CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

May 1, 2024

AGENDA PACKAGE

TEAMS INFORMATION
CALL IN NUMBER: 264 454 167 066 MEETING ID: 7LBBLE

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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, May 1, 2024 – 6:00 p.m.

Teams Information

Meeting ID: 264 454 167 066 Passcode: 7LBBLE

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 and Consideration of Complete IT and Securiteam Security Camera Proposals
   - B. Discussion of Access Control Proposal – Complete IT
   - C. Discussion of Yellowstone Site Audit
   - D. Consideration of Spring Annuals Proposal
   - E. Discussion of MPS Security Hours
   - F. Discussion of Preliminary FY 2025 Budget
   - G. Consideration of Pressure Washing Jayman Enterprises
   - H. Consideration of Resolution 2024 – 04; General Election
   - I. Consideration of Resolution 2024 – 05; Setting Public Hearing on Towing Policy
5. **Consent Agenda**
   - A. Consideration of Board of Supervisors' Minutes of the March 6, 2024, Regular Meeting
   - B. Consideration of Operation and Maintenance Expenditures for February 2024
   - C. Review of Financial Report as of February 29th and March 31st of 2024
   - D. Ratification of Jayman Enterprises Invoice #1002 Nature Trail Repair
   - E. Ratification of The Door Whisperer Door Installation
   - F. Ratification of Yellowstone Irrigation Repairs
   - G. Ratification of Street Sign Replacement
6. **Staff Report**
   - A. District Manager
     - i. Aquatic Inspection Report
     - 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, June 5, 2024, at 1:30 p.m.

Fourth Order of Business

4A

Complete I.T.
SERVICE & SOLUTIONS

Eagle Eye Networks Camera System

Revised 3/20/24

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**

Complete I.T.
SERVICE & SOLUTIONS

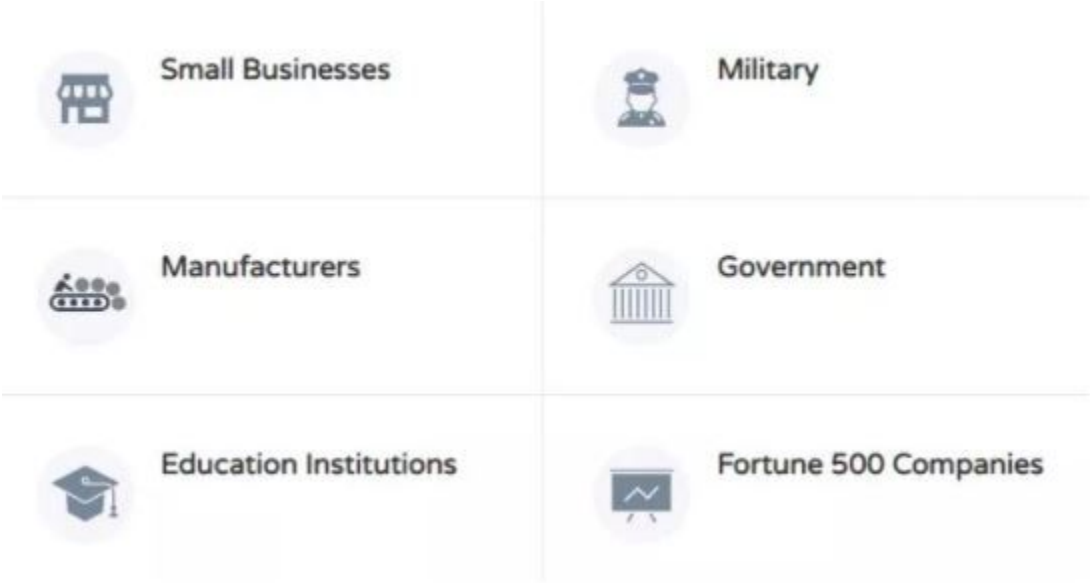
- Your Technology Professionals -

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.

EAGLE EYE NETWORKS

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.

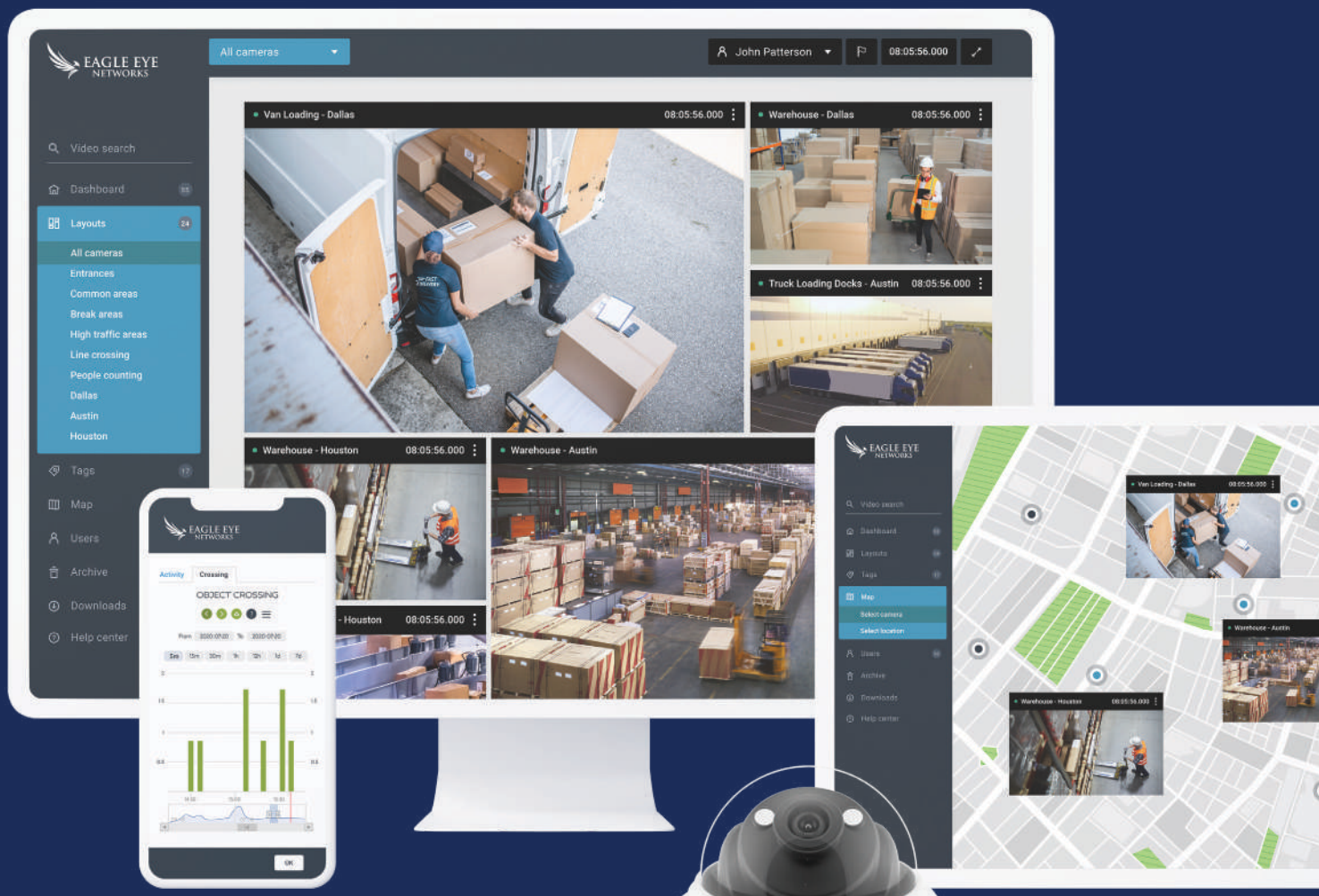
AI & ANALYTICS

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

EAGLE EYE NETWORKS

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:

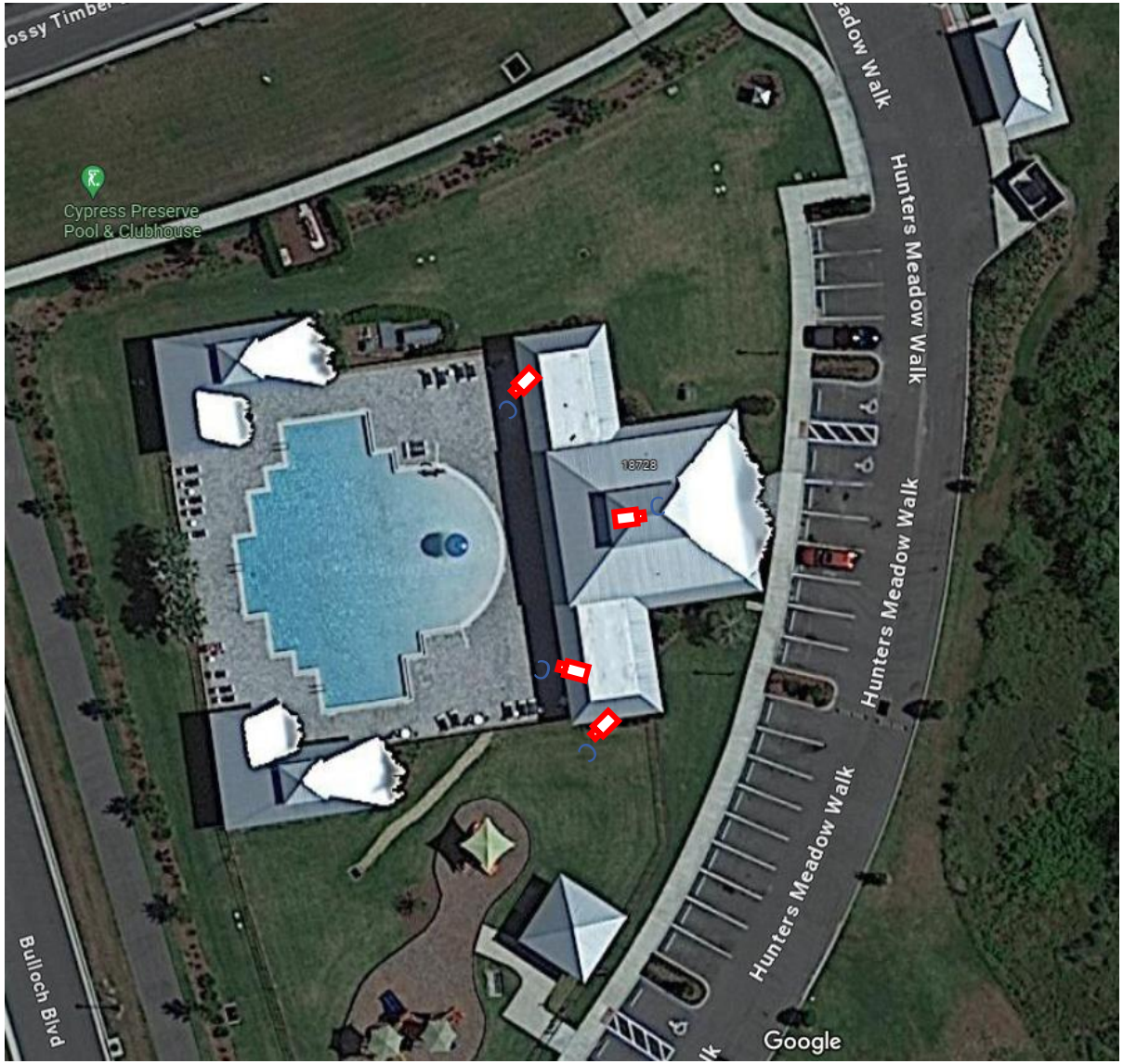
- Greater customization
- Lower total cost of ownership (with no vendor lock-in and no additional licensing fees)
- Stronger cybersecurity
- A future-proofed investment (allowing you to incorporate tools for future needs)
- Speed to market (applications can be built in hours, not months, and updated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

Artificial Intelligence and Analytics

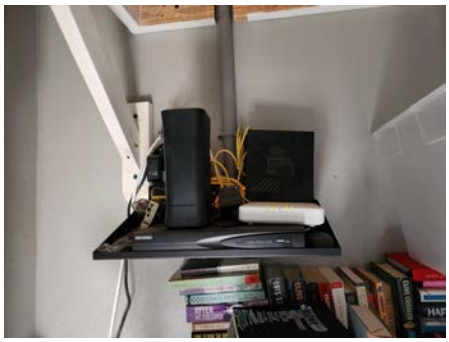
Create long-term strategies based on the insights gained from your video analytics. For example, easily determine the number of people entering and exiting your property at any given time. Monitoring customer traffic flow and patterns is crucial to operations and marketing, allowing for better planning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

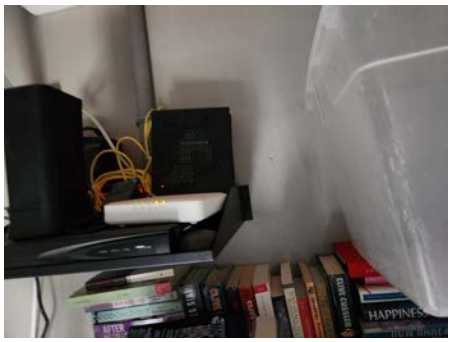
Video analytics also provide insight into employee behaviors, ensuring procedures are being properly followed, customer interactions are positive, and training is appropriate and effective.

Current Camera System



Current Camera Locations





Proposed Camera System - Clubhouse

Varifocal Camera

New Turret Cameras

New Ai Dome Cameras

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

Hanwha Turret Camera

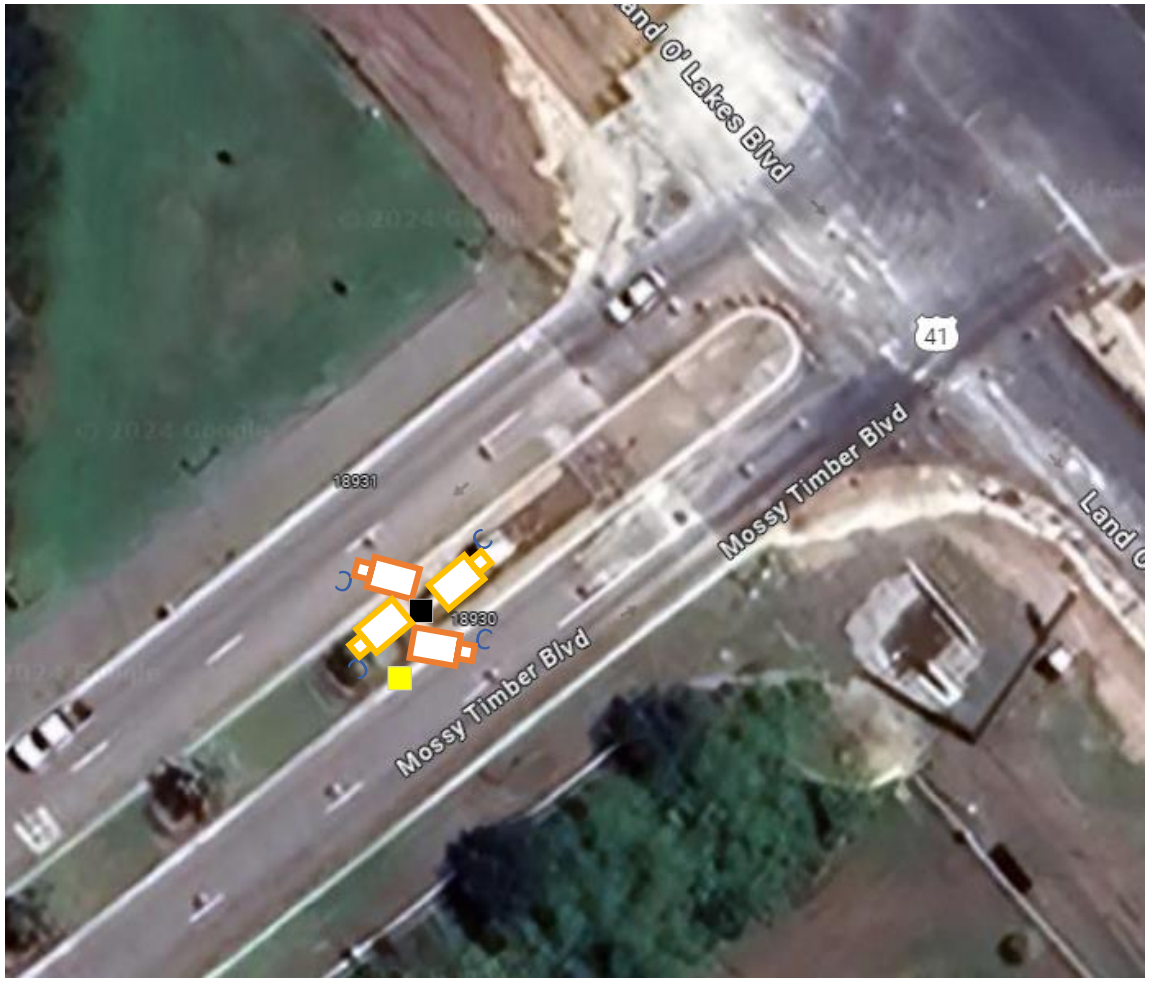
Varifocal Hanwha Camera For LPR

Black Aluminum 4" x 4" Pole

NEMA Box

WARNING
13585 Grand Live Oak Blvd

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

CYPRESS PRESERVE

CYPRESS PRESERVE

CYPRESS PRESERVE

Proposal Overview

Solutions:

