due Date	1/22/2024

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

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

PASCO COUNTY UTILITIES
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PASCO COUNTY UTILITIES
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NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

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

1 1 1
22-70345

CYPRESS PRESERVE AMENITY CENTER

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

Bill Number: 19670515

Billing Date: 1/4/2024

Billing Period: 11/16/2023 to 12/15/2023

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12441247	11/16/2023	10396	12/15/2023	10643	29	247

Usage History

Water

December 2023	247
November 2023	214
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

Transactions

Previous Bill	166.92
Payment 01/02/24	-166.92 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	247 Thousand Gals X \$0.78 192.66
Total Current Transactions	192.66
TOTAL BALANCE DUE	\$192.66

Please return this portion with payment

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

Account # 0986160
Customer # 01366618
Balance Forward 0.00
Current Transactions 192.66

Total Balance Due \$192.66
Due Date 1/22/2024

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

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

PASCO COUNTY UTILITIES
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LAND O' LAKES (813) 235-6012
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DADE CITY (352) 521-4285

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



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22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 19670669

Billing Date: 1/4/2024

Billing Period: 11/16/2023 to 12/15/2023

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	11/16/2023	22755	12/15/2023	22977	29	222

Usage History
Reclaimed

December 2023	222
November 2023	260
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

Transactions

Previous Bill	202.80
Payment 01/02/24	-202.80 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	222 Thousand Gals X \$0.78 173.16
Total Current Transactions	173.16
TOTAL BALANCE DUE	\$173.16



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Received
JAN 08

Account # 0993870
Customer # 01372506

Balance Forward 0.00
Current Transactions 173.16

Total Balance Due \$173.16
Due Date 1/22/2024

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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013725066099387021967066960000173160



PASCO COUNTY UTILITIES
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DADE CITY (352) 521-4285

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CYPRESS PRESERVE CDD

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

Bill Number: 19671868

Billing Date: 1/4/2024

Billing Period: 11/16/2023 to 12/15/2023

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	11/16/2023	14660	12/15/2023	15067	29	407

Usage History

Reclaimed

December 2023	407
November 2023	415
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

Transactions

Previous Bill	323.70
Payment 01/02/24	-323.70 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	407 Thousand Gals X \$0.78 317.46
Total Current Transactions	317.46
TOTAL BALANCE DUE	\$317.46



Please return this portion with payment

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Received

JAN 08

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Account #	1096165
Customer #	01413628
Balance Forward	0.00
Current Transactions	317.46

Total Balance Due	\$317.46
Due Date	1/22/2024

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

014136283109616581967186840000317463



PASCO COUNTY UTILITIES
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DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
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22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 19671869

Billing Date: 1/4/2024

Billing Period: 11/16/2023 to 12/15/2023

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	11/16/2023	10718	12/15/2023	10983	29	265

Usage History

Reclaimed

December 2023	265
November 2023	274
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

Transactions

Previous Bill	213.72
Payment 01/02/24	-213.72 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	265 Thousand Gals X \$0.78 206.70
Total Current Transactions	206.70
TOTAL BALANCE DUE	\$206.70



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Received

JAN 08

Account # 1096180
Customer # 01413628

Balance Forward 0.00
Current Transactions 206.70

Total Balance Due \$206.70
Due Date 1/22/2024

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
CUSTOMER INFORMATION & SERVICES
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NEW PORT RICHEY, FL 34656-2139

014136283109618011967186910000206701

**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 **01/05/2024**
Amount Due **41.27**
Current Charges Due **01/26/2024**

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
11/30	432	01/02	444				12

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2024	33	0
Dec 2023	30	0
Jan 2023	33	0

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



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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 12 KWH @ 0.05017 0.60
Fuel Adjustment 12 KWH @ 0.04000 0.48
FL Gross Receipts Tax 1.03

Total Current Charges 41.27
Total Due E.F.T. 41.27

DO NOT PAY

Total amount will be electronically transferred on or after 01/19/2024.

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

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Bill Date: 01/05/2024

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District: BP03

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

Electronic Funds Transfer on or after **01/19/2024**
TOTAL CHARGES DUE 41.27
DO NOT PAY

000214400600000412700000412705

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **01/05/2024**
Amount Due **47.65**
Current Charges Due **01/26/2024**

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	Multiplier	Dem. Reading	KW Demand	kWh Used
11/30	01/02		669	750			81

Comparative Usage Information

Period	Days	Average kWh Per Day
Jan 2024	33	2
Dec 2023	30	2
Jan 2023	33	0

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



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Previous Balance **46.64**
Payment **46.64CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 81 KWH @ 0.05017 **4.06**
Fuel Adjustment 81 KWH @ 0.04000 **3.24**
FL Gross Receipts Tax **1.19**

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

DO NOT PAY

Total amount will be electronically transferred on or after 01/19/2024.

**WITHLACOOCHEE RIVER ELECTRIC
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Bill Date: 01/05/2024

District: BP03

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

Electronic Funds Transfer on or after **01/19/2024**
TOTAL CHARGES DUE 47.65
DO NOT PAY

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**WITHLACOOCHIE 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 **01/05/2024**
Amount Due **912.67**
Current Charges Due **01/26/2024**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/30	5309	01/02	12632		11.73	12	7323

Comparative Usage Information

Period	Days	Average kWh Per Day
Jan 2024	33	222
Dec 2023	30	219
Jan 2023	33	408

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



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Previous Balance 843.50
Payment 843.50CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 7,323 KWH @ 0.05017 367.39
Fuel Adjustment 7,323 KWH @ 0.04000 292.92
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 18.20

Total Current Charges 912.67
Total Due E.F.T. 912.67

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

DO NOT PAY

Total amount will be electronically transferred on or after 01/19/2024.

