

**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARINGS & REGULAR MEETING
AUGUST 6, 2019**

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT AGENDA

Tuesday, August 6, 2019

2:30 P.M.

The Land O' Lakes Branch Library

Located at 2818 Collier Parkway Land O' lakes, FL 34639

District Board of Supervisors	Chair Assistant Secretary Vice-Chair	Brian Howell Eric Davidson Debby Nussel Vacant Vacant
District Manager	Meritus	Brian Lamb
District Attorney	Straley Robin Vericker	Vivek K. Babbar
District Engineer	Florida Design Consultants	Al Belluccia

All cellular phones and pagers must be turned off while in the meeting room

The public hearings & meeting will begin at **2:30 P.M.** The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Agendas can be reviewed online at: <http://cypresspreserveccd.com/blog/> or by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Each individual is limited to **three (3) minutes** for public comments. The Board of Supervisors or Staff is not obligated to provide a response at the meeting and may need additional time to research issues or concerns brought up at the meeting.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. No motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Board of Supervisors
Cypress Preserve Community Development District

Dear Board Members:

The Public Hearings & Regular Meeting of Cypress Preserve Community Development District will be held on **August 6, 2019 at 2:30 P.M.** at the Land O' Lakes Branch Library located at 2818 Collier Parkway Land O' Lakes, FL 34639. The following is the Agenda for the Meeting:

Call-In Number: 1-866-906-9330

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. APPOINTMENT OF BOARD SUPERVISOR**
- 3. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**
- 4. RECESS TO PUBLIC HEARING**
- 5. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET**
 - A. Open Public Hearing on Proposed Fiscal Year 2020 Budget
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2019-07; Adopting Fiscal Year 2020 Budget.....Tab 01
 - E. Close Public Hearing on Proposed Fiscal Year 2020 Budget
- 6. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2019-08; Levying O&M Assessments.....*Under Separate Cover*
 - E. Close Public Hearing on Levying O&M Assessments
- 7. RETURN AND PROCEED TO REGULAR MEETING**
- 8. VENDOR & STAFF REPORTS**
 - A. District Engineer
 - B. District Counsel
 - C. District Manager
 - i. Community Inspection Reports..... Tab 02
- 9. BUSINESS ITEMS**
 - A. Consideration of Resolution 2019-09; Setting Fiscal Year 2020 Meeting Schedule Tab 03
 - B. Consideration of Resolution 2019-10; Extending the Terms of Office to Coincide with the General Elections Tab 04
 - C. Consideration of Resolution 2019-11; Re-Designating Officers Tab 05
 - D. Acceptance of Financial Report for the Fiscal Year Ended September 30, 2018..... Tab 06
 - E. General Matters of the District
- 10. CONSENT AGENDA**
 - A. Consideration of Board of Supervisor Public Hearing & Regular Meeting Minutes June 12, 2019 Tab 07
 - B. Consideration of Operations and Maintenance Expenditures May 2019..... Tab 08
 - C. Consideration of Operations and Maintenance Expenditures June 2019..... Tab 09
 - D. Review of Financial Statements through June 30, 2019 Tab 10
- 11. SUPERVISORS REQUESTS**
- 12. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 13. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,

Brian Lamb

2020



CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020
FINAL ANNUAL OPERATING BUDGET

AUGUST 6, 2019



CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020 FINAL ANNUAL OPERATING BUDGET

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AUGUST 6, 2019

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Cypress Preserve Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a solution to the State's needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida's effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2020, which begins on October 1, 2019. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2017 Special Assessment Revenue Bonds
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2019 Special Assessment Revenue Bonds