Camera Systems	Price

Main Clubhouse - Camera System
• Onsite recording
• (1) CMVR 426+ wall mountable
• (4) CAT6 installations
• (1) Hanwha 4MP Varifocal Camera (Dumpster/Mail)
  • 3-year manufacturer warranty
• (1) Hanwha 4MP Dome Camera
  • 3-year manufacturer warranty
• (5) Hanwha 5MP AI IR Mini Vandal Dome Camera
  • 3-year manufacturer warranty
• (1) AXIS Outdoor Network Horn Speaker for Long Range Speech
  • 5-year manufacturer warranty
• Labor
• Requires seperate ISP
	$6,190.00

☑ Grand Live Oak Blvd & 41 LPR (optional)
• Cloud recorded with EEN bridge
  • Includes limited lifetime manufacturer warranty on recording unit as long as payment is current with EEN contract.
• (2) Hanwha 4MP Cameras
  • 3-year manufacturer warranty
• (2) Hanwha 2MP Cameras
  • 3-year manufacturer warranty
• Up to 10ft conduit burial
• (1) NEMA Box
• Hardened POE switch, power supply, and breaker
• (4) CAT6 Installation
• 18' Black Alumnimum 4x4 Pole
• Up to 12 hours of technician installation time
• Not responsible for electric connection
• Requires seperate ISP
	$5,080.00

☑ Mossy Timber Blvd & 41 LPR (optional)
• Cloud recorded with EEN bridge
  • Includes limited lifetime manufacturer warranty on recording unit as long as payment is current with EEN contract.
• (2) Hanwha 4MP Cameras
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• Up to 10ft conduit burial
• (1) NEMA Box
• Hardened POE switch, power supply, and breaker
• (4) CAT6 Installation
• 18' Black Alumnimum 4x4 Pole
• Up to 12 hours of technician installation time
• Not responsible for electric connection
• Requires seperate ISP
	$5,080.00

Night Time Monitoring Equipment For Clubhouse (Optional)	
☑ CIT Incident Monitoring Equipment • 8 Channel Monitor Camera Bridge • Labor	$1,110.00
Managed Network & WiFi System	
Managed Network Equipment • Firewall/Router with built in Switch • Up to 2 hours of technician installation time • Does not replace ISP	$791.75

Estimated One-Time Project Total $18,251.75

Monthly Price:

Camera Licensing	Price

Clubhouse Cameras
• EEN Complete 426+ Rental
  • Lifetime warranty as lon as license is paid
• Includes PR1 to the Cloud 30-days. 30-days+ onsite recording
  • up to 10 cameras
	$125.00

☑ Grand Live Oak Blvd & 41 LPR (optional) • EEN Complete 426+ Rental • Lifetime warranty as lon as license is paid • Includes PR1 to the Cloud 30-days. 30-days+ onsite recording • EEN Analytic License Plate Recognition	$215.00
☑ Mossy Timber Blvd & 41 LPR (optional) • EEN Complete 426+ Rental • Lifetime warranty as lon as license is paid • Includes PR1 to the Cloud 30-days. 30-days+ onsite recording • EEN Analytic License Plate Recognition	$215.00
Night Time Monitoring Equipment For Clubhouse (Optional)	

☑ CIT Incident Video Monitoring (optional)
• 3 year contract
• Operator handled events
  • 4 operator interventions included per month.
  • $4.00 per operator intervention thereafter
	$500.00

Estimate Monthly $1,055.00

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 (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 aforedescribed 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

A Security & Technology Company

Security Upgrades

Cypress Preserve

2654 Cypress Ridge Blvd
Wesley Chapel, FL 33544
6562237011

Prepared by:

Frank Prete
Vice President
Frank@mysecuriteam.com
813-978-1630

Securiteam
A Security & Technology Company

Why Securiteam

At Securiteam, we challenge conventional thinking in everything we do. We believe that thinking differently inspires innovation and creativity, enabling us to design and create innovative customized security and technology solutions that are durable, reliable, and user friendly.
We pride ourselves on our responsiveness, attention to detail, and customer service. We listen to your needs, collaborate ideas, and work to develop unique value-added solutions that meet today's most demanding requirements.

About Us

We are a Premier Security Solutions & Technology Integration Company Founded in 2005
Nationally recognized as a 2022 Top-100 Systems Integrator by SDM Magazine
Created our Proprietary Virtual Security Guard Service in 2012
We Customize State-of-the-Art Solutions that meet YOUR Specific Needs
Licensed, Bonded, Insured, and State Certified Security & Alarm Contractor
Customer-Centric Business Culture Providing YOU with Exceptional Customer Service
Industry Leading A+ Better Business Bureau Rating and a 4.9 Google Rating
Panasonic Diamond Level Security Solutions Provider

What We Do

- Access Cards & Fobs
- Access Control Systems
- AV Systems
- Electronic Meeting Room Scheduler
- Digital Signage
- Guest Wi-Fi
- Low Voltage Cabling
- Music & Sound Distribution
- Monitored Surveillance Systems
- Security Systems
- Surveillance Systems
- Virtual Security Guard Service

BBB Rating A+ Securiteam Inc. Security Systems 13745 N. Nebraska Ave Tampa, FL 33613

Google Securiteam 4.9 ★★★★★ 70 Google reviews

FEATURED IN 2024 SDM TOP SYSTEMS INTEGRATORS

Summary of Qualifications

Securiteam, Inc.

- Securiteam's main office and monitoring center is in Tampa, FL
- Licensed, Bonded, Insured and State Certified Security and Fire Alarm Contractors
- $2 Million Liability Insurance policy
- A+ rating by the BBB
- 24/7/365 live tech support
- Listed in the top 100 Security Integrator's in the country

Key Personnel

Rob Cirillo – Founder & CEO

- 25+ Years of electronic security industry experience including regional management positions.
- Licensed to design and install Security and Fire Alarm Systems in FL, MA, & ME
- Automatic Fire Alarm Association Trained and Certified

Frank Prete – Vice President

- 25+ Years technical industry experience
- Certified for Burglar Alarm and Fire Alarm Installations

Technical Team

- 25+ Years technical industry experience

Office Personnel

- Nisha Sevilla – Office Manager – 5+ years of experience

Securiteam
A Security & Technology Company

Advanced Analytics & Surveillance

Through industry leading partnerships and innovative design, Securiteam provides true preventative protection using advanced AI Technology. Video technology is constantly evolving. If you're looking for the highest resolution, intelligent analytics, professional design, or knowledgeable staff, Securiteam can provide the best solution to meet your needs. We partner with companies to provide class leading, innovative solutions through smarter object detection (Vehicle or person), advanced, pattern-based video searches, and self-learning analytics. The technologies used include better scenario-based alerts like intrusion, loitering, and unusual activity detection. Securiteam leads the way by providing the best technologies through strategic partnerships.

Better-Than-Guard Level Security a Fraction of the cost

When Human presence is detected in an authorized area, the signal is sent to our state-of-the-art remote video monitoring center. Once the activity is verified by the remote officer, your custom predefined action plan is implemented which may include a live voice to the premises. The best part is that our cameras do not sleep, take breaks call out sick or ever get distracted.

Limit False Alarms and Save Storage

Using scene adaptive intelligence and varied analytical profiles, Advanced analytics reduce remote and local guard costs by eliminating most nuisance alarms that occur with conventional video motion detection. Simply put, our partners technologies can identify the difference between a person, a bird and windblown leaves where simple video motion cannot.

Cypress Preserve
Security Upgrades

Surveillance System Upgrade — $5,511.00

1	SMART Series 16-Channel 16PoE 4TB NVR Bundle with Turing Bridge
1	Araknis Networks Single-WAN Gigabit VPN Router
5	SMART 4MP TwilightVision IR Turret IP Camera 2.8mm
5	SMART Series Turret & Fixed Dome Junction Box, White
2	SMART 4MP TwilightVision IR Zoom Turret IP Camera
2	SMART Series Varifocal Turret Dome Junction Box

Voice Down Option — $993.00

1	Network Horn Speaker

Optional License Plate Cameras for both entrances — $6,851.00

2	Axis 2MP License Plate Camera, 10.9-29mm Lens
2	SMART 4MP TwilightVision IR Turret IP Camera 2.8mm
4	WiFi bridge - Sold Individually
2	Mount for Wifi Bridge
1	Ubiquiti Cloud Key Gen 2
2	15 Aluminum Mounting Post - Black Powder Coat includes footer
2	Weatherproof Enclosure with Cooling Fan

** Recurring service charges not included in the total install price.*

Securiteam
A Security & Technology Company

Project Summary

TOTAL: $13,355.00

50% down and balance upon substantial completion

Event-based Video Monitoring: $400 monthly

Securiteam ONE Plan Option: $228.58

Securiteam ONE Plan Includes:

***Repair Service Labor**
***Defective parts replaced**
***Remote diagnostics & troubleshooting**
***Repairs due to normal wear & tear**
***Average response time 48 hours**

Internet service required for remote connection

AC Power required, supplied by others

*****Installation and/or service taxes not included, if applicable.*****

** Recurring service charges not included in the total install price.*

Securiteam
A Security & Technology Company

Product Details

SMART Series 16-Channel 16PoE 4TB NVR Bundle with Turing Bridge

Face/Human/Vehicle AI and more with Turing SMART Series Cameras, Bridge, and Cloud
First-Year Free Turing Vision Cloud AI Feature Access
Support Ultra265/H.265/H.264 video formats
32-channel input; 16 POE Ports
Up to 8MP input and 4K output
8TB Included; 4 SATA Max, up to 10TB for each HDD
Best used with Turing SMART series IP Cameras
Turing cloud-ready with Smart NVR series and Turing bridge/servers
Support cloud upgrade

Araknis Networks Single-WAN Gigabit VPN Router

A compact form factor provides you with ultimate install flexibility without sacrificing performance. It features a single Gigabit WAN port and two Gigabit LAN ports to support today s internet speeds. Plus every Araknis router is fully embedded with OvrC Pro giving you full network visibility and intuitive troubleshooting tools.

SMART 4MP TwilightVision IR Turret IP Camera 2.8mm

People and Vehicle Search with SMART series NVR and Turing Vision Cloud
Max. 4MP(2688x1520) resolution @30/25fps
2.8mm fixed lens
TwilightVision allows for optimal image clarity in low light
Smart IR up to 30m (98ft)
Support 256 G microSD card
IP67, WDR, PoE

SMART Series Turret & Fixed Dome Junction Box, White

Turing TP-EFDJB SMART Series Turret & Fixed Dome Junction Box, White

Securiteam
A Security & Technology Company

SMART 4MP TwilightVision IR Zoom Turret IP Camera

People and Vehicle Search with SMART series NVR and Turing Vision Cloud
Max. 4MP(2688x1520) resolution @30/25fps
2.7-13.5mm motorized lens
TwilightVision allows for optimal image clarity in low light
Smart IR up to 40m (131ft)
Support 256 G microSD card
IP67, WDR, IK10, PoE

SMART Series Varifocal Turret Dome Junction Box

Material:Aluminum alloy
Operating Humidity:0% - 90% RH
Dimension:126 x 36mm (4.96 x 1.42")
Weight:0.24kg (0.53lbs.)

Network Horn Speaker

AXIS C1310-E Network Horn Speaker is perfect for outdoor environments in most climates. It allows users to remotely warn off intruders before they commit a crime to deliver instructions during an emergency or to make general voice messages. Built-in memory supports pre-recorded messages or security personal can respond to notifications with live speak. Digital signal processing DSP ensures clear sound. Open standards support easy integration with network video access control analytics and VoIP supporting SIP . AXIS C1310-E is a standalone unit that can be placed almost anywhere which supports a flexible scalable and cost-effective approach to system design.

Axis 2MP License Plate Camera, 10.9-29mm Lens

AXIS P1465-LE P14 Series 2MP Fully Featured Bullet IP Camera, 10.9-29mm Lens.
1920 x 1080 Resolution at up to 60 fps
10.9-29mm Varifocal Lens
Audio Input

Securiteam
A Security & Technology Company

SMART 4MP TwilightVision IR Turret IP Camera 2.8mm

People and Vehicle Search with SMART series NVR and Turing Vision Cloud
Max. 4MP(2688x1520) resolution @30/25fps
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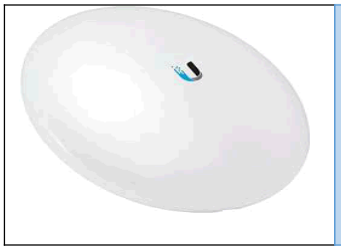


WiFi bridge - Sold Individually

The sleek NanoBeam design with proprietary airMAX ac chipset and dedicated management Wi-Fi for easy UISP mobile app support and fast setup. This airMAX ac CPE pivots on a ball joint for mounting and alignment flexibility.

Mount for Wifi Bridge

Ubiquiti Cloud Key Gen 2

Powerful, Cloud-based Network Management. Build, secure, and optimize your UniFi system with our compact, Cloud-connected controller.

Securiteam
A Security & Technology Company

	15 Aluminum Mounting Post - Black Powder Coat includes footer 15 Foot Mounting Post installations

	Weatherproof Enclosure with Cooling Fan

Securiteam
A Security & Technology Company

Terms, Scope, & Acceptance

Your satisfaction is important to us, and we plan to exceed your expectations!
This proposal is a complete package, including design, wiring, equipment, installation.

All equipment is warranted by the manufacturers. We guarantee all installation work to be free of defects for a period of thirty days from installation date. If service is required, we will be happy to provide you with excellent service for your system.

Customer must maintain sufficient insurance to cover property damages or bodily injury for Customer and any of its licensees, invitees or others who are not such licensees, contractors, employees, agents or invitees of Securiteam, Inc. Customer agrees that recovery from Securiteam for any property damage or bodily injury shall be offset by payment from such insurance.

Prices contained in this proposal are valid for 30 days. Any changes to this proposal will be submitted in writing for approval.

To be supplied by others to Securiteam's specifications:

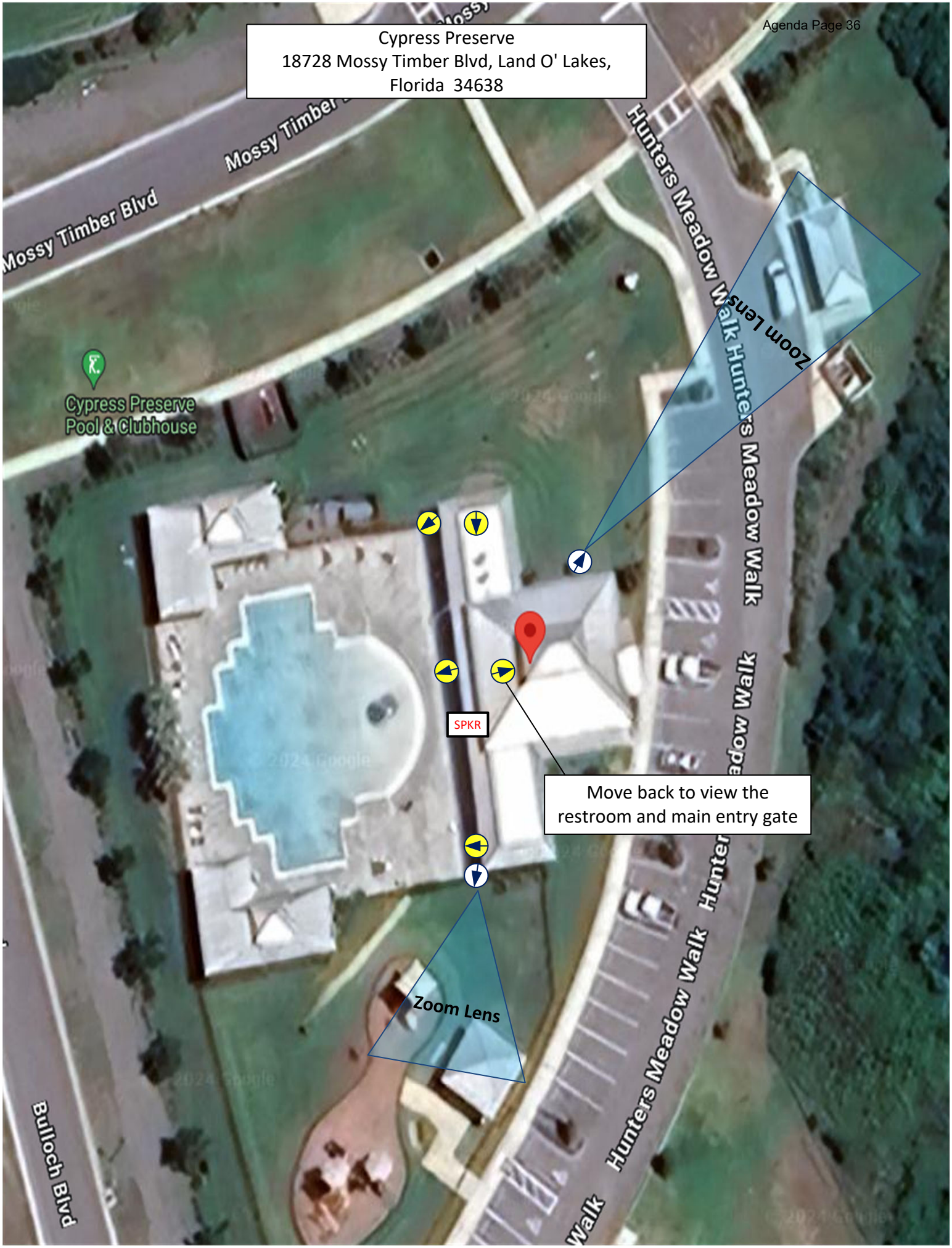
- Municipal permit fees (if applicable)
- A/C power & electrical conduit
- Applicable internet or telephone communications services
- 50% down and balance upon substantial completion