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Bill Date: 01/05/2024

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District: BP03

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

Electronic Funds Transfer on or after 01/19/2024
TOTAL CHARGES DUE 912.67
DO NOT PAY

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**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 **01/05/2024**
Amount Due **50.24**
Current Charges Due **01/26/2024**

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
11/30	445	01/02	514				69

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2024	33	2
Dec 2023	30	2
Jan 2023	33	0

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



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Previous Balance **48.45**
Payment **48.45CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 69 KWH @ 0.05017 **3.46**
Fuel Adjustment 69 KWH @ 0.04000 **2.76**
FL Gross Receipts Tax **1.16**
State Tax **3.23**
Pasco County Tax **0.47**

Total Current Charges **50.24**
Total Due **E.F.T. 50.24**

DO NOT PAY

Total amount will be electronically transferred on or after 01/19/2024.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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District: BP03

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

Electronic Funds Transfer on or after **01/19/2024**
TOTAL CHARGES DUE 50.24
DO NOT PAY

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**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 **01/05/2024**
Amount Due **40.63**
Current Charges Due **01/26/2024**

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**

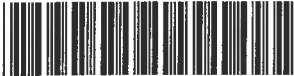
ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/30	308	01/02	313				5

Comparative Usage Information

Period	Days	Average kWh Per Day
Jan 2024	33	0
Dec 2023	30	0
Jan 2023	33	0

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



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payment using your credit card, please call
844-209-7166. This number is WREC's
Secure Pay-By-Phone system.

Previous Balance 40.72
Payment 40.72CR
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 01/19/2024.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative
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Bill Date: 01/05/2024

Use above space for address change ONLY.

District: BP03



9 - 10167

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



Electronic Funds Transfer on or after 01/19/2024
TOTAL CHARGES DUE 40.63
DO NOT PAY

000203964700000406300000406309

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative
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Account Number **2039650** Cycle **03**
Meter Number **81918948**
Customer Number **20026869**
Customer Name **CYPRESS PRESERVE CDD**

Bill Date **01/05/2024**
Amount Due **49.51**
Current Charges Due **01/26/2024**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

Comparative Usage Information

Period	Days	Average kWh Per Day
Jan 2024	33	3
Dec 2023	30	2
Jan 2023	33	3

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



2 0 0 2 6 8 6 9

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

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/30	3475	01/02	3576				101

Previous Balance **46.27**
Payment **46.27CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 101 KWH @ 0.05017 **5.07**
Fuel Adjustment 101 KWH @ 0.04000 **4.04**
FL Gross Receipts Tax **1.24**

Total Current Charges **49.51**
Total Due **49.51** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 01/19/2024.

**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: 01/05/2024

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 **01/19/2024**
TOTAL CHARGES DUE 49.51
DO NOT PAY

000203965000000495100000495109

CHECK REQUEST FORM
Cypress Preserve

Date: 1/17/2024

Invoice#: 01112024-01

Vendor#: V00053

Vendor Name: Cypress Preserve

Pay From: Truist Acct# 9031

Description: Series 2017 - FY 24 Tax Dist ID 10/1-12/31 Int

Code to: 200.103200.1000

Amount: \$613.76

Requested By: 1/17/2024
Teresa Farlow

CYPRESS PRESERVE CDD

DISTRICT CHECK REQUEST

Today's Date 1/11/2024

Payable To Cypress Preserve CDD

Check Description Series 2017 - FY 24 Tax Dist. ID 10/1-12/31 Int

Check Amount **\$613.76**

Check Description Series 2019 - FY 24 Tax Dist. ID 10/1-12/31 Int

Check Amount ~~**\$383.36**~~

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

DISTRICT CHECK REQUEST

Today's Date 1/12/2024

Payable To Cypress Preserve CDD

Check Description Series 2017 - FY 24 Tax Dist. ID 12/21-12/31

Check Amount **\$1,555.01**

Check Description Series 2019 - FY 24 Tax Dist. ID 12/21-12/31

Check Amount **\$971.26**

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: 10/01/2023 - 12/31/2023

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

District/Agency	Fund	Category	Type	Amount
CYPRESS PRESERVE CDD (CYPPRS)		Bank Interest	Bank Interest	\$1,498.07
CYPRESS PRESERVE (CYPPRS)			Total	\$1,498.07
Wire Total				\$1,498.07

Distribution Details

Funding Agency: CYPRESS PRESERVE (CYPPRS)

Date: 12/21/2023 - 12/31/2023

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

District/Agency	Fund	Roll Yr	Category	Type	Amount	Commission (ZZZ)
CYPRESS PRESERVE CDD (CYPPRS)		2023	Real Estate - Current	Discount	\$-119.78	\$-2.40
		2023	Real Estate - Current	Tax Due	\$3,992.72	\$79.86
				Total	\$3,872.94	\$77.46
CYPRESS PRESERVE (CYPPRS)					Wire Total	\$3,795.48

CYPRESS PRESERVE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2024, Tax Year 2023

	Dollar Amounts	Fiscal Year 2024 Percentages
\$	509,006.26	33.44%
\$	623,707.77	40.97%
\$	389,512.50	25.59%
	1,522,226.52	100.00%