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2019 Final Operating Budget	Current Period Actuals 10/1/18 - 2/28/19	Projected Revenues & Expenditures 3/1/19 to 9/30/19	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Off Roll	228,374.70	26,512.72	63,630.53	90,143.25	(138,231.45)
Operations & Maintenance Assmts-Tax Roll	83,702.72	0.00	0.00	0.00	(83,702.72)
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$312,077.42	\$26,512.72	\$63,630.53	\$90,143.25	(\$221,934.17)
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	187,237.58	53,709.83	5,214,370.59	5,268,080.42	5,080,842.84
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$187,237.58	\$53,709.83	\$5,214,370.59	\$5,268,080.42	\$5,080,842.84
TOTAL REVENUES	\$499,315.00	\$80,222.55	\$5,278,001.12	\$5,358,223.67	\$4,858,908.67
EXPENDITURES					
ADMINISTRATIVE					
District Management	42,500.00	14,166.65	28,333.35	42,500.00	0.00
District Engineer	5,000.00	5,603.00	7,844.20	13,447.20	8,447.20
Disclosure Report	5,000.00	0.00	4,200.00	4,200.00	(800.00)
Trustees Fees	6,000.00	0.00	4,100.00	4,100.00	(1,900.00)
Assessment Roll	0.00	1,450.00	0.00	1,450.00	1,450.00
Accounting Services	4,500.00	0.00	9,000.00	9,000.00	4,500.00
Auditing Services	5,500.00	0.00	6,500.00	6,500.00	1,000.00
Postage, Phone, Faxes, Copies	150.00	15.64	21.90	37.54	(112.46)
Public Officials Insurance	2,500.00	3,500.05	4,900.07	8,400.12	5,900.12
Legal Advertising	2,500.00	559.90	783.86	1,343.76	(1,156.24)
Bank Fees	400.00	106.36	148.90	255.26	(144.74)
Dues, Licenses & Fees	175.00	330.00	462.00	792.00	617.00
Office Supplies	150.00	0.00	0.00	0.00	(150.00)
Website Administration	1,200.00	2,000.00	2,800.00	4,800.00	3,600.00
TOTAL ADMINISTRATIVE	\$75,575.00	\$27,731.60	\$69,094.28	\$96,825.88	\$21,250.88
LEGAL COUNSEL					
District Counsel	12,500.00	902.15	1,263.01	2,165.16	(10,334.84)
TOTAL LEGAL COUNSEL	\$12,500.00	\$902.15	\$1,263.01	\$2,165.16	(\$10,334.84)
UTILITY SERVICES					
Street Lights	74,790.00	646.06	904.48	1,550.54	(73,239.46)
Other Electric Services	18,000.00	757.05	1,059.87	1,816.92	(16,183.08)
Potable Water Utility Services	5,000.00	715.89	1,002.25	1,718.14	(3,281.86)
TOTAL UTILITY SERVICES	\$97,790.00	\$2,119.00	\$2,966.60	\$5,085.60	(\$92,704.40)
OTHER PHYSICAL ENVIRONMENT					
Waterway Management System	19,000.00	9,175.00	12,845.00	22,020.00	3,020.00
General, Property & Casualty Insurance	7,500.00	2,750.00	3,850.00	6,600.00	(900.00)
Landscape Maintenance	211,250.00	30,102.35	42,143.29	72,245.64	(139,004.36)
Miscellaneous Repairs & Maintenance	15,000.00	11,178.20	15,649.48	26,827.68	11,827.68
Hardscape Maintenance	12,000.00	0.00	0.00	0.00	(12,000.00)
Plant Replacement Program	15,000.00	0.00	0.00	0.00	(15,000.00)
Capital Improvements	0.00	2,135,906.64	2,990,269.30	5,126,175.94	5,126,175.94
TOTAL OTHER PHYSICAL ENVIRONMENT	\$279,750.00	\$2,189,112.19	\$3,064,757.07	\$5,253,869.26	\$4,974,119.26
ROAD & STREET FACILITIES					
Sidewalk & Pavement Repairs	2,500.00	0.00	0.00	0.00	(2,500.00)
TOTAL ROAD & STREET FACILITIES	\$2,500.00	\$0.00	\$0.00	\$0.00	(\$2,500.00)
PARKS & RECREATION					
Cabana Janitorial & Cleaning	6,000.00	0.00	0.00	0.00	(6,000.00)
Recreation Facility Maintenance	2,500.00	115.74	162.04	277.78	(2,222.22)
Recreation Equipment Maintenance	3,500.00	0.00	0.00	0.00	(3,500.00)
Pool Operations & Maintenance	18,000.00	0.00	0.00	0.00	(18,000.00)
Security System	1,200.00	0.00	0.00	0.00	(1,200.00)
TOTAL PARKS & RECREATION	\$31,200.00	\$115.74	\$162.04	\$277.78	(\$30,922.22)
TOTAL EXPENDITURES	\$499,315.00	\$2,219,980.68	\$3,138,242.99	\$5,358,223.67	\$4,858,908.67
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	(\$2,139,758.13)	\$2,139,758.13	\$0.00	\$0.00