_____ _____ _____

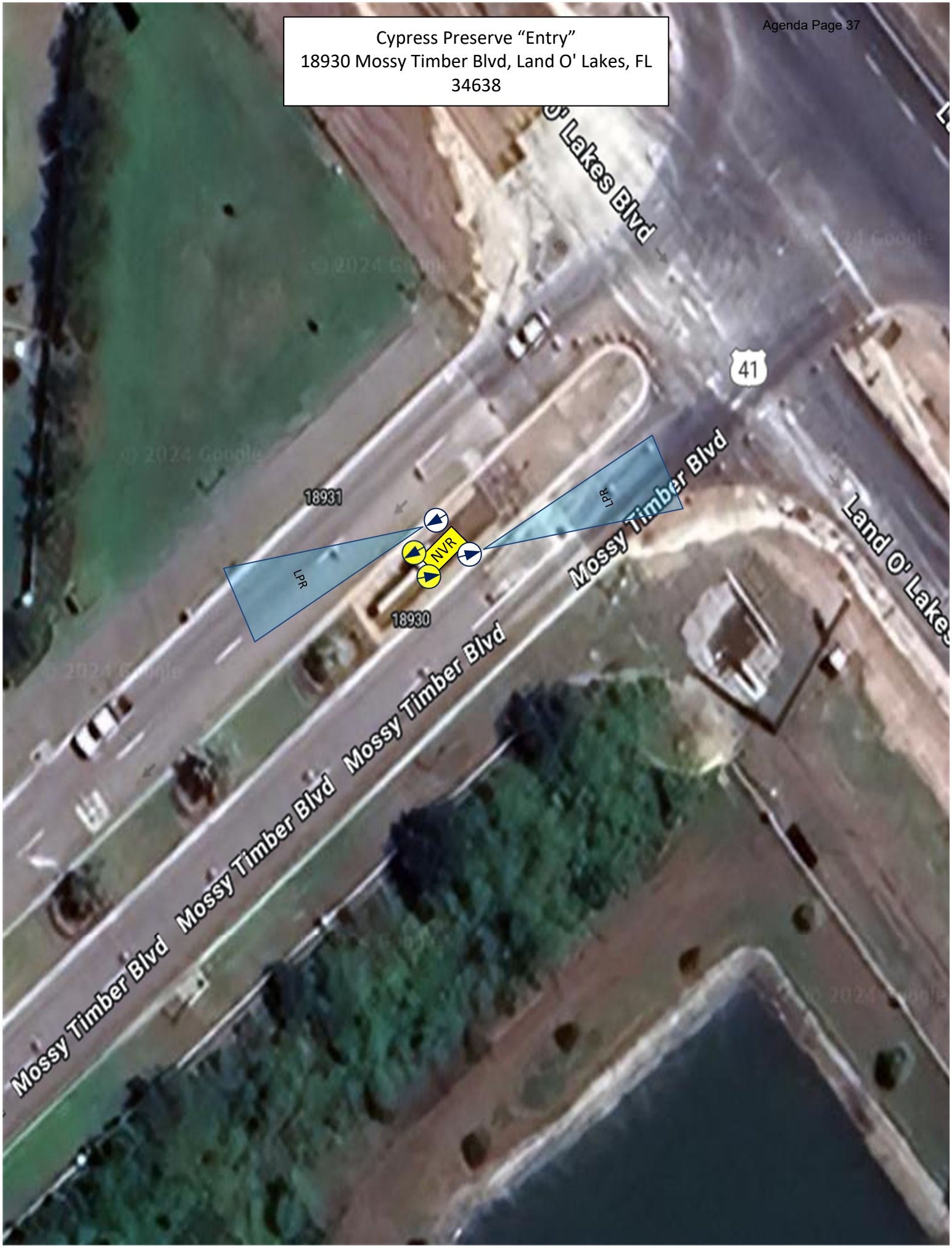
Accepted by Date Securiteam

I accept this proposal and authorize the work to be done and accept responsibility for payments due._____

Cypress Preserve
18728 Mossy Timber Blvd, Land O' Lakes,
Florida 34638



Cypress Preserve “Entry”
18930 Mossy Timber Blvd, Land O' Lakes, FL 34638



4B

Complete I.T.
SERVICE & SOLUTIONS

Access Control System

Revised 3/20/24

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**

Complete I.T.
SERVICE & SOLUTIONS

- 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, Nexudus, 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.

brivo®
simply better security

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

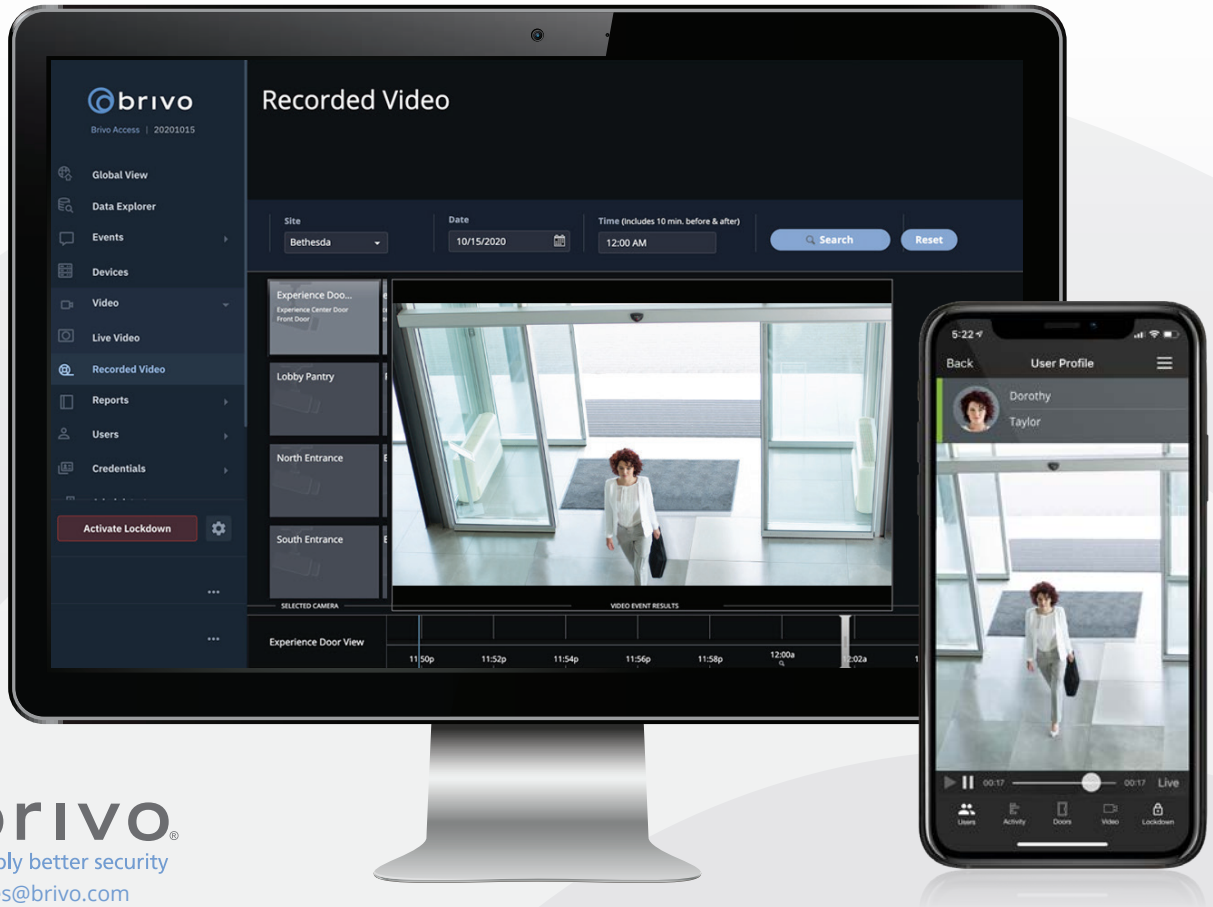
Correlate video with access control events
Add references to Eagle Eye cameras so video can be linked to with activities from Brivo.

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



brivo
simply better security
sales@brivo.com
1.833.462.7486
brivo.com

Installation of Brivo Access Control

Brivo Installation	Price
Main Clubhouse • Replace with Brivo acs300 dual node panel • Reuse readers • Altronix power supply • Labor	$2,181.00
Restrooms Locking Strikes • (2) New Prox Readers • Composite cabling installation • Altronix power supply • Maintenance lever door replacement • New Brivo ACS300 dual node panel • Labor	$4,951.00
Keyfobs	
☑ 1,000 CIT Keyfobs ($3,500 VALUE)	$0.00

Project Estimate Total $7,132.00

Door Monthly (Choose one)	Price
Brivo Basic Monthly License • 4 Doors/readers ($16.50 each)	$66.00

Brivo Monthly Estimate $66.00

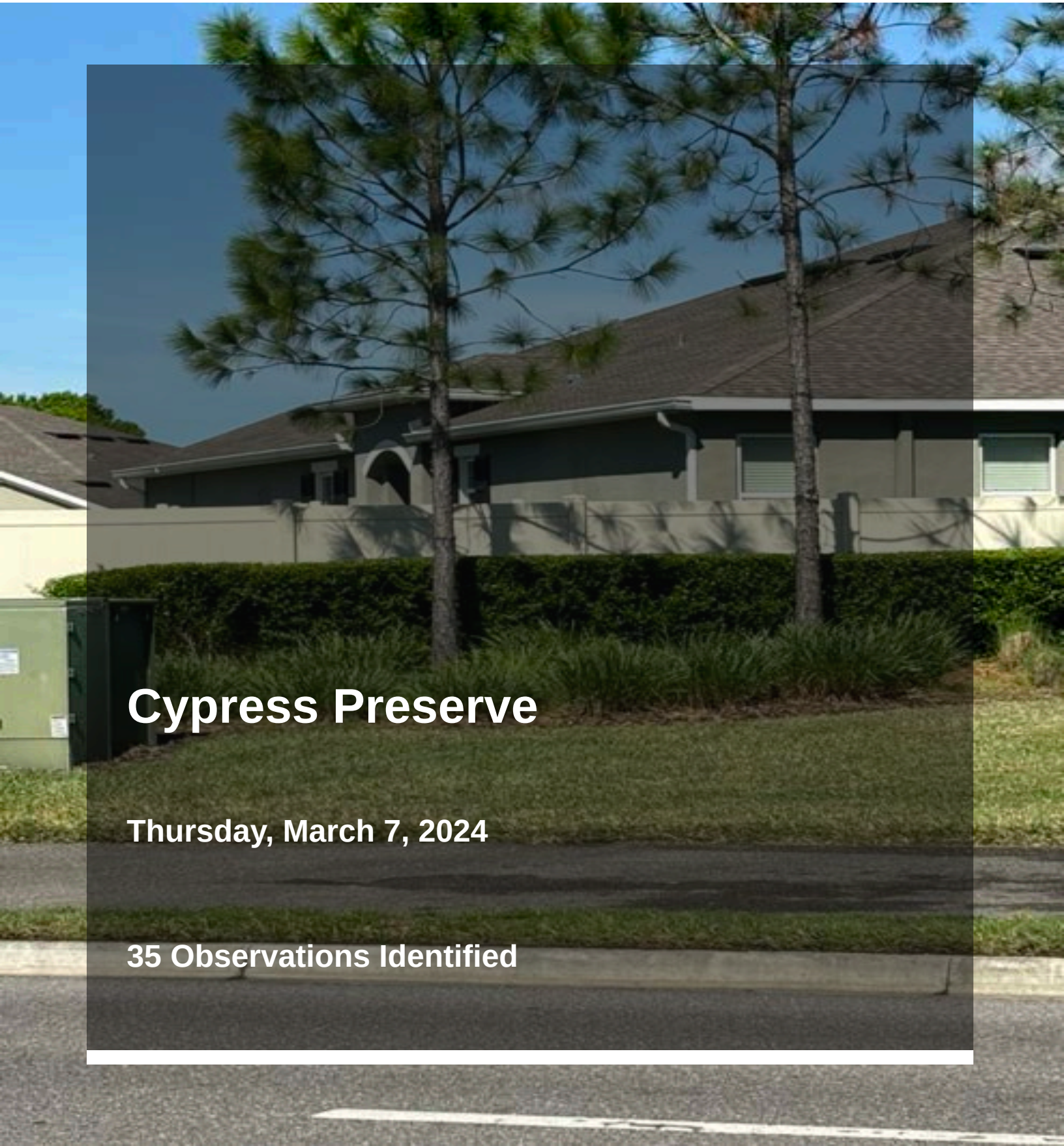
PAYMENT AND ASSOCIATED TERMS

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 aforedescribed 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

4C



Cypress Preserve

Thursday, March 7, 2024

35 Observations Identified

Hedges Trimmed

Copper Leafs
Trimmed and level

Weeds
Sprayed out on center islands,club house and sidewalks

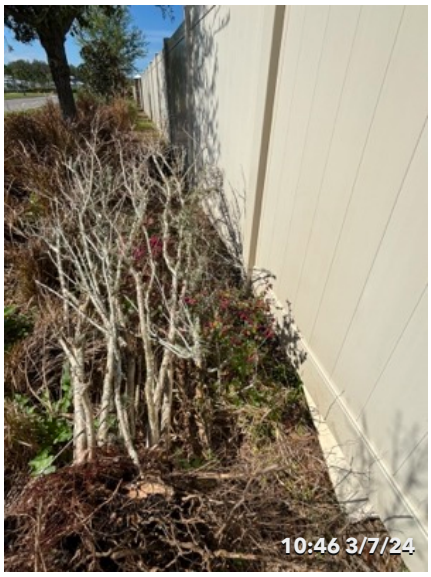
Beds Edged Out

Weeds/flowers
Crack weeds and bed weeds all treated. Also flower proposal has been submitted

Trimming Hedges

Home Owner Construction
The home owner has removed some plants and 1 crape these have died out and will need to be replaced. Do we know how much long this project is.

Removed Shrub



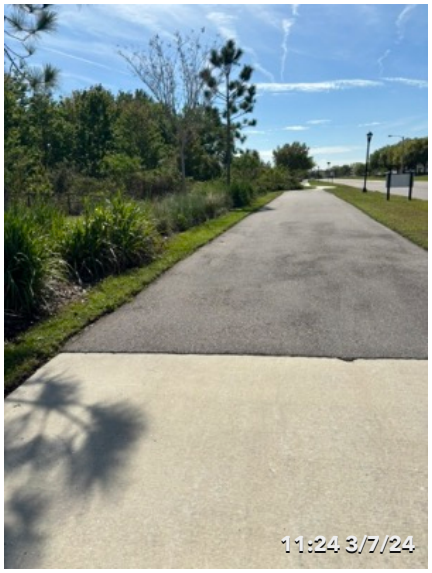
Removed Crape

Club House
Edged and mowed out

Playground
Looks good

Field Across From Pool

Sooty Mold
This has been reported and will be treated.