Net O&M

Net DS 17

Net DS 19

Net Total

98%

200

201

Date Received	Amount Received	33.44%	33.44%	40.97%	40.97%	25.59%	25.59%		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	Proof		
11/7/2023	2,830.65	946.57	946.57	1,159.72	1,159.72	724.36	724.36	-	6/1-10/31	
11/14/2023	45,067.21	15,070.48	15,070.48	18,464.04	18,464.04	11,532.69	11,532.69	0.00	11/1-11/8	2563
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	2563
11/28/2023	71,574.98	23,934.67	23,934.67	29,324.27	29,324.27	18,316.04	18,316.04	0.00	11/16-11/21	2566
12/6/2023	114,215.55	38,193.68	38,193.68	46,794.11	46,794.11	29,227.76	29,227.76	-	11/22-11/27	2566
12/7/2023	1,154,588.44	386,094.37	386,094.37	473,034.88	473,034.88	295,459.19	295,459.19	-	11/28-12/01	2580
12/15/2023	6,594.38	2,205.16	2,205.16	2,701.72	2,701.72	1,687.50	1,687.50	(0.00)	12/2-12/8	2580
12/29/2023	4,536.76	1,517.09	1,517.09	1,858.71	1,858.71	1,160.96	1,160.96	-	12/9-12/20	
1/11/2024	1,498.07	500.95	500.95	613.76	613.76	383.36	383.36	0.00	10/1-12/31 Int	
1/12/2024	3,795.48	1,269.21	1,269.21	1,555.01	1,555.01	971.26	971.26	0.00	12/21-12/31	
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
TOTAL	1,497,082.73	500,624.46	500,624.46	613,354.79	613,354.80	383,103.47	383,103.47	0.00		
Net Total on Roll	1,522,226.52		509,006.26		623,707.77		389,512.50			
Collection Surplus / (Deficit)	(25,143.79)		(8,381.80)		(10,352.97)		(6,409.03)			

CHECK REQUEST FORM
Cypress Preserve

Date: 1/17/2024

Invoice#: 01112024-02

Vendor#: V00053

Vendor Name: Cypress Preserve

Pay From: Truist Acct# 9031

Description: Series 2019 - FY 24 Tax Dist ID 10/1-12/31 Int

Code to: 201.103200.1000

Amount: \$383.36

Requested By: 1/17/2024
Teresa Farlow

CYPRESS PRESERVE CDD

DISTRICT CHECK REQUEST

Today's Date 1/11/2024

Payable To Cypress Preserve CDD

Check Description Series 2017 - FY 24 Tax Dist. ID 10/1-12/31 Int

Check Amount ~~\$613.76~~

Check Description Series 2019 - FY 24 Tax Dist. ID 10/1-12/31 Int

Check Amount ~~\$383.36~~

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: 10/01/2023 - 12/31/2023

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

District/Agency	Fund	Category	Type	Amount
CYPRESS PRESERVE CDD (CYPPRS)		Bank Interest	Bank Interest	\$1,498.07
CYPRESS PRESERVE (CYPPRS)			Total	\$1,498.07
Wire Total				\$1,498.07

Distribution Details

Funding Agency: CYPRESS PRESERVE (CYPPRS)

Date: 12/21/2023 - 12/31/2023

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

District/Agency	Fund	Roll Yr	Category	Type	Amount	Commission (ZZZ)
CYPRESS PRESERVE CDD (CYPPRS)		2023	Real Estate - Current	Discount	\$-119.78	\$-2.40
		2023	Real Estate - Current	Tax Due	\$3,992.72	\$79.86
CYPRESS PRESERVE (CYPPRS)		Total	\$3,872.94	\$77.46		
Wire Total					\$3,795.48	

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE
Fiscal Year 2024, Tax Year 2023

Net O&M
Net DS 17
Net DS 15
Net Total

Net TotalW:\DMS\Client Files\Cypress Preserve CDD 511\Financial Services\Accounting\Debt Service\FY 2024\CYP CDD FY 2024 DS SCHEDULE

CHECK REQUEST FORM
Cypress Preserve

Date: 1/17/2024

Invoice#: 01112024-03

Vendor#: V00053

Vendor Name: Cypress Preserve

Pay From: Truist Acct# 9031

Description: Series 2017 - FY 24 Tax Dist ID 12/21-12/31

Code to: 200.103200.1000

Amount: \$1,555.01

Requested By: 1/17/2024
Teresa Farlow

CYPRESS PRESERVE CDD

DISTRICT CHECK REQUEST

Today's Date 1/12/2024

Payable To Cypress Preserve CDD

Check Description Series 2017 - FY 24 Tax Dist. ID 12/21-12/31

Check Amount \$1,555.01

Check Description ~~Series 2019 - FY 24 Tax Dist. ID 12/21-12/31~~

Check Amount ~~\$971.26~~

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: 10/01/2023 - 12/31/2023

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

District/Agency	Fund	Category	Type	Amount
CYPRESS PRESERVE CDD (CYPPRS)		Bank Interest	Bank Interest	\$1,498.07
CYPRESS PRESERVE (CYPPRS)			Total	\$1,498.07
Wire Total				\$1,498.07

Distribution Details

Funding Agency: CYPRESS PRESERVE (CYPPRS)

Date: 12/21/2023 - 12/31/2023

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

District/Agency	Fund	Roll Yr	Category	Type	Amount	Commission (ZZZ)
CYPRESS PRESERVE GDD (CYPPRS)		2023	Real Estate - Current	Discount	\$ 19.78	\$ 2.40
				Tax Due	\$3,992.72	\$79.86
				Total	\$3,872.94	\$77.46
CYPRESS PRESERVE (CYPPRS)				Wire Total	\$3,795.48	

CHECK REQUEST FORM
Cypress Preserve

Date:	1/17/2024
Invoice#:	01112024-04
Vendor#:	V00053
Vendor Name:	Cypress Preserve
Pay From:	Truist Acct# 9031
Description:	Series 2019 - FY 24 Tax Dist ID 12/21-12/31
Code to:	201.103200.1000
Amount:	\$971.26
Requested By:	<div>1/17/2024</div> <div><u>Teresa Farlow</u></div>

CYPRESS PRESERVE CDD

DISTRICT CHECK REQUEST

Today's Date 1/12/2024

Payable To Cypress Preserve CDD

Check Description Series 2017 - FY 24 Tax Dist. ID 12/21-12/31

Check Amount ~~\$1,555.01~~

Check Description Series 2019 - FY 24 Tax Dist. ID 12/21-12/31

Check Amount \$971.26

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: 10/01/2023 - 12/31/2023

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

District/Agency	Fund	Category	Type	Amount
CYPRESS PRESERVE CDD (CYPPRS)		Bank Interest	Bank Interest	\$1,498.07
CYPRESS PRESERVE (CYPPRS)			Total	\$1,498.07
Wire Total				\$1,498.07