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2019 Final Operating Budget	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19	Fiscal Year 2020 Final Operating Budget	Increase / (Decrease) from FY 2019 to FY 2020
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Off Roll	228,374.70	90,143.25	(138,231.45)	133,346.73	(95,027.97)
Operations & Maintenance Assmts-Tax Roll	83,702.72	0.00	(83,702.72)	176,578.14	92,875.42
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$312,077.42	\$90,143.25	(\$21,934.17)	\$309,924.87	(\$2,152.55)
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	187,237.58	5,268,080.42	5,080,842.84	189,390.13	2,152.55
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$187,237.58	\$5,268,080.42	\$5,080,842.84	\$189,390.13	\$2,152.55
TOTAL REVENUES	\$499,315.00	\$5,358,223.67	\$4,858,908.67	\$499,315.00	\$0.00
EXPENDITURES					
ADMINISTRATIVE					
District Management	42,500.00	42,500.00	0.00	42,500.00	0.00
District Engineer	5,000.00	13,447.20	8,447.20	5,000.00	0.00
Disclosure Report	5,000.00	4,200.00	(800.00)	8,400.00	3,400.00
Trustees Fees	6,000.00	4,100.00	(1,900.00)	8,500.00	2,500.00
Assessment Roll	0.00	1,450.00	1,450.00	150.00	150.00
Accounting Services	4,500.00	9,000.00	4,500.00	4,500.00	0.00
Auditing Services	5,500.00	6,500.00	1,000.00	6,500.00	1,000.00
Postage, Phone, Faxes, Copies	150.00	37.54	(112.46)	150.00	0.00
Public Officials Insurance	2,500.00	8,400.12	5,900.12	2,500.00	0.00
Legal Advertising	2,500.00	1,343.76	(1,156.24)	2,000.00	(500.00)
Bank Fees	400.00	255.26	(144.74)	275.00	(125.00)
Dues, Licenses & Fees	175.00	792.00	617.00	175.00	0.00
Office Supplies	150.00	0.00	(150.00)	500.00	350.00
Website Administration	1,200.00	4,800.00	3,600.00	1,500.00	300.00
TOTAL ADMINISTRATIVE	\$75,575.00	\$96,825.88	\$21,250.88	\$82,650.00	\$7,075.00
LEGAL COUNSEL					
District Counsel	12,500.00	2,165.16	(10,334.84)	10,000.00	(2,500.00)
TOTAL LEGAL COUNSEL	\$12,500.00	\$2,165.16	(\$10,334.84)	\$10,000.00	(\$2,500.00)
UTILITY SERVICES					
Street Lights	74,790.00	1,550.54	(73,239.46)	74,790.00	0.00
Other Electric Services	18,000.00	1,816.92	(16,183.08)	15,000.00	(3,000.00)
Potable Water Utility Services	5,000.00	1,718.14	(3,281.86)	5,000.00	0.00
TOTAL UTILITY SERVICES	\$97,790.00	\$5,085.60	(\$92,704.40)	\$94,790.00	(\$3,000.00)
OTHER PHYSICAL ENVIRONMENT					
Waterway Management System	19,000.00	22,020.00	3,020.00	22,000.00	3,000.00
General, Property & Casualty Insurance	7,500.00	6,600.00	(900.00)	15,000.00	7,500.00
Landscape Maintenance	211,250.00	72,245.64	(139,004.36)	211,250.00	0.00
Miscellaneous Repairs & Maintenance	15,000.00	26,827.68	11,827.68	15,000.00	0.00
Hardscape Maintenance	12,000.00	0.00	(12,000.00)	7,500.00	(4,500.00)
Plant Replacement Program	15,000.00	0.00	(15,000.00)	10,000.00	(5,000.00)
Capital Improvements	0.00	5,126,175.94	5,126,175.94	0.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$279,750.00	\$5,253,869.26	\$4,974,119.26	\$280,750.00	\$1,000.00
ROAD & STREET FACILITIES					
Sidewalk & Pavement Repairs	2,500.00	0.00	(2,500.00)	1,000.00	(1,500.00)
TOTAL ROAD & STREET FACILITIES	\$2,500.00	\$0.00	(\$2,500.00)	\$1,000.00	(\$1,500.00)
PARKS & RECREATION					
Cabana Janitorial & Cleaning	6,000.00	0.00	(6,000.00)	5,000.00	(1,000.00)
Recreation Facility Maintenance	2,500.00	277.78	(2,222.22)	2,000.00	(500.00)
Recreation Equipment Maintenance	3,500.00	0.00	(3,500.00)	2,500.00	(1,000.00)
Pool Operations & Maintenance	18,000.00	0.00	(18,000.00)	15,000.00	(3,000.00)
Security System	1,200.00	0.00	(1,200.00)	5,625.00	4,425.00
TOTAL PARKS & RECREATION	\$31,200.00	\$277.78	(\$30,922.22)	\$30,125.00	(\$1,075.00)
TOTAL EXPENDITURES	\$499,315.00	\$5,358,223.67	\$4,858,908.67	\$499,315.00	\$0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