Edged And Clear Of Weeds

Field Mowed Out

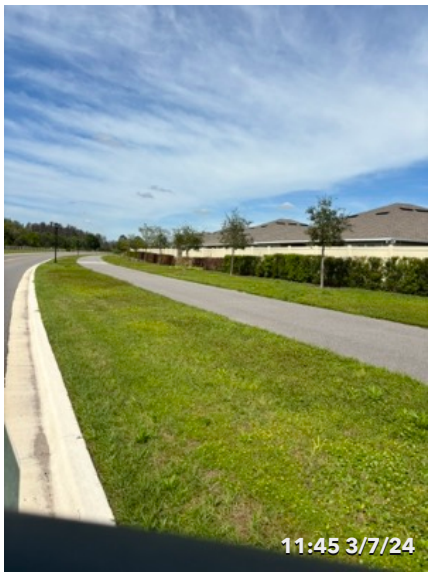
Sod Install Is Doing Good
Still needs time to settle and take root

Field
Edged and mowed out

Field Mowed

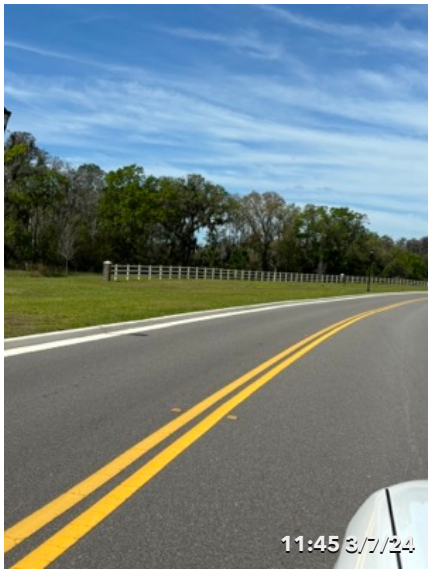
Turf Looks Good

Shell Path
Weeds have been treated and proposal to refill the path with shell will be submitted

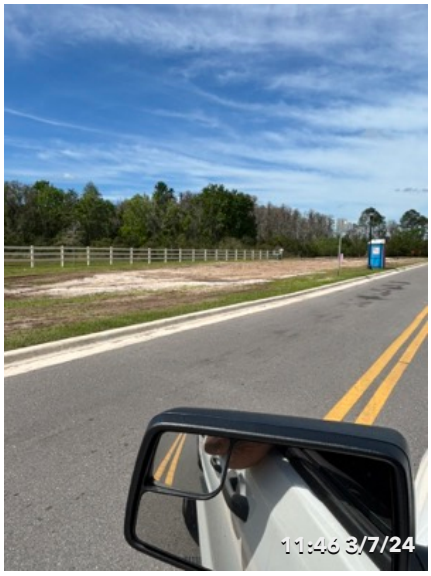


Grand Live Oak
Looks good and will be mowed out next week

Hedges Look Good

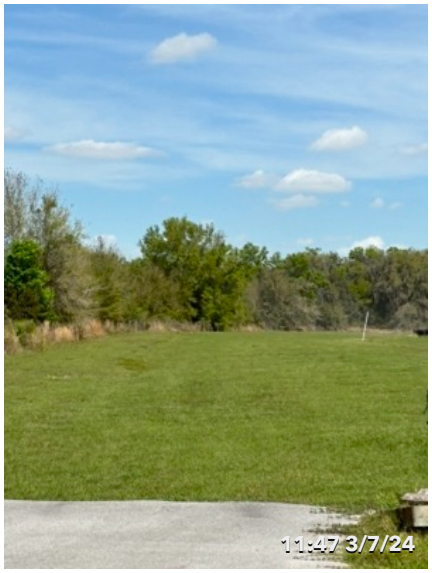


Looks Good



Construction

Turf Looks Good



Field At The End Of Grand Live Oak

Turf Looks Good

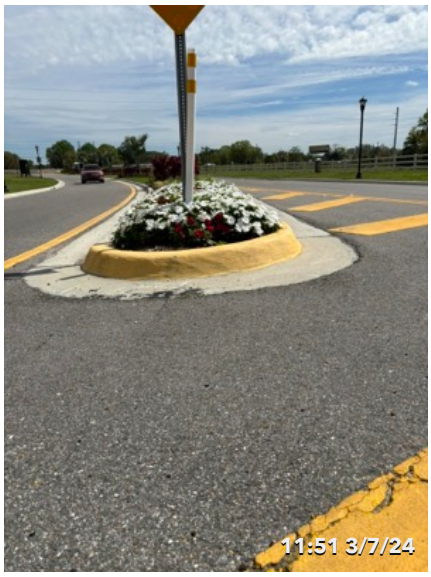
Hedge Row Clean Cut

Hedges And Turf
Everything is manicured

Dog Park
Looks good

Dog Park
Looks good

Field Looks Good



Flowers
Proposal submitted

Copper Leaf
Trimmed and kept even

Crapes
A proposal is being submitted to have these replaced they are not doing very well and should be replaced with something to help bring life to the area.

Seth Mendoza
Yellowstone Landscape

4D.

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

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

Signature

x

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

4G.

Estimate

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com
www.jaymanenterprises.com

Date	Estimate #
4/19/2024	1022

Name / Address
Cypress Preserve C/O Inframark 501 S Falkenburg Rd C-3 Tampa, Fl. 33619

Project

Description	Qty	Rate	Total
Pressure wash interior and exterior of amenity clubhouse. There are a lot of tiny spider nests throughout the ceiling that need to be cleaned up by pressure washing.		975.00	975.00

Client Signature	Total	$975.00

4H.

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE PASCO COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (**"Board"**) seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Pasco County Supervisor of Elections (**"Supervisor"**) to conduct the District's elections by the qualified electors of the District at the general election (**"General Election"**).

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

1. **GENERAL ELECTION SEATS.** Seat 3, currently held by Stephanie Boretski, Seat 4, Vacant, and Seat 5, currently held by Eugenia Lynch are scheduled for General Election in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive $200 per meeting for their attendance and no Board member shall receive more than $4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2024. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 1st day of May 2024.

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

_____
CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

_____
SECRETARY/ASSISTANT SECRETARY

Exhibit A: Notice of Qualifying Period

Exhibit A:
Notice of Qualifying Period

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF
CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of Cypress Preserve Community Development District ("District") will commence **at noon on June 10, 2024, and close at noon on June 14, 2024**. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

Cypress Preserve Community Development District has two (3) seats up for election, specifically seats 3, 4, and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election in November 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the Pasco County Supervisor of Elections.

4 I.

Cypress Preserve Community Development District
Parking and Towing Policy

The Cypress Preserve Community Development District (the "**District**") has adopted the following policy (the "**Policy**") regarding the parking and towing of vehicles or vessels of any kind (as defined by Section 715.07, Florida Statutes) located on both the District-owned clubhouse parking area and surfaced parking areas located throughout the District (the "**District Parking Areas**").

The term District Property shall include all common areas and sidewalks located adjacent to the District Parking Areas, and the grass strip between sidewalk and any roadway located adjacent to the District Parking Areas. This Policy is in addition to, and exclusive of, various state laws, county regulations, or homeowners' association standards governing parking.

General Parking Policies:

1. There should be no parking of vessels on any District Property.
2. There shall be no parking of vehicles on District Parking Areas except during permitted hours only and within a properly posted parking area or within properly marked parking spaces in accordance with this Policy.
3. Vehicles must not be parked in any way which blocks the normal flow of traffic, or in any way that limits the ability of emergency service workers to respond to situations.
4. Unless authorized in writing by the District, only vehicles that can fit in a standard parking space are permitted to park in properly marked parking spaces.
    a. No commercial vehicles (other than vendors currently servicing the District), RVs, boats, trailers, moving trucks, or oversized vehicles are permitted.
5. The Clubhouse Parking Lot is only intended for the parking of vehicles operated by:
    a. Patrons using the Recreational Facilities during hours of operation
    b. Visitors for an authorized event under a Private Event Rental Agreement
    c. Any member of the general public attending a District meeting
    d. Any residents or visitors for a Homeowners Association meeting
6. The District does not provide any security or monitoring for the Parking Lot and assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.
7. No overnight (between 10:00 pm and 6:00 am) parking is permitted.
8. All vehicles must have valid and proper license plates and registration affixed to their vehicles. Unregistered vehicles may be reported to license inspectors or law enforcement as a violation of Section 320.02, Florida Statutes. Additionally unregistered vehicles may be considered to have been abandoned and reported to law enforcement or code enforcement.
9. Unauthorized parking may result in being towed or reported to the local authorities for trespassing.
10. These policies are in addition to, and exclusive of, various state laws, county regulations, or homeowners' association standards governing parking.

Towing Policies:

1. Any vehicle or vessel that is parked on District property or designated parking area in violation of this policy or applicable regulatory requirements may be towed, at the sole expense of the owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes).
2. The District shall keep a logbook of all violations of the District's parking restrictions.
3. Upon discovery of a violation, the towing operator with whom the District enters into a towing authorization agreement shall photograph the evidence of such violation and may then tow the vehicle or vessel from District Parking Areas in accordance with said agreement.
4. The towing operator may patrol the District property for violations of this Policy (commonly referred to as "roam towing").
5. Additionally, the District may maintain a list of representatives that have the authority to contact the towing operator for the purpose of initiating the towing of a vehicle or vessel from District property or designated parking area.
6. Prior to directing the Towing Operator to remove any vehicles or vessels, the Authorized Representatives shall verify that:
    i. the vehicle or vessel is parked on District Property, and
    ii. is in violation of the District's Towing Policies.

This policy was adopted by Resolution No. 2024-05 on June 5, 2024.

RESOLUTION NO: 2024 - 05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S ADOPTION OF ITS PARKING AND TOWING POLICY; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, pursuant to the provisions of Chapters 120 and 190, Florida Statutes, among others, the District is authorized to adopt rules and policies regarding the operation of the District's facilities; and

WHEREAS, the District desires to adopt the Towing Policy attached hereto as discussed and revised at the May 1, 2024 regular meeting; and

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

Section 1. A public hearing will be held to adopt the Towing Policy on June 5, 2024, at 6:00 p.m., at the Land O' Lakes Heritage Park located at 5401 Land O' Lakes Blvd, Land O' Lakes, FL 34639.

Section 2. The District Manager is directed to publish notice of the hearing in accordance with Chapters 120 and 190, Florida Statutes.

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

PASSED AND ADOPTED this 1st day of May 2024.

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

_____	_____
Print Name: _____	Print Name: _____
Secretary/ Assistant Secretary	Chair/ Vice Chair of the Board of Supervisors

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, March 6, 2024, and called to order at 1:43 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:

Lisa Castoria	District Manager
Jayna Cooper	District Manager
Michael Broadus	District Counsel
Frank Pete	Securiteam
Jeremy Crawford	Jaymen Enterprise
Thomas Giella	Complete IT – *via conference call*
Residents	

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

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

SECOND ORDER OF BUSINESS **Public Comment (3) Minute Time Limit**

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

THIRD ORDER OF BUSINESS **Vendor Reports**

A. District Counsel

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

B. District Engineer

Ms. Cooper discussed the Acceptance of Ownership Map into District records.

> On MOTION by Ms. Lynch seconded by Ms. Ellis with all in favor, the Ownership Map into District records, was accepted. 3-0

FOURTH ORDER OF BUSINESS Business Items

A. Discussion of Video Surveillance Proposal

A discussion ensued by representatives of Complete IT, Securiteam and RUAV of proposals presentation and Q&A's. The access control is tabled.

> On MOTION by Ms. Lynch seconded by Ms. Ellis with all in favor, Securiteam camera surveillance proposal, was approved as presented. 3-0

B. Consideration of Spring Annuals Proposal

The Board tabled the above business item.

C. Consideration of Jayman Enterprises Cleaning Proposal

The Board reviewed and discussed the cleaning proposal.

> On MOTION by Mr. Sutphin seconded by Ms. Lynch with all in favor, Jayman Enterprises Cleaning Proposal, was approved as presented. 3-0

> On MOTION by Ms. Lynch seconded by Mr. Sutphin with all in favor, Terminate Spearum contract, was approved as discussed. 3-0

D. Consideration of Towing Agreement

The Agreement has no cost, signs are $70/each. Mr. Broadus will review CDD towing policy, therefore the above business item is tabled until the April meeting.

E. Organizational Matters

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

ii. Oath of Office for Newly Appointed Supervisor

Resident rescinded interest in application for vacant Seat 4.

FIFTH ORDER OF BUSINESS 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

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 February 29, 2024

ii. Community Inspection Report

The Board reviewed the Aquatics and Community Inspection Report with no questions or revisions.

SEVENTH ORDER OF BUSINESS **Audience Comments**

A discussion ensued from residents with concerns of hole in the pool that is not fixed and traffic calming concerns.

EIGHTH ORDER OF BUSINESS **Board of Supervisors' Request and Comments**

Mr. Sutphin stated the lockbox needs to be replaced.

EIGHTH ORDER OF BUSINESS **Adjournment**

There being no further business,

On MOTION by Ms. Lynch seconded by Mr. Sutphin with all in favor, the meeting was adjourned at 4:00 p.m. 3-0

_____ _____

Lisa Castoria Eugenia Lynch
Assistant Secretary 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.	20240472	$2,475.00		WATER MANAGEMENT - FEBRUARY 2024
CHARTER COMMUNICATIONS	1422940020124	$157.98		INTERNET - 02/01/24-02/29/24
INFRAMARK LLC	110064	$125.00		DISTRICT INVOICE FEBRUARY 2024
INFRAMARK LLC	110643	$466.44	$591.44	DISTRICT SERVICES FEBRUARY 2024
SUNCOAST POOL SERVICE	10033	$1,240.00		POOL SERVICE - FEBRUARY 2024
WASTE CONNECTIONS	W425 012024 ACH	$133.42		WASTE SERVICE - FEBRUARY 2024
YELLOWSTONE LANDSCAPE	TM 653126	$21,853.74		LANDSCAPE MAINT. - JANUARY 2024
Monthly Contract Subtotal		**$26,451.58**		
Variable Contract				
GRAU AND ASSOCIATES	25053	$3,600.00		ARBITRAGE - SERIES 2017 FYE 11/30/23
JESSICA STAFFORD ELLIS	JE 020724	$200.00		SUPERVISOR FEES
JOHNSON ENGINEERING INC.	13	$1,787.50		PROF SVCS THRU FEB 2024
JUSTIN CRAIG SUTPHIN	JS 020724	$200.00		SUPERVISOR FEES
Variable Contract Subtotal		**$5,787.50**		
Utilities				
PASCO COUNTY UTILITIES	19836306	$293.59		WATER - 12/15/23-01/16/24
PASCO COUNTY UTILITIES	19836308	$225.42		RECLAIM - 12/15/24-01/16/24
PASCO COUNTY UTILITIES	19836462	$180.18		RECLAIM - 12/15/24-01/16/24
PASCO COUNTY UTILITIES	19837658	$356.46		RECLAIM - 12/15/24-01/16/24
PASCO COUNTY UTILITIES	19837659	$231.66	$1,287.31	RECLAIM - 12/15/24-01/16/24
WITHLACOOCHEE RIVER ELECTRIC	4006 020624 ACH	$41.18		ELECTRIC - 01/02/24-02/01/24
WITHLACOOCHEE RIVER ELECTRIC	4012 020624 ACH	$47.00		ELECTRIC - 01/02/24-02/01/24
WITHLACOOCHEE RIVER ELECTRIC	4854 020624 ACH	$1,163.39		ELECTRIC - 01/02/24-02/01/24
WITHLACOOCHEE RIVER ELECTRIC	6573 020624 ACH	$48.26		ELECTRIC - 01/02/24-02/01/24
WITHLACOOCHEE RIVER ELECTRIC	9647 020624 ACH	$40.72		ELECTRIC - 01/02/24-02/01/24
WITHLACOOCHEE RIVER ELECTRIC	9650 020624 ACH	$45.07	$1,385.62	ELECTRIC - 01/02/24-02/01/24

February 2024 Meeting

CYPRESS PRESERVE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Utilities Subtotal		**$2,672.93**		
Regular Services				
CYPRESS PRESERVE CDD	02082024-01	$2,949.16		SERIES 2017- FY 24 TAX DIST ID 01/01-01/31
CYPRESS PRESERVE CDD	02082024-02	$1,842.06	$4,791.22	SERIES 2019- FY 24 TAX DIST ID 01/01-01/31
MD TERMITE & PEST CONTROL	105319	$720.00		MAIL KIOSK
MD TERMITE & PEST CONTROL	1053191	$720.00	$1,440.00	GUTTERS
SOUTHERN AUTOMATED ACCESS SERV	14156	$32.95		CELLULAR USAGE
SPEAREM ENTERPRISES	5967	$150.00		REPAIR VINYL FENCE
SPEAREM ENTERPRISES	5973	$845.00	$995.00	LABOR - DOG WASTE
STRALEY ROBIN VERICKER	24171	$2,558.12		PROF SVCS RENDERED THRU JAN 2024
YELLOWSTONE LANDSCAPE	TM 659891	$378.48		IRRIGATION REPAIRS - 01/17/24
Regular Services Subtotal		**$10,195.77**		
Additional Services				
EXTRA SPACE STORAGE	ESS 021324 ACH	$109.00		STORAGE
JAYMAN ENTERPRISES LLC	2971	$275.00		INSTALLED NEW KANT SLAM
JAYMAN ENTERPRISES LLC	2980	$700.00		FENCE REPAIRS
JAYMAN ENTERPRISES LLC	2986	$125.00	$1,100.00	REPAIR PERIMETER FENCE
Additional Services Subtotal		**$1,209.00**		
TOTAL		**$46,316.78**		

Approved (with any necessary revisions noted):

Signature:

February 2024 Meeting

CYPRESS PRESERVE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Title (Check one):

[ ] Chariman [ ] Vice Chariman [ ] Assistant Secretary

Invoice

AMERICAN ECOSYSTEMS, INC

P.O. BOX 40517
ST. PETERSBURG, 33743

DATE	INVOICE #
2/1/2024	20240472

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

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

P.O. NO.	TERMS	PROJECT
	Due on receipt	

DESCRIPTION	QTY	RATE	AMOUNT
WATER MANAGEMENT TREATMENT FOR THE CURRENT MONTH - SEE DATE LISTED ABOVE	1	2,475.00	2,475.00

Thank you for your business!

Total $2,475.00

Spectrum BUSINESS

February 1, 2024
Invoice Number: 1422940020124
Account Number: **8337 13 062 1422940**
Security Code: [redacted]
Service At: 18728 MOSSY TIMBER BLVD
CBHS
LAND O LAKES FL 34638

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

Summary

Service from 02/01/24 through 02/29/24
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 02/18/24	**$157.98**

NEWS AND INFORMATION

IMPORTANT BILLING UPDATE
At Spectrum Business, we continue to expand our offerings to ensure all customers have products and packages that best meet their needs. While our services have been impacted by rising costs, we work hard on your behalf to keep prices as low as possible.