Distribution Details

Funding Agency: CYPRESS PRESERVE (CYPPRS)

Date: 12/21/2023 - 12/31/2023

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

District/Agency	Fund	Roll Yr	Category	Type	Amount	Commission (ZZZ)
CYPRESS PRESERVE CDD (CYPPRS)		2023	Real Estate - Current	Discount	\$ 19.78	\$-2.40
		2023	Real Estate - Current	Tax Due	\$3,992.72	\$79.86
CYPRESS PRESERVE (CYPPRS)				Total	\$3,872.94	\$77.46
Wire Total					\$3,795.48	

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%
Net DS 17	\$ 623,707.77	40.97%
Net DS 19	\$ 389,512.50	25.59%
Net Total	1,522,226.52	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			
11/7/2023	2,830.65	946.57	946.57	1,159.72	1,159.72	724.36	724.36	-	6/1-10/31	
11/14/2023	45,067.21	15,070.48	15,070.48	18,464.04	18,464.04	11,532.69	11,532.69	0.00	11/1-11/8	2563
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	2563
11/28/2023	71,574.98	23,934.67	23,934.67	29,324.27	29,324.27	18,316.04	18,316.04	0.00	11/16-11/21	2566
12/6/2023	114,215.55	38,193.68	38,193.68	46,794.11	46,794.11	29,227.76	29,227.76	-	11/22-11/27	2566
12/7/2023	1,154,588.44	386,094.37	386,094.37	473,034.88	473,034.88	295,459.19	295,459.19	-	11/28-12/01	2580
12/15/2023	6,594.38	2,205.16	2,205.16	2,701.72	2,701.72	1,687.50	1,687.50	(0.00)	12/2-12/8	2580
12/29/2023	4,536.76	1,517.09	1,517.09	1,858.71	1,858.71	1,160.96	1,160.96	-	12/9-12/20	
1/11/2024	1,498.07	500.95	500.95	613.76	613.76	383.36	383.36	0.00	10/1-12/31 Int	
1/12/2024	3,795.48	1,269.21	1,269.21	1,555.01	1,555.01	971.26	971.26	0.00	12/21-12/31	
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
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		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
TOTAL	1,497,082.73	500,624.46	500,624.46	613,354.79	613,354.80	383,103.47	383,103.47	0.00		
Net Total on Roll	1,522,226.52		509,006.26		623,707.77		389,512.50			
Collection Surplus / (Deficit)	(25,143.79)		(8,381.80)		(10,352.97)		(6,409.03)			

CHECK REQUEST FORM
Cypress Preserve

Date: 1/2/2024

Invoice#: 12292023-01

Vendor#: V00053

Vendor Name: Cypress Preserve

Pay From: Truist Acct# 9031

Description: Series 2017 - FY 24 Tax Dist ID 12/9-12/20

Code to: 200.103200.1000

Amount: \$1,858.71

Requested By: Teresa Farlow 1/2/2024

CYPRESS PRESERVE CDD

DISTRICT CHECK REQUEST

Today's Date 12/29/2023

Payable To Cypress Preserve CDD

Check Description Series 2017 - FY 24 Tax Dist. ID 12/9-12/20

Check Amount \$1,858.71

Check Description Series 2019 - FY 24 Tax Dist. ID 12/9-12/20

Check Amount ~~\$1,160.96~~

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 _____

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE
Fiscal Year 2024, Tax Year 2023

98%

200(7,763.65)

Distribution Details

Funding Agency: CYPRESS PRESERVE (CYPPRS)

Date: 12/09/2023 - 12/20/2023

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	\$-70.46	\$-1.41
		2023	Real Estate - Current	Tax Due	\$2,348.66	\$46.98
		2023	Real Estate - Installment	Discount	\$-59.19	\$-1.18
		2023	Real Estate - Installment	Tax Due	\$2,410.33	\$48.19
CYPRESS PRESERVE (CYPPRS)			Total		\$4,629.34	\$92.58
				Wire Total	\$4,536.76	

CHECK REQUEST FORM
Cypress Preserve

Date: 1/2/2024

Invoice#: 12292023-02

Vendor#: V00053

Vendor Name: Cypress Preserve

Pay From: Truist Acct# 9031

Description: Series 2019 - FY 24 Tax Dist ID 12/9-12/20

Code to: 201.103200.1000

Amount: \$1,160.96

Requested By: Teresa Farlow 1/2/2024

CYPRESS PRESERVE CDD

DISTRICT CHECK REQUEST

Today's Date 12/29/2023

Payable To Cypress Preserve CDD

Check Description Series 2017 - FY 24 Tax Dist. ID 12/9-12/20

Check Amount ~~\$1,858.71~~

Check Description Series 2019 - FY 24 Tax Dist. ID 12/9-12/20

Check Amount \$1,160.96

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 _____

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%
Net DS 17	\$ 623,707.77	40.97%
Net DS 19	\$ 389,512.50	25.59%
Net Total	1,522,226.52	100.00%

Date Received	Amount Received	33.44%		40.97%		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			
11/7/2023	2,830.65	946.57	946.57	1,159.72	1,159.72	724.36	724.36	-	6/1-10/31	
11/14/2023	45,067.21	15,070.48	15,070.48	18,464.04	18,464.04	11,532.69	11,532.69	0.00	11/1-11/8	2563
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	2563
11/28/2023	71,574.98	23,934.67	23,934.67	29,324.27	29,324.27	18,316.04	18,316.04	0.00	11/16-11/21	2566
12/6/2023	114,215.55	38,193.68	38,193.68	46,794.11	46,794.11	29,227.76	29,227.76	-	11/22-11/27	2566
12/7/2023	1,154,588.44	386,094.37	386,094.37	473,034.88	473,034.88	295,459.19	295,459.19	-	11/28-12/01	
12/15/2023	6,594.38	2,205.16	2,205.16	2,701.72	2,701.72	1,687.50	1,687.50	(0.00)	12/2-12/8	
12/29/2023	4,536.76	1,517.09	1,517.09	1,858.71	1,858.71	1,160.96	1,160.96	-	12/9-12/20	
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
TOTAL	1,491,789.18	498,854.30	498,854.30	611,186.03	611,186.03	381,748.85	381,748.85	0.00		
Net Total on Roll	1,522,226.52		509,006.26					389,512.50		
Collection Surplus / (Deficit)	(30,437.34)		(10,151.96)		(12,521.74)			(7,763.65)		