FINANCIAL & ADMINISTRATIVE

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Website Administration

Cost of maintenance and administration of the District's website

LEGAL COUNSEL

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

OTHER PHYSICAL ENVIRONMENT

Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2017

REVENUES

CDD Debt Service Assessments	\$	617,388
TOTAL REVENUES	\$	617,388

EXPENDITURES

Series 2017 May Bond Interest Payment	\$	226,194
Series 2017 November Bond Principal Payment	\$	165,000
Series 2017 November Bond Interest Payment	\$	226,194
TOTAL EXPENDITURES	\$	617,388
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2019	\$	9,470,000
Principal Payment Applied Toward Series 2017 Bonds	\$	165,000
Bonds Outstanding - Period Ending 11/1/2020	\$	9,305,000

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2019

REVENUES

CDD Debt Service Assessments - CAPI

TOTAL REVENUES	\$	-
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EXPENDITURES

Series 2019 May Bond Interest Payment	\$	-
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Series 2019 November Bond Principal Payment	\$	-
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Series 2019 November Bond Interest Payment	\$	-
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TOTAL EXPENDITURES	\$	-
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EXCESS OF REVENUES OVER EXPENDITURES	\$	-
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ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2019

Principal Payment Applied Toward Series 2019 Bonds	\$	-
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Bonds Outstanding - Period Ending 11/1/2020	\$	-
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The Amount of Principal and Interest are to be determined at the bond issuance