Effective with your next statement, the following pricing will change:

- Spectrum Business WiFi will increase by $2.01 per month
- Payment Processing Charge of $5.00 per month will be added*

*As a valued Spectrum Business customer, **you are eligible for a credit of $5.00 per month when you enroll in Auto Pay.** Sign up at Spectrumbusiness.net/autopay to avoid impact from the monthly payment processing charge.

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

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 01 02022024 NNNNNYNN 01 003852 0011

Received
FEB 08

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

February 1, 2024
Cypress Preserve CDD
Invoice Number: 1422940020124
Account Number: 8337 13 062 1422940
Service At: 18728 MOSSY TIMBER BLVD
CBHS
LAND O LAKES FL 34638

Total Due by 02/18/24 **$157.98**
Amount you are enclosing $

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

833713062142294000157982

February 1, 2024

Cypress Preserve CDD
Invoice Number: 1422940020124
Account Number: 8337 13 062 1422940
Security Code: [redacted]

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**
8633 2390 NO RP 01 02022024 NNNNNYNN 01 003852 0011

Charge Details

Previous Balance		157.98
Check Payment-thank You	01/31	-157.98
Remaining Balance		**$0.00**

Payments received after 02/01/24 will appear on your next bill.

Service from 02/01/24 through 02/29/24

Spectrum Business™ Internet

Spectrum Business Internet Ultra	199.99
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 02/18/24	**$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.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

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

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

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

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

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

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

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

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

Simplify your life with **Auto Pay!**

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

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

Set up easy, automatic bill payments with **Auto Pay!**
Visit: spectrumbusiness.net/payment
(My Account login required)

Payment Options

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

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

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

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
#110064	2/6/2024
CUSTOMER ID	**NET TERMS**
C2297	Net 30
PO#	**DUE DATE**
	3/7/2024

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

Services provided for the Month of: February 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.

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
#110643	2/27/2024
CUSTOMER ID	**NET TERMS**
C2297	Net 30
PO#	**DUE DATE**
	3/28/2024

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

Services provided for the Month of: February 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	4	Ea	0.15		0.60
Postage	36	Ea	0.63		22.77
Jana Cooper- Office Depot Fedex Loan documents $12.36, Pasco County: Meeting Room Rental $420.00, 1-4-24 ICI Fee Pasco Parks- Metting Room $10.71	1	Ea	443.07		443.07
Subtotal					**466.44**

Subtotal	$466.44
Tax	$0.00
Total Due	$466.44

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.

Invoice

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Date	Invoice #
2/3/2024	10033

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

P.O. No.	Terms	Project
Feb 2024	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming. Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.	1,240.00	1,240.00

Thank you for your business.

Phone #
(727) 271-1395

Total $1,240.00

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

ACCOUNT NO.	6425-103179
INVOICE NO.	7282566W425
STATEMENT DATE	01/20/24
DUE DATE	Upon Receipt

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

FOR ASSISTANCE

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

001190 1/1

INVOICE STATEMENT

Date	Description			Amount
	Service Location	**CYPRESS PRESERVE AMENITY CENTER**		
	Acct #103179-0001	**18728 MOSSY TIMBER BLVD LAND O L**		
01/20/24	BASIC SERVICE CHARGE 2/1/2024-2/29/2024	1.00 4.00YD	$	85.39
01/20/24	BASIC CONTAINER CHARGE 2/1/2024-2/29/2024	1.00 4.00YD	$	4.00
01/20/24	LOCK CHARGE 2/1/2024-2/29/2024	1.00 4.00YD	$	10.00
01/20/24	FUEL SURCHARGE		$	24.09
01/20/24	ENVIRONMENTAL SURCHARGE		$	9.94
	Invoice Total		**$**	**133.42**
	Account Balance		**$**	**133.42**

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
JAN 29

AB 01 001190 71673 H 6 A

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

ACCOUNT NO.	6425-103179
INVOICE NO.	7282566W425
STATEMENT DATE	01/20/24
DUE DATE	Upon Receipt
PAY THIS AMOUNT	**$133.42**

WRITE IN AMOUNT PAID $

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

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

6425 0000000000000000000X1031797 0000001334200000000000007282566 8

INVOICE

INVOICE #	INVOICE DATE
TM 653126	1/31/2024
TERMS	**PO NUMBER**
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Cypress Preserve CDD

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

Invoice Due Date: March 1, 2024

Invoice Amount: $21,853.74

Description	Current Amount
Monthly Landscape Maintenance January 2024	$21,853.74

Invoice Total **$21,853.74**

Excellence
IN COMMERCIAL LANDSCAPING

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

Grau and Associates

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

Phone: 561-994-9299 **Fax: 561-994-5823**

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

Invoice No. *25053*
Date *02/02/2024*

SERVICE	AMOUNT
Project: Arbitrage - Series 2017 FYE 11/30/23 - 6yr	
Arbitrage Services	
	$ 3,600.00
Subtotal:	3,600.00
Total	3,600.00
Current Amount Due	$ 3,600.00

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
4,200.00	0.00	0.00	0.00	0.00	4,200.00

Payment due upon receipt.

Cypress Preserve CDD
MEETING DATE: **February 7, 2024**
DMS Staff Signature _____

JE 020724

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Eugenia Lynch	✓	Salary Accepted	$0.00
Jessica Ellis	✓	Salary Accepted	$200.00
Stephanie Boretski	N/A	Salary Accepted	$200.00
Justin Sutphin	✓	Salary Accepted	$200.00
		Salary Accepted	$200.00

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

Invoice

Project Manager Philip Chang

February 8, 2024
Project No: 20225171-000
Invoice No: 13

FEID #59-1173834

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

Project 20225171-000 Cypress Preserve CDD Professional Engineering Services

Professional Services through February 4, 2024

Phase 1. General Engineering Services

Professional Personnel

		Hours	Rate	Amount
Professional 2				
Cammock, Lenroy	1/19/2024	1.00	125.00	125.00
Ownership Exhibit				
Cammock, Lenroy	1/22/2024	1.00	125.00	125.00
CDD Ownership Exhibit				
Cammock, Lenroy	1/23/2024	2.00	125.00	250.00
CDD Ownership Exhibit				
Cammock, Lenroy	1/24/2024	1.00	125.00	125.00
CDD Ownership Exhibit				
Cammock, Lenroy	1/30/2024	.50	125.00	62.50
Ownership Exhibit				
Professional 6				
Chang, Philip	1/9/2024	1.00	200.00	200.00
Ownership Map Coordination				
Chang, Philip	1/16/2024	.25	200.00	50.00
Research plat/ownership info to west of Gliding Eagle Way and report to DM;				
Chang, Philip	1/22/2024	2.50	200.00	500.00
Cypress Preserve ownership map markups				
Chang, Philip	1/24/2024	.50	200.00	100.00
Cypress Preserve ownership map markups				
Chang, Philip	1/29/2024	1.00	200.00	200.00
Revisions, plat/plan research, updates to draft ownership plan per comments received from Inframark;				
Chang, Philip	1/31/2024	.25	200.00	50.00
Ownership map				
Totals		11.00		1,787.50
Total Labor				**1,787.50**

Total this Phase **$1,787.50**

Total this Invoice **$1,787.50**

Cypress Preserve CDD
MEETING DATE: **February 7, 2024**
DMS Staff Signature _____

JS 020724

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Eugenia Lynch	✓	Salary Accepted	$0.00
Jessica Ellis	✓	Salary Accepted	$200.00
Stephanie Boretski	N/A	Salary Accepted	$200.00
Justin Sutphin	✓	Salary Accepted	$200.00
		Salary Accepted	$200.00

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: 19836306
Billing Date: 2/5/2024
Billing Period: 12/15/2023 to 1/16/2024

Account #	Customer #
0986155	01366618

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

098615501366618

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	14328617	12/15/2023	1411	1/16/2024	1429	32	18

Usage History

	Water
January 2024	18
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

Transactions

Previous Bill		267.25
Payment 01/24/24		-267.25 CR
Balance Forward		0.00
Current Transactions		
Water		
Water Base Charge		39.21
Water Tier 1	18.0 Thousand Gals X $2.07	37.26
Sewer		
Sewer Base Charge		96.34
Sewer Charges	18.0 Thousand Gals X $6.71	120.78
Total Current Transactions		293.59
TOTAL BALANCE DUE		**$293.59**

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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Account #	0986155
Customer #	01366618
Balance Forward	0.00
Current Transactions	293.59
Total Balance Due	**$293.59**
Due Date	**2/22/2024**

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

Round-Up Donations to Charity .
Amount Enclosed .

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CYPRESS PRESERVE AMENITY CENTER
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

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1 1 1
22-70345

CYPRESS PRESERVE AMENITY CENTER

Service Address: **18728 MOSSY TIMBER RECLAIM BOULEVARD**
Bill Number: 19836308
Billing Date: 2/5/2024
Billing Period: 12/15/2023 to 1/16/2024

Account #	Customer #
0986160	01366618

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

098616001366618

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12441247	12/15/2023	10643	1/16/2024	10932	32	289

Usage History
Water

January 2024	289
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

Transactions

Previous Bill		192.66
Payment 01/24/24		-192.66 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	289 Thousand Gals X $0.78	225.42
Total Current Transactions		225.42
TOTAL BALANCE DUE		**$225.42**

Please return this portion with payment

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Account #	0986160
Customer #	01366618
Balance Forward	0.00
Current Transactions	225.42
Total Balance Due	**$225.42**
Due Date	**2/22/2024**

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

Round-Up Donations to Charity .
Amount Enclosed .

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CYPRESS PRESERVE AMENITY CENTER
2005 PAN AM CIRCLE STE 300
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22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 19836462
Billing Date: 2/5/2024
Billing Period: 12/15/2023 to 1/16/2024

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	12/15/2023	22977	1/16/2024	23208	32	231

Usage History

	Reclaimed
January 2024	231
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

Transactions

Previous Bill		173.16
Payment 01/24/24		-173.16 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	231 Thousand Gals X $0.78	180.18
Total Current Transactions		180.18
TOTAL BALANCE DUE		**$180.18**

Please return this portion with payment

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Account #	0993870
Customer #	01372506
Balance Forward	0.00
Current Transactions	180.18
Total Balance Due	**$180.18**
Due Date	**2/22/2024**

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
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138 1 1
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CYPRESS PRESERVE CDD

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

Bill Number: 19837658
Billing Date: 2/5/2024
Billing Period: 12/15/2023 to 1/16/2024

Account #	Customer #
1096165	01413628

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

109616501413628

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161997	12/15/2023	15067	1/16/2024	15524	32	457

Usage History

	Reclaimed
January 2024	457
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

Transactions

Previous Bill		317.46
Payment 01/24/24		-317.46 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	457 Thousand Gals X $0.78	356.46
Total Current Transactions		356.46
TOTAL BALANCE DUE		**$356.46**

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

Received
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Account #	1096165
Customer #	01413628
Balance Forward	0.00
Current Transactions	356.46
Total Balance Due	**$356.46**
Due Date	**2/22/2024**

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
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01413628310961658198376581000035646 6

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CYPRESS PRESERVE CDD

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

Bill Number: 19837659
Billing Date: 2/5/2024
Billing Period: 12/15/2023 to 1/16/2024

Account #	Customer #
1096180	01413628

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

109618001413628

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161995	12/15/2023	10983	1/16/2024	11280	32	297

Usage History

	Reclaimed
January 2024	297
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

Transactions

Previous Bill		206.70
Payment 01/24/24		-206.70 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	297 Thousand Gals X $0.78	231.66
Total Current Transactions		231.66
TOTAL BALANCE DUE		**$231.66**

Please return this portion with payment

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Received
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Account #	1096180
Customer #	01413628
Balance Forward	0.00
Current Transactions	231.66
Total Balance Due	**$231.66**
Due Date	**2/22/2024**

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
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014136283109618011983765980000231660

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

Bill Date	02/06/20
Amount Due	41.
Current Charges Due	02/26/20

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
01/02	444	02/01	455				11

Comparative Usage Information

Period	Days	Average kWh Per Day
Feb 2024	30	0
Jan 2024	33	0
Feb 2023	28	0

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

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

2 0 0 2 6 8 6 9

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DO NOT PAY
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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	**02/23/2024**
TOTAL CHARGES DUE	**41.18**
DO NOT PAY	

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

Bill Date	**02/06/2024**
Amount Due	**47.00**
Current Charges Due	**02/26/2024**

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 Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
01/02	750	02/01	824				74

Comparative Usage Information

Period	Days	Average kWh Per Day
Feb 2024	30	2
Jan 2024	33	2
Feb 2023	28	0

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

Previous Balance		47.65
Payment	47.65CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 74 KWH @ 0.05017	3.71	
Fuel Adjustment 74 KWH @ 0.04000	2.96	
FL Gross Receipts Tax	1.17	
Total Current Charges		47.00
Total Due E.F.T.		47.00

2 0 0 2 6 8 6 9

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DO NOT PAY
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Bill Date: 02/06/2024

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District: BP03

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

Electronic Funds Transfer on or after	**02/23/2024**
TOTAL CHARGES DUE	**47.00**
DO NOT PAY	

00021440120000047000000047000 1

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

Bill Date	**02/06/2024**
Amount Due	**1,163.39**
Current Charges Due	**02/26/2024**

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 Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
01/02	12632	02/01	22666		19.27	19	10034

Comparative Usage Information

Period	Days	Average kWh Per Day
Feb 2024	30	334
Jan 2024	33	222
Feb 2023	28	402

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

2 0 0 2 6 8 6 9

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Previous Balance		912.67
Payment	912.67CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 10,034 KWH @ 0.05017	503.41	
Fuel Adjustment 10,034 KWH @ 0.04000	401.36	
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	24.46	
Total Current Charges		1,163.39
Total Due E.F.T.		1,163.39

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

DO NOT PAY
Total amount will be electronically transferred on or after 02/23/2024.

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Bill Date: 02/06/2024

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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	**02/23/2024**
TOTAL CHARGES DUE	**1,163.39**
DO NOT PAY	

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

Bill Date	02/06/2(
Amount Due	48
Current Charges Due	02/26/2(

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Use
01/02	514	02/01	563				49

Comparative Usage Information

Period	Days	Average kWh Per Day
Feb 2024	30	2
Jan 2024	33	2
Feb 2023	28	1

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

Previous Balance		50.24
Payment	50.24CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 49 KWH @ 0.05017	2.46	
Fuel Adjustment 49 KWH @ 0.04000	1.96	
FL Gross Receipts Tax	1.12	
State Tax	3.11	
Pasco County Tax	0.45	
Total Current Charges		48.26
Total Due E.F.T.		48.26

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DO NOT PAY
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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	**02/23/2024**
TOTAL CHARGES DUE	**48.26**
DO NOT PAY	

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

Bill Date	**02/06/2024**
Amount Due	**40.72**
Current Charges Due	**02/26/2024**

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 Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
01/02	313	02/01	319				6

Comparative Usage Information

Period	Days	Average kWh Per Day
Feb 2024	30	0
Jan 2024	33	0
Feb 2023	28	0

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

Previous Balance		40.63
Payment	40.63CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 6 KWH @ 0.05017	0.30	
Fuel Adjustment 6 KWH @ 0.04000	0.24	
FL Gross Receipts Tax	1.02	
Total Current Charges		40.72
Total Due E.F.T.		40.72

2 0 0 2 6 8 6 9

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DO NOT PAY
Total amount will be electronically transferred on or after 02/23/2024.