Distribution Details

Funding Agency: CYPRESS PRESERVE (CYPPRS)

Date: 12/09/2023 - 12/20/2023

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	\$-70.46	\$-1.41
		2023	Real Estate - Current	Tax Due	\$2,348.66	\$46.98
		2023	Real Estate - Installment	Discount	\$-59.19	\$-1.18
		2023	Real Estate - Installment	Tax Due	\$2,410.33	\$48.19
CYPRESS PRESERVE (CYPPRS)				Total	\$4,629.34	\$92.58
				Wire Total	\$4,536.76	



ECOLOGICAL CONSULTANTS, INC.

7301 Summerbridge Drive

Tampa, Florida 33634

813-244-0678

don@floridascrub.com

Invoice

23 January 2024

Mr. Brian Howell
Cypress Preserve CDD
Meritus District
2005 Pan Am Circle, Suite 120
Tampa, Fl. 33607

**RE: INVOICE #120233 – CYPRESS PRESERVE AREA F 5th SEMI-ANNUAL
MONITORING REPORT AND MAINTENANCE**

Dear Brian:

Please remit the sum of **ONE THOUSAND AND THREE HUNDRED DOLLARS (\$1,300.00)** for the 5th semi-annual monitoring report (\$600) and regular maintenance (\$800) for the above referenced project. If you have any questions, please contact my office as soon as possible.

Sincerely,

Donald Richardson, Ph.D

DRR/jlr

Cc: Mr. Ali Hasbini, 3658 Erindale Dr., Valrico, Fl. 33594



11749 Crestridge Loop
Trinity, FL 34655



Invoice

Date	Invoice #
1/20/2024	3246

Bill To

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

P.O. No.

Terms

Item	Description	Qty	Rate	Amount
Install (Signage)	"This area is under video surveillance" (18x24) metal sign installed with 8-ft u-channel post (Painted black) -- Location on map "Entrance 2"	1	150.00	150.00
Install (Signage)	"This area is under video surveillance" (18x24) metal sign installed with 8-ft u-channel post (Painted black) -- Locations on map "Entrance 2 + 4"; Installed on existing sign posts.	2	90.00	180.00
Install (Signage)	(1) Amenity Center Wall "This area is under video surveillance" (18x12) metal sign installed wall anchors	1	100.00	100.00
Install (Signage)	"No Trespassing" (18x24) metal signs (Green with white lettering); Installed with 10-ft u-channel post (Painted black)	3	150.00	450.00

Subtotal \$880.00

Sales Tax (7.0%) \$0.00

Total \$880.00

Payments/Credits \$0.00

Balance Due \$880.00

Phone #

Fax #

E-mail

(727) 480-6514

fieldsconsultinggroup@yahoo.com



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
1/17/2024	14006

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

INVOICE 5946
DATE 01/14/2024
TERMS Net 15
DUE DATE 01/29/2024

ACTIVITY	QTY	RATE	AMOUNT
Labor 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**



INVOICE

INVOICE #	INVOICE DATE
TM 639146	12/31/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Cypress Preserve CDD

Invoice Due Date: January 30, 2024

Invoice Amount: \$3,750.00

Description	Current Amount
annual rotation	
Annual Installation	\$3,750.00

Invoice Total **\$3,750.00**

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



ECOLOGICAL CONSULTANTS, INC.

7301 Summerbridge Drive

Tampa, Florida 33634

813-244-0678

don@floridascrub.com

11 July 2023

Mr. Brian Howell
Cypress Preserve CDD
Meritus District
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

**RE: INVOICE #120184 – CYPRESS PRESERVE AREA F 4th SEMI-ANNUAL
MONITORING REPORT AND MAINTENANCE**

Dear Brian:

Please remit the sum of **ONE THOUSAND AND THREE HUNDRED DOLLARS (\$1,300.00)** for the 4th semi-annual monitoring report (\$600) and regular maintenance (\$800) for the above referenced project. If you have any questions, please contact my office as soon as possible.

Sincerely,

Invoice

Donald Richardson, Ph.D

DRR/jlr

Cc: Mr. Ali Hasbini, 3658 Erindale Dr., Valrico, FL 33594

Cc: Penny Clark; pclark@ripaconstruction.com

Teresa Farlow

From: Extra Space Storage <email@info.extraspace.com>
Sent: Wednesday, December 13, 2023 12:32 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.

ESS 121323 ACH

\$109.00

Cypress Preserve CDD

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: 205152309
Payment Date: 12/13/2023
Unit: 247

Payment Total: \$109

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.

From: [Extra Space Storage](#)
To: [Teresa Farlow](#)
Subject: Thank you for your payment.
Date: Saturday, January 13, 2024 12:36:11 AM

Cypress Preserve CDD

ESS 011324 ACH

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

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



MY ACCOUNT CONTACT US

PAYMENT SUCCESS!

Hi Teresa,

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

As always, thank you for choosing Extra Space Storage!

[View My Account](#)

YOUR FACILITY

21338 Lake Patience Rd Land O

YOUR RECEIPT

Transaction Number: 210302842

Lakes, FL 34638

Phone:
8136258459

Payment Date: 01/13/2024
Unit: 247

Payment Total: \$109

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.
© 2024 Extra Space Storage LLC.

Geco Roofing Inc.

(813)570-4363

Serving Tampa Bay and surrounding areas
Wesley Chapel, FL 33545



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

Notes

Please send the check to the following address:
5777 Hollingworth Trail, Wesley Chapel, FL 33545

Amount Due (USD)
\$675.00

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

Invoice Number
1000298

Date of Issue
06/27/2023

Due Date
12/05/2023

Reference
#CCC1333797





5C

Cypress Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2024

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 January 31, 2024

(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	\$ 309,699	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 309,699
Cash in Transit	-	2,169	1,355	-	-	-	-	3,524
Due From Developer	47,225	-	-	-	631,055	-	-	678,280
Due From Other Funds	-	94,095	-	1,251	-	-	-	95,346
Investments:								
Acquisition & Construction Account	-	-	-	-	24,122	-	-	24,122
Prepayment Account	-	-	388,131	-	-	-	-	388,131
Reserve Fund	-	310,678	-	-	-	-	-	310,678
Revenue Fund	-	624,394	500,601	-	-	-	-	1,124,995
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	\$ 363,959	\$ 1,031,336	\$ 890,087	\$ 1,251	\$ 655,177	\$ 14,257,191	\$ 15,645,000	\$ 32,844,001
<u>LIABILITIES</u>								
Accounts Payable	\$ 33,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,700
Insurance Financing Payable	17,996	-	-	-	-	-	-	17,996
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	7,286	-	67,347	-	20,713	-	-	95,346
TOTAL LIABILITIES	212,086	-	67,347	-	632,741	-	15,645,000	16,557,174

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2017 CAPITAL PROJECTS FUND	SERIES 2019 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
FUND BALANCES								
Restricted for:								
Debt Service	-	1,031,336	822,740	-	-	-	-	1,854,076
Capital Projects	-	-	-	1,251	22,436	-	-	23,687
Unassigned:	151,873	-	-	-	-	14,257,191	-	14,409,064
TOTAL FUND BALANCES	151,873	1,031,336	822,740	1,251	22,436	14,257,191	-	16,286,827
TOTAL LIABILITIES & FUND BALANCES	\$ 363,959	\$ 1,031,336	\$ 890,087	\$ 1,251	\$ 655,177	\$ 14,257,191	\$ 15,645,000	\$ 32,844,001

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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	\$ 503,389	\$ (5,617)	98.90%
Other Miscellaneous Revenues	-	25	25	0.00%
TOTAL REVENUES	509,006	503,414	(5,592)	98.90%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	5,600	1,200	4,400	21.43%
ProfServ-Arbitrage Rebate	-	600	(600)	0.00%
ProfServ-Trustee Fees	8,200	-	8,200	0.00%
Disclosure Report	8,400	2,800	5,600	33.33%
District Counsel	3,500	3,185	315	91.00%
District Engineer	3,500	2,400	1,100	68.57%
District Manager	42,500	14,167	28,333	33.33%
Accounting Services	6,000	1,500	4,500	25.00%
Auditing Services	7,400	2,300	5,100	31.08%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	250	52	198	20.80%
Public Officials Insurance	3,428	2,788	640	81.33%
Legal Advertising	1,000	-	1,000	0.00%
Bank Fees	200	261	(61)	130.50%
Website Administration	1,500	500	1,000	33.33%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	200	1,540	(1,340)	770.00%
Total Administration	93,278	33,293	59,985	35.69%
<u>Utility Services</u>				
Utility - Electric	6,500	478	6,022	7.35%
Utility - StreetLights	20,000	2,831	17,169	14.16%
Utility - Potable Water	8,000	4,778	3,222	59.73%
Total Utility Services	34,500	8,087	26,413	23.44%
<u>Other Physical Environment</u>				
Waterway Management	25,000	12,000	13,000	48.00%
Field Services	18,000	-	18,000	0.00%
Insurance -Property & Casualty	28,062	28,865	(803)	102.86%
Landscape Maintenance	209,000	87,415	121,585	41.83%
R&M-Hardscape Cleaning	3,000	1,855	1,145	61.83%
Plant Replacement Program	10,000	3,750	6,250	37.50%
Miscellaneous Maintenance	13,000	5,591	7,409	43.01%
Capital Improvements	23,691	-	23,691	0.00%

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Total Other Physical Environment	<u>329,753</u>	<u>139,476</u>	<u>190,277</u>	<u>42.30%</u>
<u>Road and Street Facilities</u>				
Sidewalk Pressure Washing	<u>3,500</u>	<u>-</u>	<u>3,500</u>	<u>0.00%</u>
Total Road and Street Facilities	<u>3,500</u>	<u>-</u>	<u>3,500</u>	<u>0.00%</u>
<u>Parks and Recreation</u>				
Cabana Janitorial & Cleaning	<u>12,000</u>	<u>-</u>	<u>12,000</u>	<u>0.00%</u>
R&M-Pools	<u>20,000</u>	<u>4,960</u>	<u>15,040</u>	<u>24.80%</u>
Recreation / Park Facility Maintenance	<u>5,000</u>	<u>8,427</u>	<u>(3,427)</u>	<u>168.54%</u>
Security System Monitoring & Maint.	<u>9,975</u>	<u>4,100</u>	<u>5,875</u>	<u>41.10%</u>
Recreation Equip. Maint.	<u>1,000</u>	<u>632</u>	<u>368</u>	<u>63.20%</u>
Total Parks and Recreation	<u>47,975</u>	<u>18,119</u>	<u>29,856</u>	<u>37.77%</u>
TOTAL EXPENDITURES	509,006	198,975	310,031	39.09%
Excess (deficiency) of revenues				
Over (under) expenditures	<u>-</u>	<u>304,439</u>	<u>304,439</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2023)		(152,566)		
FUND BALANCE, ENDING		<u>\$ 151,873</u>		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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	\$ -	\$ 8,064	\$ 8,064	0.00%
Special Assmnts- Tax Collector	615,116	616,742	1,626	100.26%
TOTAL REVENUES	615,116	624,806	9,690	101.58%
<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	-	223,072	223,072	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		808,264		
FUND BALANCE, ENDING		<u>\$ 1,031,336</u>		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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	\$ -	\$ 11,223	\$ 11,223	0.00%
Special Assmnts- Tax Collector	382,481	385,219	2,738	100.72%
TOTAL REVENUES	382,481	396,442	13,961	103.65%
<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	-	139,104	139,104	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		683,636		
FUND BALANCE, ENDING		<u>\$ 822,740</u>		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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 January 31, 2024
Series 2019 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 328	\$ 328	0.00%
TOTAL REVENUES	-	328	328	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	328	328	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		22,108		
FUND BALANCE, ENDING		<u>\$ 22,436</u>		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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.	01-24	
Statement Date	1/31/2024	