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

Electronic Funds Transfer on or after	**02/23/2024**
TOTAL CHARGES DUE	**40.72**
DO NOT PAY	

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

Bill Date	**02/06/2024**
Amount Due	**45.07**
Current Charges Due	**02/26/2024**

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
01/02	3576	02/01	3629				53

Comparative Usage Information

Period	Days	Average kWh Per Day
Feb 2024	30	2
Jan 2024	33	3
Feb 2023	28	2

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

Previous Balance		49.51
Payment	49.51CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 53 KWH @ 0.05017	2.66	
Fuel Adjustment 53 KWH @ 0.04000	2.12	
FL Gross Receipts Tax	1.13	
Total Current Charges		45.07
Total Due E.F.T.		45.07

2 0 0 2 6 8 6 9

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DO NOT PAY
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Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

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Bill Date: 02/06/2024

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	**02/23/2024**
TOTAL CHARGES DUE	**45.07**
DO NOT PAY	

0002039650000000450700000045070 1

CHECK REQUEST FORM
Cypress Preserve

Date:	2/9/2024
Invoice#:	02082024-01
Vendor#:	V00053
Vendor Name:	Cypress Preserve
Pay From:	Truist Acct# 9031
Description:	Series 2017 - FY 24 Tax Dist ID 01/01-01/31
Code to:	200.103200.1000
Amount:	**$2,949.16**

Requested By: Teresa Farlow 2/9/2024

CYPRESS PRESERVE CDD
DISTRICT CHECK REQUEST

Today's Date	2/8/2024
Payable To	Cypress Preserve CDD
Check Description	Series 2017 - FY 24 Tax Dist. ID 01/01-01/31
Check Amount	**$2,949.16**
Check Description	Series 2019 - FY 24 Tax Dist. ID 01/01-01/31
Check Amount	**$1,842.06**
Special Instructions	Do not mail. Please give to Eric

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

Eric
Authorization

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

CYPRESS PRESERVE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2024, Tax Year 2023

	Dollar Amounts	Fiscal Year 2024 Percentages			
Net O&M	$ 509,006.26	33.44%	0.334400		
Net DS 17	$ 623,707.77	40.97%	0.409700	99%	
Net DS 19	$ 389,512.50	25.59%	0.255900		
Net Total	1,522,226.52	100.00%	100.00%	200	201

Date Received	Amount Received	33.44% Raw Numbers Operations Revenue	33.44% Rounded Operations Revenue	40.97% Raw Numbers 2017 Debt Service Revenue	40.97% Rounded 2017 Debt Service Revenue	25.59% Raw Numbers 2019 Debt Service Revenue	25.59% Rounded 2019 Debt Service Revenue	Proof	Date Transferred / Distribution ID	Notes / CDD check #
11/7/2023	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	2586
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	2606
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	2606
2/8/2024	7,198.34	2,407.12	2,407.12	2,949.16	2,949.16	1,842.06	1,842.06	-	01/01-01/31	
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
TOTAL	**1,504,281.07**	**503,031.59**	**503,031.58**	**616,303.95**	**616,303.96**	**384,945.52**	**384,945.53**	**0.00**		
Net Total on Roll	1,522,226.52		509,006.26		623,707.77		389,512.50			
Collection Surplus / (Deficit)	(17,945.45)		(5,974.68)		(7,403.81)		(4,566.97)			

Distribution Details

Funding Agency: CYPRESS PRESERVE (CYPPRS)
Date: 01/01/2024 - 01/31/2024
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	$-169.07	$-3.39
		2023	Real Estate - Current	Tax Due	$7,514.32	$150.30
CYPRESS PRESERVE (CYPPRS)				**Total**	**$7,345.25**	$146.91
				Wire Total	$7,198.34	

CHECK REQUEST FORM
Cypress Preserve

Date:	2/9/2024
Invoice#:	02082024-02
Vendor#:	V00053
Vendor Name:	Cypress Preserve
Pay From:	Truist Acct# 9031
Description:	Series 2019 - FY 24 Tax Dist ID 01/01-01/31
Code to:	201.103200.1000
Amount:	**$1,842.06**

2/9/2024

Requested By: Teresa Farlow

CYPRESS PRESERVE CDD
DISTRICT CHECK REQUEST

Today's Date	2/8/2024
Payable To	Cypress Preserve CDD
Check Description	Series 2017 - FY 24 Tax Dist. ID 01/01-01/31
Check Amount	**$2,949.16**
Check Description	Series 2019 - FY 24 Tax Dist. ID 01/01-01/31
Check Amount	**$1,842.06**
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(Please attach all supporting documentation: invoices, receipts, etc.)

Eric
Authorization

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

CYPRESS PRESERVE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2024, Tax Year 2023

	Dollar Amounts	Fiscal Year 2024 Percentages			
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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
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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
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		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
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		2023	Real Estate - Current	Tax Due	$7,514.32	$150.30
CYPRESS PRESERVE (CYPPRS)				**Total**	**$7,345.25**	$146.91
				Wire Total	$7,198.34	

Service Slip/Invoice

MD Termite, Pest & Seamless
Gutters
11406 US Highway 41
Spring Hill, FL 34610
352-848-1005

INVOICE: 1053191
DATE: 2/20/2024
ORDER: 1053191

Bill To: [409214]
CYPRESS PRESERVE CDD
CBA ACCT
210 N UNIVERSITY DR
SUITE 702
CORAL SPRINGS, FL 33071-7394

Work Location: [408970] 843-252-1229
Cypress Preserve CDD
18728 MOSSY TIMBER BLVD
LAND O LAKES, FL 34638

Work Date	Time	Target Pest	Technician		Time In
2/20/2024	01:21 PM				

Purchase Order	Terms	Last Service	Map Code		Time Out
	DUE UPON RECEIPT	2/20/2024			

Service	Description	Price
GUTTERS	5" OR 6" SEAMLESS	$720.00

6" WHITE X WHITE (3X4) - MAIL KIOSK
BRING GENERATOR
APPROX 90' GUTTER / 3 D/S
QUOTED BY JOSH -- 1/15/24
WORK COMPLETED BY JASON & JUAN
INSTALLED 84' 6" WHITE GUTTER AND 2 WHITE 3X4 D/S

SUBTOTAL	$720.00
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$720.00
AMOUNT DUE	**$720.00**

LPSS WORKWAVE 800-782-0301 © Copyright 2018 WORKWAVE - All Rights Reserved

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

Service Slip/Invoice

Termite & Pest Control
Seamless Gutters

352-848-1005 | 813-996-7151
md_builders@yahoo.com | md_seamless@yahoo.com
www.mdtermite.com | www.tampamdseamlessgutters.com

MD Termite & Pest Control
11406 US HWY 41
SPRING HILL, FL 34610
352-848-1005

INVOICE:	1053191
DATE:	2/20/2024
ORDER:	1053191

Bill To: [409214]
CYPRESS PRESERVE CDD
CBA ACCT
210 N UNIVERSITY DR
SUITE 702
CORAL SPRINGS, FL 33071-7394

Work Location: [408970] 843-252-1229
Cypress Preserve CDD
18728 MOSSY TIMBER BLVD
LAND O LAKES, FL 34638

Work Date	Time	Target Pest	Technician		Time In
2/20/2024	01:21 PM				

Purchase Order	Terms	Last Service	Map Code		Time Out
	DUE UPON RECEIPT	2/20/2024			

Service	Description	Price
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BRING GENERATOR
APPROX 90' GUTTER / 3 D/S
QUOTED BY JOSH -- 1/15/24
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SUBTOTAL	$720.00
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$720.00
AMOUNT DUE	**$720.00**

LPSS WORKWAVE 800-782-0301 © Copyright 2018 WORKWAVE - All Rights Reserved

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I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

Southern Automated Access Services,Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
2/19/2024	14156

Bill To
CYPRESS PRESERVE CDD

Job Name	Terms
CELLULAR	Due on receipt

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

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

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

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

INVOICE

Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638

spearem.jmb@gmail.com
+1 (813) 997-8101

Cypress Preserve

Bill to
Cypress Preserve
inframark
2005 Pan Am Circle Ste 300
Tampa, FL 33607

Ship to
Cypress Preserve
inframark
2005 Pan Am Circle Ste 300
Tampa, FL 33607

Invoice details
Invoice no.: 5967
Terms: Net 15
Invoice date: 02/11/2024
Due date: 02/26/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		**Labor** repair vinyl fence behind the retention pond on Mossy timber blvd		1	$150.00	$150.00

Total **$150.00**

Note to customer

Thank You! We Appreciate Your Business.

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	5973
DATE	02/13/2024
TERMS	Net 15
DUE DATE	02/28/2024

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**

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400
Federal Tax Id. - 20-1778458

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

February 09, 2024
Client: 001490
Matter: 000001
Invoice #: 24171

RE: General

For Professional Services Rendered Through January 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
12/18/2023	VKB	REVIEW AND REPLY TO EMAIL FROM AUDITOR RE: UPDATES TO RESPONSE LETTER.	0.2	$57.00
12/19/2023	KCH	PREPARE RESOLUTION FOR CHANGING OPERATING ACCOUNT BANK CUSTODIAN.	1.0	$305.00
12/29/2023	MB	REVIEW CORRESPONDENCE FROM DISTRICT MANAGER REGARDING UNAUTHORIZED MOWING ON DISTRICT PROPERTY; ANALYZE RESIDENT PROPERTY RECORDS; ANALYZE DISTRICT AERIAL MAP; ANALYZE PHOTOGRAPHS OF DAMAGE TO DISTRICT VEGETATION; PREPARE CEASE AND DESIST LETTER FOR 18204 HUNTERS MEADOW WALK; PREPARE CEASE AND DESIST LETTER FOR 18047 TURNING LEAF CIRCLE.	1.9	$617.50
1/2/2024	MB	REVIEW DISTRICT BOARD MEETING AGENDA; REVIEW RESOLUTION REGARDING DESIGNATION OF DISTRICT OFFICERS; ANALYZE VIDEO SURVEILLANCE PROPOSALS; ANALYZE DISTRICT PROPERTY MAPS; ANALYZE DISTRICT VEGETATION DAMAGE PHOTOGRAPHS.	1.4	$455.00
1/3/2024	MB	PREPARATION FOR AND ATTENDANCE AT DISTRICT BOARD MEETING.	2.4	$780.00
1/10/2024	LB	PREPARE DRAFT QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2023.	0.3	$48.00
1/24/2024	MB	REVIEW MEMORANDUM REGARDING ETHICS TRAINING; ANALYZE FLORIDA STATUTE 112.314 REGARDING ETHICS REQUIREMENT; ANALYZE ETHICS COURSE OFFERINGS; REVISE MEMORANDUM REGARDING ETHICS TRAINING.	0.4	$130.00

SERVICES

Date	Person	Description of Services	Hours	Amount
1/26/2024	MB	REVIEW DISTRICT SERIES 2017 BONDS; ANALYZE DISTRICT SERIES 2019 BONDS; ANALYZE FILE CORRESPONDENCE; EVALUATE DISTRICT SERIES 2017 BONDS AND SERIES 2019 BONDS QUARTERLY REPORT FOR THE PERIOD ENDING DECEMBER 31, 2023.	0.3	$97.50
1/29/2024	LB	FINALIZE QUARTERLY REPORT TO THE DISSEMINATION AGENT FOR QUARTER ENDED DECEMBER 31, 2023; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE SAME.	0.3	$48.00
		Total Professional Services	8.2	$2,538.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
1/2/2024	Postage	$18.32
1/31/2024	Photocopies	$1.80
	Total Disbursements	$20.12

Total Services	$2,538.00	
Total Disbursements	$20.12	
Total Current Charges		$2,558.12
Previous Balance		$3,315.07
Less Payments		*($3,315.07)*
PAY THIS AMOUNT		**$2,558.12**

Please Include Invoice Number on all Correspondence

INVOICE

INVOICE #	INVOICE DATE
TM 659891	2/19/2024
TERMS	**PO NUMBER**
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Cypress Preserve CDD

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

Invoice Due Date: March 20, 2024

Invoice Amount: $378.48

Description	Current Amount
Irrigation inspection for 1/17/24 Approve	
Irrigation Repairs	$378.48

Invoice Total **$378.48**

Excellence
IN COMMERCIAL LANDSCAPING

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

21338 Lake Patience Rd
Land O Lakes, FL 34638

(813) 625 - 8459 / extraspace.com

February 13, 2024 12:33 AM EST

EasyPay - EasyPay

Transaction # 215438858 / System

Rent 247 02/13/24 - 03/12/24	98.00
Insurance 247 02/13/24 - 03/12/24	11.00
Transaction Total	**$109.00**

Payment Method

Easy Pay	109.00
Payment Total	**$109.00**

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

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

myaccount.extraspace.com

Invoice

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com
www.jaymanenterprises.com

Date	Invoice #
2/12/2024	2971

Bill To
Cypress Preserve C/O Inframark 501 S Falkenburg Rd C-3 Tampa, Fl. 33619

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Install new Kant slam at the clubhouse gate as the current one is not working and it is difficult to open the gate. Price includes all labor and materials.	275.00	275.00

All work is complete!

Total	$275.00

Invoice

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com
www.jaymanenterprises.com

Date	Invoice #
2/14/2024	2980

Bill To
Cypress Preserve C/O Inframark 501 S Falkenburg Rd C-3 Tampa, Fl. 33619

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Note: Someone has repaired this section of the fence. Possibly the adjacent landowner....At this time there is no charge	0.00	0.00
	Repair Vinyl fencing behind the pond along the south entrance blvd across from the clubhouse. Purchase and Replace broken Post and re-install top railing and slats which are currently laying next to the fence. The Slats and top railing don't appear to be damaged and can should be able to be used.		
	Repair vinyl fencing along Grand Live Oak Blvd behind bushes that was damaged by a falling tree. Purchase and replace 1 post, 3 Top railings and 2 Bottom railings. Some of the slats will be able to be used the rest will be purchased and installed. Completed 2/14/24	575.00	575.00
	Repair Vinyl fencing along Grand Live Oak Blvd. behind homeowners and across from intersection at Gliding Eagle Way. This was completed on 1/17/24	125.00	125.00

All work is complete!

Total	$700.00

Invoice

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com
www.jaymanenterprises.com

Date	Invoice #
2/28/2024	2986

Bill To
Cypress Preserve C/O Inframark 501 S Falkenburg Rd C-3 Tampa, Fl. 33619

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Repair Perimeter Fence behind Heron Hideaway	125.00	125.00

All work is complete!

Total	$125.00

5C

Cypress Preserve
Community Development District

Financial Statements
(Unaudited)

Period Ending
February 29, 2024

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 29, 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
ASSETS								
Cash - Operating Account	$ 58,746	$ -	$ -	$ -	$ -	$ -	$ -	$ 58,746
Cash In Bank	328,157	-	-	-	-	-	-	328,157
Due From Developer	47,225	-	-	-	631,055	-	-	678,280
Due From Other Funds	-	94,095	-	1,251	-	-	-	95,346
Investments:								
Acquisition & Construction Account	-	-	-	-	25,854	-	-	25,854
Prepayment Account	-	-	388,131	-	-	-	-	388,131
Reserve Fund	-	310,678	-	-	-	-	-	310,678
Revenue Fund	-	632,854	505,534	-	-	-	-	1,138,388
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	**$ 441,163**	**$ 1,037,627**	**$ 893,665**	**$ 1,251**	**$ 656,909**	**$ 14,257,191**	**$ 15,645,000**	**$ 32,932,806**
LIABILITIES								
Accounts Payable	$ 26,217	$ -	$ -	$ -	$ -	$ -	$ -	$ 26,217
Insurance Financing Payable	17,996	-	-	-	-	-	-	17,996
Loan Payable	150,000	-	-	-	-	-	-	150,000
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	-	65,715	-	22,345	-	-	95,346
TOTAL LIABILITIES	**354,603**	**-**	**65,715**	**-**	**634,373**	**-**	**15,645,000**	**16,699,691**

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 29, 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	-	1,037,627	827,950	-	-	-	-	1,865,577
Capital Projects	-	-	-	1,251	22,536	-	-	23,787
Unassigned:	86,560	-	-	-	-	14,257,191	-	14,343,751
TOTAL FUND BALANCES	**86,560**	**1,037,627**	**827,950**	**1,251**	**22,536**	**14,257,191**	**-**	**16,233,115**
TOTAL LIABILITIES & FUND BALANCES	**$ 441,163**	**$ 1,037,627**	**$ 893,665**	**$ 1,251**	**$ 656,909**	**$ 14,257,191**	**$ 15,645,000**	**$ 32,932,806**

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 29, 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
REVENUES				
Interest - Investments	$ -	$ 1,459	$ 1,459	0.00%
Special Assmnts- Tax Collector	509,006	505,796	(3,210)	99.37%
Other Miscellaneous Revenues	-	25	25	0.00%
TOTAL REVENUES	**509,006**	**507,280**	**(1,726)**	**99.66%**
EXPENDITURES				
Administration				
Supervisor Fees	5,600	1,600	4,000	28.57%
ProfServ-Arbitrage Rebate	-	4,200	(4,200)	0.00%
ProfServ-Trustee Fees	8,200	-	8,200	0.00%
Disclosure Report	8,400	3,500	4,900	41.67%
District Counsel	3,500	5,743	(2,243)	164.09%
District Engineer	3,500	4,188	(688)	119.66%
District Manager	42,500	17,708	24,792	41.67%
Legal Fees	-	3,500	(3,500)	0.00%
Accounting Services	6,000	1,875	4,125	31.25%
Auditing Services	7,400	2,300	5,100	31.08%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	250	75	175	30.00%
Public Officials Insurance	3,428	2,788	640	81.33%
Legal Advertising	1,000	-	1,000	0.00%
Misc-Non Ad Valorem Taxes	-	387	(387)	0.00%
Bank Fees	200	261	(61)	130.50%
Website Administration	1,500	625	875	41.67%
Office Supplies	100	443	(343)	443.00%
Dues, Licenses, Subscriptions	200	1,153	(953)	576.50%
Loan Expense	-	2,763	(2,763)	0.00%
Total Administration	93,278	53,109	40,169	56.94%
Utility Services				
Utility - Electric	6,500	701	5,799	10.78%
Utility - StreetLights	20,000	3,994	16,006	19.97%
Utility - Potable Water	8,000	5,801	2,199	72.51%
Total Utility Services	34,500	10,496	24,004	30.42%