G/L Balance (LCY)	309,698.78	Statement Balance	313,605.12
G/L Balance	309,698.78	Outstanding Deposits	174.89
Positive Adjustments	0.00		
		Subtotal	313,780.01
Subtotal	309,698.78	Outstanding Checks	4,081.23
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	309,698.78	Ending Balance	309,698.78
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
12/21/2023	Payment	2580	CYPRESS PRESERVE CDD	772,883.28	772,883.28	0.00
12/21/2023	Payment	2581	ILLUMINATIONS HOLIDAY LIGHTING	2,500.00	2,500.00	0.00
12/21/2023	Payment	2584	PASCO COUNTY UTILITIES	1,156.83	1,156.83	0.00
1/10/2024	Payment	2585	AQUATIC WEED CONTROL, INC.	1,855.00	1,855.00	0.00
1/10/2024	Payment	2586	CYPRESS PRESERVE CDD	3,019.67	3,019.67	0.00
1/10/2024	Payment	2587	INFRAMARK LLC	4,801.52	4,801.52	0.00
1/10/2024	Payment	2588	IPFS CORPORATION	2,868.98	2,868.98	0.00
1/10/2024	Payment	2589	SOUTHERN AUTOMATED	32.95	32.95	0.00
1/10/2024	Payment	2590	SPEAREM ENTERPRISES	845.00	845.00	0.00
1/10/2024	Payment	2591	STRALEY ROBIN VERICKER	3,055.00	3,055.00	0.00
1/12/2024	Payment	2592	AMERICAN ECOSYSTEMS, INC.	2,475.00	2,475.00	0.00
1/12/2024	Payment	2593	MPS INVESTIGATIONS & GUARD	1,344.00	1,344.00	0.00
1/12/2024	Payment	2594	NEPTUNE MULTI SERVICES LLC	2,470.00	2,470.00	0.00
1/12/2024	Payment	2595	SPEAREM ENTERPRISES	325.00	325.00	0.00
1/12/2024	Payment	2596	SUNCOAST POOL SERVICE	1,240.00	1,240.00	0.00
1/12/2024	Payment	2597	YELLOWSTONE LANDSCAPE	3,750.00	3,750.00	0.00
1/17/2024	Payment	DD169	Payment of Invoice 001161	109.00	109.00	0.00
1/18/2024	Payment	2598	EUGENIA LYNCH	200.00	200.00	0.00
1/18/2024	Payment	2599	JESSICA STAFFORD ELLIS	200.00	200.00	0.00
1/18/2024	Payment	2601	MPS INVESTIGATIONS & GUARD	1,120.00	1,120.00	0.00
1/18/2024	Payment	2602	NEPTUNE MULTI SERVICES LLC	650.00	650.00	0.00
1/18/2024	Payment	2603	PASCO COUNTY UTILITIES	1,157.23	1,157.23	0.00
1/18/2024	Payment	2604	YELLOWSTONE LANDSCAPE	21,853.74	21,853.74	0.00
1/19/2024	Payment	DD170	Payment of Invoice 001179	50.24	50.24	0.00
1/19/2024	Payment	DD171	Payment of Invoice 001180	47.65	47.65	0.00
1/19/2024	Payment	DD172	Payment of Invoice 001181	40.63	40.63	0.00
1/19/2024	Payment	DD173	Payment of Invoice 001182	49.51	49.51	0.00
1/19/2024	Payment	DD174	Payment of Invoice 001183	41.27	41.27	0.00
1/19/2024	Payment	DD175	Payment of Invoice 001184	912.67	912.67	0.00
1/24/2024	Payment	2605	CHARTER COMMUNICATIONS	157.98	157.98	0.00
1/24/2024	Payment	2607	EUGENIA LYNCH	200.00	200.00	0.00
1/24/2024	Payment	2608	FIELDS CONSULTING GROUP, LLC	880.00	880.00	0.00
1/24/2024	Payment	2609	JESSICA STAFFORD ELLIS	200.00	200.00	0.00
1/24/2024	Payment	2610	JOHNSON ENGINEERING INC.	350.00	350.00	0.00
1/24/2024	Payment	2612	MPS INVESTIGATIONS & GUARD	192.00	192.00	0.00

CYPRESS PRESERVE CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
1/24/2024	Payment	2614	SPEAREM ENTERPRISES		845.00	845.00	0.00
1/24/2024	Payment	DD176	Payment of Invoice 001221		133.42	133.42	0.00
Total Checks					834,012.57	834,012.57	0.00
Deposits							
1/9/2024		JE000366	Debt Service/ Tax Revenue	G/L	1,498.07	1,498.07	0.00
1/9/2024		JE000367	Debt Service/ Tax Revenue	G/L	3,795.48	3,795.48	0.00
Total Deposits					5,293.55	5,293.55	0.00
Outstanding Checks							
10/24/2023	Payment	DD158	Payment of Invoice 000949		124.89	0.00	124.89
1/18/2024	Payment	2600	JUSTIN CRAIG SUTPHIN		200.00	0.00	200.00
1/24/2024	Payment	2606	CYPRESS PRESERVE CDD		3,523.39	0.00	3,523.39
1/24/2024	Payment	2611	JUSTIN CRAIG SUTPHIN		200.00	0.00	200.00
1/24/2024	Payment	2613	SOUTHERN AUTOMATED		32.95	0.00	32.95
Total Outstanding Checks.....					4,081.23		4,081.23
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
1/1/2024		JE000361	Offset DD158 10/24/2023WASTE SERVICE -	G/L	124.89	0.00	124.89
Total Outstanding Deposits.....					174.89		174.89