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 29, 2024

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment				
Waterway Management	25,000	14,475	10,525	57.90%
Field Services	18,000	-	18,000	0.00%
Insurance -Property & Casualty	28,062	45,904	(17,842)	163.58%
Landscape Maintenance	209,000	109,647	99,353	52.46%
R&M-Hardscape Cleaning	3,000	1,855	1,145	61.83%
Plant Replacement Program	10,000	3,750	6,250	37.50%
Miscellaneous Maintenance	13,000	7,965	5,035	61.27%
Capital Improvements	23,691	-	23,691	0.00%
Total Other Physical Environment	329,753	183,596	146,157	55.68%
Road and Street Facilities				
Sidewalk Pressure Washing	3,500	-	3,500	0.00%
Total Road and Street Facilities	3,500	-	3,500	0.00%
Parks and Recreation				
Cabana Janitorial & Cleaning	12,000	-	12,000	0.00%
R&M-Pools	20,000	6,200	13,800	31.00%
Recreation / Park Facility Maintenance	5,000	9,828	(4,828)	196.56%
Security System Monitoring & Maint.	9,975	4,133	5,842	41.43%
Recreation Equip. Maint.	1,000	790	210	79.00%
Total Parks and Recreation	47,975	20,951	27,024	43.67%
TOTAL EXPENDITURES	**509,006**	**268,152**	**240,854**	**52.68%**
Excess (deficiency) of revenues Over (under) expenditures	-	239,128	239,128	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**(152,568)**		
FUND BALANCE, ENDING		**$ 86,560**		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 29, 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
REVENUES				
Interest - Investments	$ -	$ 11,406	$ 11,406	0.00%
Special Assmnts- Tax Collector	615,116	619,691	4,575	100.74%
TOTAL REVENUES	**615,116**	**631,097**	**15,981**	**102.60%**
EXPENDITURES				
Debt Service				
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	-	229,363	229,363	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**808,264**		
FUND BALANCE, ENDING		**$ 1,037,627**		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 29, 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
REVENUES				
Interest - Investments	$ -	$ 14,591	$ 14,591	0.00%
Special Assmnts- Tax Collector	382,481	387,061	4,580	101.20%
TOTAL REVENUES	**382,481**	**401,652**	**19,171**	**105.01%**
EXPENDITURES				
Debt Service				
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	-	144,314	144,314	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**683,636**		
FUND BALANCE, ENDING		**$ 827,950**		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 29, 2024

Series 2017 Capital Projects Fund (300)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	**-**	**-**	**-**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**1,251**		
FUND BALANCE, ENDING		**$ 1,251**		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 29, 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
REVENUES				
Interest - Investments	$ -	$ 428	$ 428	0.00%
TOTAL REVENUES	**-**	**428**	**428**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	428	428	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**22,108**		
FUND BALANCE, ENDING		**$ 22,536**		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 29, 2024

General Fixed Assets Fund (900)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	**-**	**-**	**-**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**14,257,191**		
FUND BALANCE, ENDING		**$ 14,257,191**		

CYPRESS PRESERVE CDD

Bank Reconciliation

Bank Account No.	3743	TRUIST- GF Operating
Statement No.	02-24	
Statement Date	2/29/2024	

G/L Balance (LCY)	58,746.35	**Statement Balance**	68,001.05
G/L Balance	58,746.35	**Outstanding Deposits**	50.00
Positive Adjustments	0.00		
		Subtotal	68,051.05
Subtotal	58,746.35	**Outstanding Checks**	9,304.70
Negative Adjustments	0.00	**Differences**	0.00
Ending G/L Balance	58,746.35	**Ending Balance**	58,746.35
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
10/24/2023	Payment	DD158	Payment of Invoice 000949	124.89	124.89	0.00
1/18/2024	Payment	2600	JUSTIN CRAIG SUTPHIN	200.00	200.00	0.00
1/24/2024	Payment	2606	CYPRESS PRESERVE CDD	3,523.39	3,523.39	0.00
1/24/2024	Payment	2611	JUSTIN CRAIG SUTPHIN	200.00	200.00	0.00
1/24/2024	Payment	2613	SOUTHERN AUTOMATED	32.95	32.95	0.00
2/1/2024	Payment	2615	DON HARRISON ENTERPRISES	250.00	250.00	0.00
2/1/2024	Payment	2616	GECO ROOFING INC.	675.00	675.00	0.00
2/7/2024	Payment	2617	AMERICAN ECOSYSTEMS, INC.	2,475.00	2,475.00	0.00
2/7/2024	Payment	2618	ECOLOGICAL CONSULTANTS, INC.	2,600.00	2,600.00	0.00
2/7/2024	Payment	2619	FLORIDA NATIVES NURSERY INC.	800.00	800.00	0.00
2/7/2024	Payment	2620	GRAU AND ASSOCIATES	600.00	600.00	0.00
2/7/2024	Payment	2621	INFRAMARK LLC	4,780.57	4,780.57	0.00
2/7/2024	Payment	2622	SUNCOAST POOL SERVICE	1,240.00	1,240.00	0.00
2/7/2024	Payment	2623	YELLOWSTONE LANDSCAPE	21,853.74	21,853.74	0.00
2/14/2024	Payment	2624	CYPRESS PRESERVE CDD	4,791.22	4,791.22	0.00
2/14/2024	Payment	2625	INFRAMARK LLC	4,741.67	4,741.67	0.00
2/14/2024	Payment	2626	JESSICA STAFFORD ELLIS	200.00	200.00	0.00
2/14/2024	Payment	2627	JOHNSON ENGINEERING INC.	1,787.50	1,787.50	0.00
2/14/2024	Payment	2628	JUSTIN CRAIG SUTPHIN	200.00	200.00	0.00
2/14/2024	Payment	2629	PASCO COUNTY UTILITIES	225.42	225.42	0.00
2/14/2024		JE000380	Wire Transfer 02.14.2024	200,000.00	200,000.00	0.00
2/14/2024	Payment	DD177	Payment of Invoice 001267	109.00	109.00	0.00
2/14/2024	Payment	DD178	Payment of Invoice 001301	131.33	131.33	0.00
2/14/2024	Payment	DD179	Payment of Invoice 001260	41.18	41.18	0.00
2/14/2024	Payment	DD180	Payment of Invoice 001261	48.26	48.26	0.00
2/14/2024	Payment	DD181	Payment of Invoice 001268	45.07	45.07	0.00
2/14/2024	Payment	DD182	Payment of Invoice 001269	1,163.39	1,163.39	0.00
2/14/2024	Payment	DD183	Payment of Invoice 001270	47.00	47.00	0.00
2/14/2024	Payment	DD184	Payment of Invoice 001271	40.72	40.72	0.00
Total Checks				252,927.30	252,927.30	0.00
Deposits						
1/1/2024		JE000361	Offset DD158 10/24/2023WASTE SERVICE - G/L	124.89	124.89	0.00

CYPRESS PRESERVE CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
2/8/2024		JE000379	Debt Service/ Tax Revenue	G/L	7,198.34	7,198.34	0.00
Total Deposits					7,323.23	7,323.23	0.00
Outstanding Checks							
2/28/2024	Payment	2630	CHARTER COMMUNICATIONS		157.98	0.00	157.98
2/28/2024	Payment	2631	GRAU AND ASSOCIATES		3,600.00	0.00	3,600.00
2/28/2024	Payment	2632	PASCO COUNTY UTILITIES		1,061.89	0.00	1,061.89
2/28/2024	Payment	2633	SPEAREM ENTERPRISES		995.00	0.00	995.00
2/28/2024	Payment	2634	STRALEY ROBIN VERICKER		2,558.12	0.00	2,558.12
2/28/2024	Payment	2635	MIKE FASNO, TAX COLLECTOR		931.71	0.00	931.71
Total Outstanding Checks.....					**9,304.70**		**9,304.70**
Outstanding Deposits							
9/30/2022		JE000037	Pool Key 7.6.2022 CR558	G/L	25.00	0.00	25.00
9/30/2022		JE000039	July Clubhouse Income - CR585	G/L	25.00	0.00	25.00
Total Outstanding Deposits.....					**50.00**		**50.00**

CYPRESS PRESERVE CDD

Bank Reconciliation

Bank Account No.	4224	Valley - GF
Statement No.	02-24	
Statement Date	2/29/2024	

G/L Balance (LCY)	328,156.78	**Statement Balance**	328,156.78
G/L Balance	328,156.78	**Outstanding Deposits**	0.00
Positive Adjustments	0.00		
		Subtotal	328,156.78
Subtotal	328,156.78	**Outstanding Checks**	0.00
Negative Adjustments	0.00	**Differences**	0.00
Ending G/L Balance	328,156.78	**Ending Balance**	328,156.78
Difference	0.00		

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Deposits							
2/14/2024		JE000380	Wire Transfer 02.14.2024	G/L	200,000.00	200,000.00	0.00
2/21/2024		JE000394	EGIS Insurance Refund	G/L	2,868.98	2,868.98	0.00
2/29/2024		JE000395	Interest Earned	G/L	979.82	979.82	0.00
Total Deposits					203,848.80	203,848.80	0.00

Cypress Preserve
Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2024

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
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CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 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
ASSETS								
Cash - Operating Account	$ 62,645	$ -	$ -	$ -	$ -	$ -	$ -	$ 62,645
Cash In Bank	279,506	-	-	-	-	-	-	279,506
Cash in Transit	5,879	1,587	991	-	-	-	-	8,457
Due From Developer	47,225	-	-	-	631,055	-	-	678,280
Due From Other Funds	-	94,095	-	1,251	-	-	-	95,346
Investments:								
Acquisition & Construction Account	-	-	-	-	27,472	-	-	27,472
Prepayment Account	-	-	388,131	-	-	-	-	388,131
Reserve Fund	-	310,678	-	-	-	-	-	310,678
Revenue Fund	-	636,528	507,502	-	-	-	-	1,144,030
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	**$ 402,290**	**$ 1,042,888**	**$ 896,624**	**$ 1,251**	**$ 658,527**	**$ 14,257,191**	**$ 15,645,000**	**$ 32,903,771**
LIABILITIES								
Accounts Payable	$ 33,754	$ -	$ -	$ -	$ -	$ -	$ -	$ 33,754
Insurance Financing Payable	17,996	-	-	-	-	-	-	17,996
Loan Payable	150,000	-	-	-	-	-	-	150,000
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	7,285	-	64,199	-	23,862	-	-	95,346
TOTAL LIABILITIES	**362,139**	**-**	**64,199**	**-**	**635,890**	**-**	**15,645,000**	**16,707,228**

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 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	-	1,042,888	832,425	-	-	-	-	1,875,313
Capital Projects	-	-	-	1,251	22,637	-	-	23,888
Unassigned:	40,151	-	-	-	-	14,257,191	-	14,297,342
TOTAL FUND BALANCES	**40,151**	**1,042,888**	**832,425**	**1,251**	**22,637**	**14,257,191**	**-**	**16,196,543**
TOTAL LIABILITIES & FUND BALANCES	**$ 402,290**	**$ 1,042,888**	**$ 896,624**	**$ 1,251**	**$ 658,527**	**$ 14,257,191**	**$ 15,645,000**	**$ 32,903,771**

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 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
REVENUES				
Interest - Investments	$ -	$ 2,859	$ 2,859	0.00%
Special Assmnts- Tax Collector	509,006	507,091	(1,915)	99.62%
Other Miscellaneous Revenues	-	50	50	0.00%
TOTAL REVENUES	**509,006**	**510,000**	**994**	**100.20%**
EXPENDITURES				
Administration				
Supervisor Fees	5,600	2,200	3,400	39.29%
ProfServ-Arbitrage Rebate	-	4,200	(4,200)	0.00%
ProfServ-Trustee Fees	8,200	8,034	166	97.98%
Disclosure Report	8,400	4,200	4,200	50.00%
District Counsel	3,500	7,140	(3,640)	204.00%
District Engineer	3,500	5,538	(2,038)	158.23%
District Manager	42,500	21,250	21,250	50.00%
Legal Fees	-	3,500	(3,500)	0.00%
Accounting Services	6,000	2,250	3,750	37.50%
Auditing Services	7,400	2,300	5,100	31.08%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	250	75	175	30.00%
Public Officials Insurance	3,428	2,788	640	81.33%
Legal Advertising	1,000	-	1,000	0.00%
Misc-Non Ad Valorem Taxes	-	387	(387)	0.00%
Bank Fees	200	261	(61)	130.50%
Website Administration	1,500	750	750	50.00%
Office Supplies	100	443	(343)	443.00%
Dues, Licenses, Subscriptions	200	1,153	(953)	576.50%
Loan Expense	-	2,763	(2,763)	0.00%
Total Administration	93,278	69,232	24,046	74.22%

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 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
Utility Services				
Utility - Electric	6,500	1,054	5,446	16.22%
Utility - StreetLights	20,000	5,986	14,014	29.93%
Utility - Potable Water	8,000	6,768	1,232	84.60%
Total Utility Services	34,500	13,808	20,692	40.02%
Other Physical Environment				
Waterway Management	25,000	16,950	8,050	67.80%
Field Services	18,000	-	18,000	0.00%
Insurance -Property & Casualty	28,062	45,904	(17,842)	163.58%
Landscape Maintenance	209,000	134,601	74,399	64.40%
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	7,354	5,646	56.57%
Capital Improvements	23,691	-	23,691	0.00%
Total Other Physical Environment	329,753	210,414	119,339	63.81%
Road and Street Facilities				
Sidewalk Pressure Washing	3,500	-	3,500	0.00%
Total Road and Street Facilities	3,500	-	3,500	0.00%
Parks and Recreation				
Cabana Janitorial & Cleaning	12,000	-	12,000	0.00%
R&M-Pools	20,000	7,440	12,560	37.20%
Recreation / Park Facility Maintenance	5,000	11,257	(6,257)	225.14%
Security System Monitoring & Maint.	9,975	4,166	5,809	41.76%
Recreation Equip. Maint.	1,000	964	36	96.40%
Total Parks and Recreation	47,975	23,827	24,148	49.67%

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2024

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
TOTAL EXPENDITURES	**509,006**	**317,281**	**191,725**	**62.33%**
Excess (deficiency) of revenues Over (under) expenditures	-	192,719	192,719	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**(152,568)**		
FUND BALANCE, ENDING		**$ 40,151**		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 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
REVENUES				
Interest - Investments	$ -	$ 15,080	$ 15,080	0.00%
Special Assmnts- Tax Collector	615,116	621,278	6,162	101.00%
TOTAL REVENUES	**615,116**	**636,358**	**21,242**	**103.45%**
EXPENDITURES				
Debt Service				
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	-	234,624	234,624	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**808,264**		
FUND BALANCE, ENDING		**$ 1,042,888**		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 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
REVENUES				
Interest - Investments	$ -	$ 18,075	$ 18,075	0.00%
Special Assmnts- Tax Collector	382,481	388,052	5,571	101.46%
TOTAL REVENUES	**382,481**	**406,127**	**23,646**	**106.18%**
EXPENDITURES				
Debt Service				
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	-	148,789	148,789	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**683,636**		
FUND BALANCE, ENDING		**$ 832,425**		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2024

Series 2017 Capital Projects Fund (300)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	**-**	**-**	**-**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**1,251**		
FUND BALANCE, ENDING		**$ 1,251**		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 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
REVENUES				
Interest - Investments	$ -	$ 529	$ 529	0.00%
TOTAL REVENUES	**-**	**529**	**529**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	529	529	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**22,108**		
FUND BALANCE, ENDING		**$ 22,637**		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2024

General Fixed Assets Fund (900)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	**-**	**-**	**-**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**14,257,191**		
FUND BALANCE, ENDING		**$ 14,257,191**		

Bank Account Statement

Cypress Preserve CDD

Bank Account Statement: Bank Account No.: 3743, Statement No.: 03-24

			Currency Code
Statement Date	03/31/24	**Statement Balance**	62,595.09
Balance Last Statement	68,001.05	**Outstanding Bank Transactions**	50.00
Statement Ending Balance	62,595.09	**Subtotal**	62,645.09
		Outstanding Checks	0.00
G/L Balance at 03/31/24	62,645.09	**Bank Account Balance**	62,645.09

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No.	**03-24**						
02/28/24	Bank Account Ledger Entry	2630	Check for Vendor V00048		1	-157.98	-157.98
02/28/24	Bank Account Ledger Entry	2631	Check for Vendor V00057		1	-3,600.00	-3,600.00
02/28/24	Bank Account Ledger Entry	2632	Check for Vendor V00045		1	-1,061.89	-1,061.89
02/28/24	Bank Account Ledger Entry	2633	Check for Vendor V00040		1	-995.00	-995.00
02/28/24	Bank Account Ledger Entry	2634	Check for Vendor V00049		1	-2,558.12	-2,558.12
02/28/24	Bank Account Ledger Entry	2635	Check for Vendor V00095		1	-931.71	-931.71
03/27/24	Bank Account Ledger Entry	JE000400	MO#2131861209## ######## - Key		1	25.00	25.00
03/08/24	Bank Account Ledger Entry	JE000408	Debt Service/ Tax Revenue		1	3,873.74	3,873.74
					Total	**-5,405.96**	**-5,405.96**

Outstanding Payments

Posting Date	Document Type	Document No.	Description		Statement Amount
09/30/22		JE000037	Pool Key 7.6.2022 CR558		25.00
09/30/22		JE000039	July Clubhouse Income - CR585		25.00
	Quantity	**2**		**Total**	**50.00**

Outstanding Checks

Posting Date	Document Type	Check No.	Description		Statement Amount
	Quantity	**0**		**Total**	

Bank Account Statement

Cypress Preserve CDD

Bank Account Statement: Bank Account No.: 4224, Statement No.: 03-24

			Currency Code
Statement Date	03/31/24	**Statement Balance**	287,644.49
Balance Last Statement	328,156.78	**Outstanding Bank Transactions**	0.00
Statement Ending Balance	287,644.49	**Subtotal**	287,644.49
		Outstanding Checks	-8,138.34
G/L Balance at 03/31/24	279,506.15	**Bank Account Balance**	279,506.15