Sixth Order of Business

6Ai



American Ecosystems, Inc.®

Serving Florida Statewide



AQUATIC MANAGEMENT SERVICES

TREATMENT REPORT

P.O. Box 40517

St. Petersburg, FL 33743-0517

Phone (727) 545-4404

CUSTOMER: Cypress Preserve ACCOUNT # _____

BIOLOGIST: James Janke DATE: 02/09 & 02/13 TIME: _____

SITE	WEEDS TREATED					DAYS RESTRICTED
	ALGAE	GRASSES	UNDERWATER	FLOATING	TERRESTRIAL	
<u>All</u>	<u>X</u>	<u>X</u>			<u>X</u>	<u>Ø</u>
<u>Dog Park</u>			<u>X</u>			<u>21-30</u>
<u>15</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: Treated all sites as needed for
invasive growth & vegetation. Algae treated at
all sites. * Believe landscapers are putting too much
fertilizer too close to ponds as winter should not

develop/accumulate that much growth.
Customers Signature _____ Date _____
Site 15 treated for hydrilla.
* Dog Park given sonar

6Aii

CYPRESS PRESERVE CDD

Field Inspection - February 2024

Tuesday, February 27, 2024

Prepared For Cypress Preserve Board Of Supervisors

25 Items Identified



Item 1

Assigned To Yellowstone

Proposal is in for new annuals, existing annuals are reaching end of life.



Item 2

Assigned To Yellowstone

Turf and landscaping look good up front. Sedge needs to be treated in the St. Augustine.



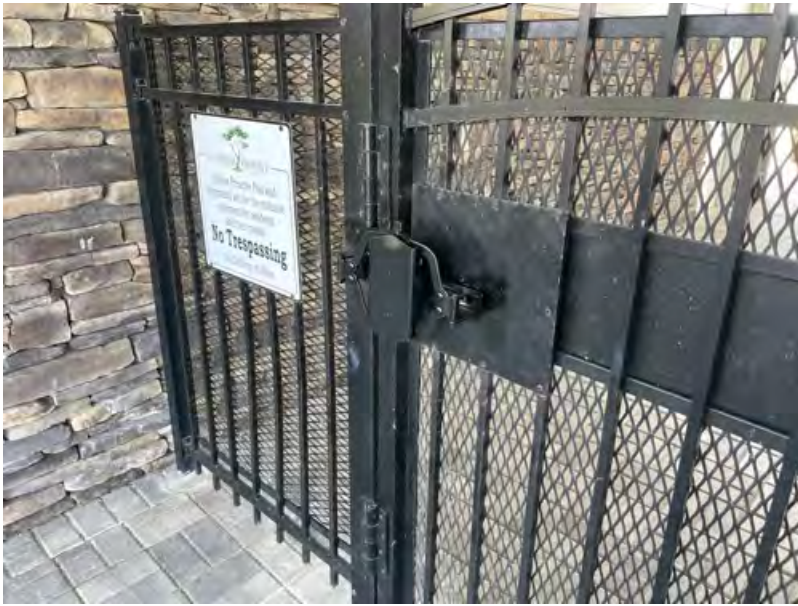
Item 3

Assigned To Yellowstone
Podocarpus, Copperleaf, and
Bismarck Palms look good in the
median.



Item 4

Assigned To Yellowstone
White-Star jasmine is ready for a
trim along Mossy Timber Blvd.



Item 5

Assigned To Jayman Enterprises
Gate at the clubhouse is repaired.



Item 6

Assigned To Jayman Enterprises
Door grates and other miscellaneous
repairs around the clubhouse have
been approved. Awaiting parts and
availability for completion.



Item 7

No issues spotted with the pool.



Item 8

Assigned To EZ Mulch
Playground mulch is being
scheduled for installation.



Item 9

Assigned To Jayman Enterprises
Dog park repairs approved. Also waiting for materials.



Item 10

Assigned To American Ecosystems
Pond 2 looks good.



Item 11

Assigned To Yellowstone

Ruts have been repaired and new sod has been lain at Bulloch Blvd and Mossy Timber Blvd.



Item 12

Assigned To Yellowstone

Edging and mowing needed by the pond on Hunters Meadow Walk.



Item 13

Assigned To American Ecosystems
Pond 8 looks good.



Item 14

Assigned To American Ecosystems
A lot of algae in pond 11.



Item 15

Assigned To Jayman Enterprises

Pond 13 looks good and the fence on the far side has been repaired.



Item 16

Assigned To Yellowstone

The Podocarpus are slightly browning at the bottom on Osprey Glade Ter. Fertilization needed.



Item 17

Water/sewer line work by the county on Grand Live Oak Blvd looks nearly complete. They should be leveling the ground and repairing the grass soon.



Item 18

Assigned To Yellowstone

Goldmounds, Viburnum, Hollies, and Oaks mostly look good along Grand Live Oak Blvd.



Item 19

Assigned To Yellowstone

There are a few spots along Grand Live Oak Blvd where replacements will be quoted.



Item 20

Assigned To Jayman Enterprises

The broken section of fence on Grand Live Oak has been repaired.



Item 21

Assigned To Yellowstone

Firebush is trimmed and the dog park on Grand Live Oak Blvd looks good.



Item 22

Assigned To Spearem

Dog bags needed.



Item 23

Assigned To Yellowstone

White clover needs treatment in the median on Grand Live Oak Blvd.



Item 24

Assigned To Jayman Enterprises

End section of fence on Grand Live Oak Blvd will be removed.



Item 25

Assigned To Yellowstone

The Grand Live Oak Blvd monument looks good. Proposal has been submitted for new annuals.