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No.	**03-24**						
03/14/24	Bank Account Ledger Entry	1001	Check for Vendor V00033		1	-2,475.00	-2,475.00
03/14/24	Bank Account Ledger Entry	1002	Check for Vendor V00077		1	-200.00	-200.00
03/14/24	Bank Account Ledger Entry	1003	Check for Vendor V00079		1	-5,208.11	-5,208.11
03/14/24	Bank Account Ledger Entry	1004	Check for Vendor V00111		1	-1,100.00	-1,100.00
03/14/24	Bank Account Ledger Entry	1005	Check for Vendor V00099		1	-200.00	-200.00
03/14/24	Bank Account Ledger Entry	1008	Check for Vendor V00010		1	-32.95	-32.95
03/14/24	Bank Account Ledger Entry	1009	Check for Vendor V00051		1	-1,240.00	-1,240.00
03/14/24	Bank Account Ledger Entry	1010	Check for Vendor V00052		1	-25,332.22	-25,332.22
03/25/24	Bank Account Ledger Entry	101	Payment of Invoice 001377		1	-133.60	-133.60
03/25/24	Bank Account Ledger Entry	102	Payment of Invoice 001331		1	-109.00	-109.00
03/26/24	Bank Account Ledger Entry	1013	Check for Vendor V00110		1	-5,878.87	-5,878.87
03/31/24	Bank Account Ledger Entry	JE000409	Interest Earned		1	1,397.46	1,397.46
					Total	**-40,512.29**	**-40,512.29**

Outstanding Payments

Posting Date	Document Type	Document No.	Description	Statement Amount
	Quantity	**0**	**Total**	

Outstanding Checks

Posting Date	Document Type	Check No.	Description	Statement Amount
03/14/24	Payment	1006	Check for Vendor V00107	-200.00

Bank Account Statement

Cypress Preserve CDD

03/26/24	Payment	1011	Check for Vendor V00048	-173.94
03/26/24	Payment	1012	Check for Vendor V00053	-2,578.36
03/26/24	Payment	1014	Check for Vendor V00092	-1,350.00
03/26/24	Payment	1015	Check for Vendor V00045	-1,361.09
03/26/24	Payment	1016	Check for Vendor V00010	-32.95
03/26/24	Payment	1017	Check for Vendor V00040	-1,045.00
03/26/24	Payment	1018	Check for Vendor V00049	-1,397.00
	Quantity	**8**	**Total**	**-8,138.34**

5D

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com
www.jaymanenterprises.com

Estimate

Date	Estimate #
3/25/2024	1002

Name / Address
Cypress Preserve C/O Inframark 501 S Falkenburg Rd C-3 Tampa, Fl. 33619

Project

Description	Qty	Rate	Total
Existing Pipe was found to be larger once the area was dug up more to investigate the depth and damage to the pipe. Whereas it will need a 36 Inch x 20 ft pipe to replace damaged current pipe. Also during the dig it was found that there was no Coupler installed to connect the pipes to each other which may have been a reason for the decay and collapse. It was also found that someone had tried to repair this pipe at an earlier time as it appears to have Particle board and concrete on top of the damaged area. This is a revised change request to the initial proposal and includes the new 36 x 20 pipe. 2ft coupler connector to secure the pipes together and all labor to complete.		3,500.00	3,500.00

Client Signature	Total	$3,500.00

5E.

ESTIMATE

Date: 4/10/2024

4102024-1C

The Door Whisperer LLC
4408 Holloway Meadow Lane
Plant City, FL 33567
Cell 813-361-0707
Fax 813-737-2791
doorwhispererllc@gmail.com
thedoorwhisperer.com

INFRAMARK
2654 Cypress Ridge Blvd. Suite 101
Wesley Chapel, Fl 33544
656-223-7011
Attn: Lisa Castoria
Jobsite: 18820 Mossy TimbernBlvd.
Land O Lakes, Fl

SALESPERSON	JOB	PURCHASE ORDER #	PAYMENT
Mike Boucourt			

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
3	3070 Hollow Metal Doors 161		
3	Commercial Keylocks		
3	Commercial door closers		
1	Removal and Installation of new doors and hardware		
	Notes:		
	Painting by other		
	We will remove all debris from site	Subtotal	4,660.00
		Tax	349.50
		Total	5,009.50

5F.

Proposal #412247
Date: 04/11/2024
From: Juan Perez

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

2 Irrigation lateral breaks do to Construccion found on 4/3/24

Terms: Net 30

This is 2 lateral breaks found after the main line was repair around the big Construccion and we lost power for a irrigation valve and we need to install a 2 station battery node to controller on this area wen the new turf is installed we can water this area.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Irrigation Labor	1.00	$576.990	$576.99
1 1/4 Pipe	4.00	$14.715	$58.86
1 1/4 Fittings	8.00	$4.429	$35.43
Battery node 2 station Controller	1.00	$442.850	$442.85
Wire connectors	4.00	$2.858	$11.43

Client Notes

SUBTOTAL	$1,125.56
SALES TAX	$0.00
TOTAL	$1,125.56

Signature

x

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 *Lisa Castoria*

Print Name: Lisa Castoria

Title: District Manager

Date: 4/16/2024

Assigned To

Juan Perez
Office:
jperez@yellowstonelandscape.com

Yellowstone Landscape | TAMPA

30319 Commerce Drive, San Antonio, FL 33576 - 813.223.6999

Property

Cypress Preserve CDD
18805 Lester Dairy Rd
Land O' Lakes, FL 34638

Contact

Lisa Castoria
lisa.castoria@inframark.com
656-223-7011

Inspection

Date: 4/2/2024
Inspector: Jonnaxel Cruz Perez

Estimate Summary

Labor: 1 hour, 33 minutes - $116.25
Materials: $37.23

Total: $153.48
(plus applicable taxes)

Service Summary

Service	Quantity	Cost
Repair Drip Line	7	$140.00
Replace Sprinkler Head	1	$13.48
	Total (plus applicable taxes):	$153.48

Signature

4.16.24
Date

Service Detail

Controller 1 - Grand Live Oak Blvd > Zone 14 Drip

Asset	Service	Notes	Labor	Materials	Total
Drip Line 5	Repair	Drip Line Length (ft.): 0 Drip Line Size: 1/4" Hours: 0.2 cut drip fixed on site	$15.00	$5.00	$20.00
Drip Line 6	Repair	Drip Line Length (ft.): 0 Drip Line Size: 1/4" Hours: 0.2 cut drip fixed on site	$15.00	$5.00	$20.00
Drip Line 7	Repair	Drip Line Length (ft.): 0 Drip Line Size: 1/4" Hours: 0.2 cut drip fixed on	$15.00	$5.00	$20.00
Drip Line 8	Repair	Drip Line Length (ft.): 0 Drip Line Size: 1/4" Hours: 0.2 cut drip fixed on site	$15.00	$5.00	$20.00

Controller 4 - Mossy Timber Blvd > Zone 10 Drip/Emitter(Annuals)

Asset	Service	Notes	Labor	Materials	Total
Drip Line 5	Repair	Drip Line Length (ft.): 0 Drip Line Size: 1/4" Hours: 0.2 cut drip due too pool install fixed on site	$15.00	$5.00	$20.00
Drip Line 6	Repair	Drip Line Length (ft.): 0 Drip Line Size: 1/4" Hours: 0.2 cut drip fixed on site	$15.00	$5.00	$20.00
Drip Line 7	Repair	Drip Line Length (ft.): 0 Drip Line Size: 1/4" Hours: 0.2 cut drip fixed on site	$15.00	$5.00	$20.00

Controller 4 - Mossy Timber Blvd > Zone 33 Sprays

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 1	Replace	Part: Nozzle Hours: 0.15 clogged nozzle fixed on site	$11.25	$2.23	$13.48

Powered by tapigo

5G.

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

MIKE'S SIGNS GRAPHICS & PRINTING
727.480.6514

Invoice

Date	Invoice #
4/23/2024	3314

Bill To
Inframark Cypress Preserve CDD Attn: Lisa Castoria 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms

Item	Description	Qty	Rate	Amount
Printing & Reprod...	On Existing STOP sign with u-channel post -- Replace (2) missing street name signs and sign blade and crosspiece support hardware. Includes materials (listed below) with install. BOTTOM - "Turning Leaf CIR" (9x42) Double Faced (green and white) reflective TOP - "Grand Live Oak BLVD" (9x48) Double Faced (green and white) reflective (1) 12" x 12" sign cross piece and (1) 12" sign blade holder Location: Land O' Lakes	1	325.00	325.00

Subtotal	$325.00
Sales Tax (7.0%)	$0.00
Total	$325.00
Payments/Credits	$0.00
Balance Due	$325.00

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com

Sixth Order of Business

6Ai

CYPRESS PRESERVE CDD

Field Inspection - March 2024

Tuesday, March 19, 2024

Prepared For Cypress Preserve Board Of Supervisors

30 Items Identified

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Item 1

Assigned To Yellowstone

Podocarpus, Palms, Copperleaf, and turf are in great shape up front.

Item 2

Assigned To Yellowstone

Annuals are still in good shape. Proposal for the next round has been submitted but not approved.

Item 3

Assigned To Yellowstone

Landscaping along Mossy Timber Blvd is healthy and trimmed.

Item 4

Plants and turf will need to be replaced by the resident at 10671 Heron Hideaway Lp once work is completed on Mossy Timber Blvd.

Item 5

Assigned To District Engineer

The district engineer has offered a few options to improve the drainage behind 10711 Heron Hideaway Lp. Currently troughs have been dug in the mulch and under the drip lines to direct water towards the street.

Item 6

Assigned To Yellowstone

The Bottlebrush are blooming in the median on Heron Hideaway Lp.

Item 7

Assigned To Yellowstone

The St. Augustine grass at Heron Hideaway Lp looks good. The Wax Myrtle hedge needs to be trimmed.

Item 8

Assigned To Inframark

A proposal for painting should be considered around the trim of the clubhouse.

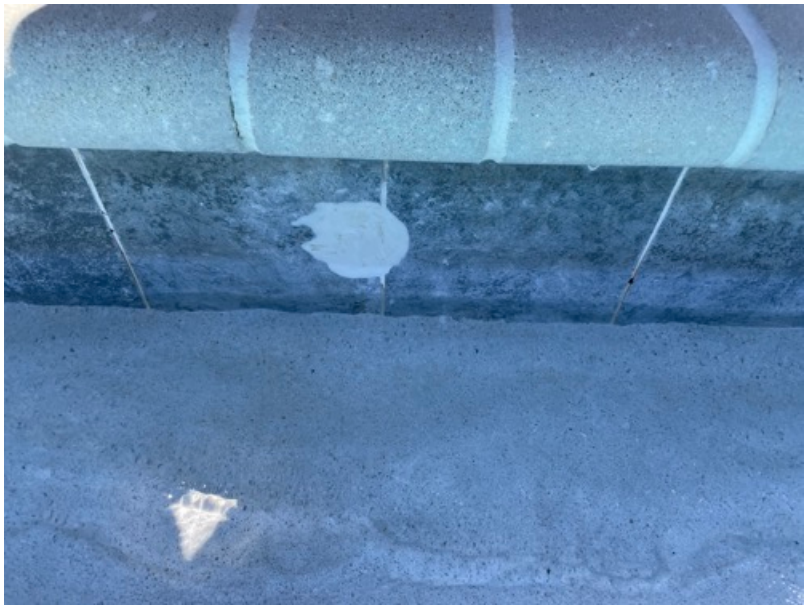
Item 9

Assigned To Jayman Enterprises

Door grates will be getting replaced.

Item 10

Pool looks good.



Item 11

Small chip in the pool tile has been patched.

Item 12

Assigned To Jayman Enterprises

Repairs have been approved for the fence at the dog park. These repairs will be last based on materials and availability.

Item 13

Assigned To American Ecosystems

Pond 2 looks good.

Item 14

Assigned To Yellowstone

The banks of pond 3 were not mowed. Likely due to construction materials blocking access.

Item 15

Assigned To American Ecosystems

Pond 13 looks good.

Item 16

Assigned To Yellowstone

Tree rings need weed detailing.

Item 17

Assigned To American Ecosystems

Pond 7 has a decent amount of Filamentous algae. It has been treated and is dissipating.

Item 18

Assigned To Yellowstone

The banks of pond 7 are also overgrown and the Hollies need trimming.

Item 19

Assigned To Jayman Enterprises

Multiple proposals have been submitted to repair the hole in the nature trail. I recommend option 1 or 2 from Jayman Enterprises.

Item 20

Assigned To American Ecosystems

Pond 10 looks good.

Item 21

Assigned To American Ecosystems

The vegetation is still dying off in pond 19 but there is also a decent amount of Filamentous algae. Twice monthly services begin in April.

Item 22

Assigned To Jayman Enterprises

Extension for the fence to the nature trail has also been approved and awaiting completion.

Item 23

Assigned To American Ecosystems

Pond 18 looks good.

Item 24

Assigned To BRW

Reclaimed water line repairs have been made and sod will be lain soon at the end of Grand Live Oak Blvd.

Item 25

Assigned To Yellowstone

Podocarpus look better and the Fountain Grass and Maple trees look good at Osprey Glade Ter.

Item 26

Assigned To Yellowstone

Liriope, Viburnum, Hollies, Oaks, etc. are looking good along Grand Live Oak Blvd. Working on proposals for fill-ins.

Item 27

Assigned To American Ecosystems

Filamentous algae is flaring up in pond 15. The twice monthly treatments will help to mitigate it.

Item 28

Assigned To Yellowstone

Some pond banks throughout were missed and need to be mowed.

Item 29

Assigned To Spearem

Still no dog bags. Jayman enterprises will be taking over service soon.

Item 30

Assigned To Yellowstone

The Grand Live Oak Blvd monument looks good.

CYPRESS PRESERVE CDD

Field Inspection - April 2024

Tuesday, April 16, 2024

Prepared For Cypress Preserve CDD Board Of Supervisors

29 Items Identified

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Item 1

Assigned To Yellowstone

Landscaping around the clubhouse looks great.

Item 2

Assigned To Jayman Enterprises

The can't-slam hinge has been ripped off of the main gate. Small spring hinges have been installed temporarily until a new hydraulic hinge is ordered.

Item 3

Assigned To Jayman Enterprises

New doors installed for the bathrooms. The locksmith is here today to rekey them for the current resident's keys.

Item 4

Assigned To Yellowstone

The new maple is doing great in the playground.

Item 5

Assigned To Yellowstone

Wasp nests need to be sprayed under the slide.

Item 6

Assigned To Yellowstone

Sooty mold has been treated in the Holly by the dog park and new growth is flourishing.

Item 7

Assigned To Yellowstone

Annuals and landscaping in the median on Mossy Timber Blvd are doing great.

Item 8

Assigned To Jayman Enterprises

A crossbeam has been added to the fence that keeps getting pushed down behind Heron Hideaway Lp.

Item 9

Assigned To Yellowstone

Yellowstone will be providing a quote to restore the landscaping behind 10671 Heron Hideaway Lp. The resident should be responsible for the cost.

Item 10

Assigned To Yellowstone

The Wax Myrtle hedge on Heron Hideaway Lp needs to be trimmed.

Item 11

Assigned To Yellowstone

The Allamanda hedge behind the annuals on Heron Hideaway Lp is struggling. Diagnosis and/or fertilization is needed.

Item 12

Assigned To American Ecosystems

Pond 4 looks good.

Item 13

Assigned To American Ecosystems

Some Filamentous algae in pond 6.

Item 14

Assigned To Yellowstone

Some algae flaring up in pond 7 as well. They are on-site treating it today.

Item 15

Assigned To Yellowstone

Fallen limbs in the nature trail need to be moved away from the seating area.

Item 16

Assigned To Jayman Enterprises

New culvert has been installed in the nature trail.

Item 17

Assigned To American Ecosystems

Very small amount of algae in pond 3.

Item 18

Assigned To Yellowstone

The grass needs mowing at Mossy Timber Blvd and Hawks Landing Dr.

Item 19

Assigned To Yellowstone

Suckers on Crape Myrtles need to be cut throughout.

Item 20

Assigned To American Ecosystems

Pond 13 looks good.

Item 21

Assigned To Jayman Enterprises

Fence is down again behind pond 13, the center post has broken this time. New pieces will have to be ordered if they can't be sourced from another area.

Item 22

Assigned To American Ecosystems

Some Blue Green Algae still dying off in pond 10.

Item 23

Assigned To Yellowstone

Oak tree needs to be stood back up on Grand Live Oak Blvd.

Item 24

Assigned To Yellowstone

Irrigation repairs have been made where the construction damaged it on grand Live Oak Blvd.

Item 25

Assigned To Yellowstone

Dead tree on Grand Live Oak needs to be removed.

Item 26

Assigned To Yellowstone

Dead Goldmounds need to be replaced at Grand Live Oak Blvd and Old Sycamore Loop.

Item 27

Assigned To Jayman Enterprises

Dog park by the north entry looks good. Bags have been refilled.

Item 28

Assigned To Yellowstone

Dead limbs need to be pruned out of the Podocarpus in the north entry.

Item 29

Assigned To Jayman Enterprises

Another section of fence has fallen down at the northern end. It will be repaired and reinforced.