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

			Fiscal Year 2019				Fiscal Year 2020				Total Increase / (Decrease) in Annual Assmt
Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Admin per unit	O&M Per Unit	FY 2019 Total Assessment	Debt Service Per Unit	O&M Admin per unit	O&M Per Unit	FY 2020 Total Assessment	
ASSESSMENT AREA ONE - SERIES 2017											
Villa - 35'	0.88	100	\$1,050.00	\$81.82	\$467.84	\$1,599.66	\$1,050.00	\$81.82	\$467.84	\$1,599.66	\$0.00
Single Family 40'	1.00	173	\$1,200.00	\$93.51	\$534.68	\$1,828.19	\$1,200.00	\$93.51	\$534.68	\$1,828.19	\$0.00
Single Family 50'	1.25	216	\$1,500.00	\$116.88	\$668.35	\$2,285.23	\$1,500.00	\$116.88	\$668.35	\$2,285.23	\$0.00
Subtotal	489										
ASSESSMENT AREA TWO - SERIES 2019											
Villa - 35'	0.88	186	\$957.45	\$81.82	\$467.84	\$1,507.11	\$957.45	\$81.82	\$467.84	\$1,507.11	\$0.00
Single Family 40'	1.00	110	\$1,276.60	\$93.51	\$534.68	\$1,904.79	\$1,276.60	\$93.51	\$534.68	\$1,904.79	\$0.00
Single Family 50'	1.25	47	\$1,595.75	\$116.88	\$668.35	\$2,380.98	\$1,595.75	\$116.88	\$668.35	\$2,380.98	\$0.00
Subtotal	343										

Notations:

⁽¹⁾ Annual assessments are adjusted for the County collection costs and statutory discounts for early payment.



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Preserve

Date: 7/1/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	22	-3	<u>Ponds look better</u>
INVASIVE MATERIAL (FLOATING)	20	18	-2	<u>Some algae around the pond perimeter's</u>
INVASIVE MATERIAL (SUBMERSED)	20	17	-3	<u>Torpedo grass</u>
FOUNTAINS/AERATORS	20	20	0	<u>N/A</u>
DESIRABLE PLANTS	15	15	0	<u>Good</u>

AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	<u>Clean</u>
CLUBHOUSE EXTERIOR	3	3	0	<u>Clean</u>
POOL WATER	10	10	0	<u>Good</u>
POOL TILES	10	8	-2	<u>Mulch washed out of the beds</u>
POOL LIGHTS	5	5	0	
POOL FURNITURE/EQUIPMENT	8	8	0	<u>Good</u>
FIRST AID/SAFETY ITEMS	10	10	0	<u>Good</u>
SIGNAGE (rules, pool, playground)	5	5	0	<u>Good</u>
PLAYGROUND EQUIPMENT	5	5	0	<u>Good</u>
RECREATIONAL FACILITIES	7	7	0	<u>Good</u>
RESTROOMS	6	6	0	<u>Men's room door will not lock</u>
HARDSCAPE	10	10	0	<u>Good</u>
ACCESS & MONITORING SYSTEM	3	3	0	<u>Working</u>
IT/PHONE SYSTEM	3	3	0	<u>N/A</u>
TRASH RECEPTACLES	3	3	0	<u>More have been ordered</u>
FOUNTAINS	8	8	0	<u>Good</u>

MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	25	0	<u>Good</u>
PAINTING	25	25	0	<u>Good</u>
CLEANLINESS	25	25	0	<u>Good</u>
GENERAL CONDITION	25	20	-5	<u>Speed limit sign was knocked down.</u>



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Preserve

Date: 7/1/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	
RECREATIONAL AREAS	30	25	-5	Some dead plants and two dead trees.
SUBDIVISION MONUMENTS	30	30	0	
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	
SIDEWALKS	30	30	0	
SPECIALTY MONUMENTS	15	15	0	
STREETS	25	25	0	
PARKING LOTS	15	15	0	
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	?
LANDSCAPE UP LIGHTING	22	22	0	
MONUMENT LIGHTING	30	30	0	
AMENITY CENTER LIGHTING	15	15	0	
GATES				
ACCESS CONTROL PAD	25	25		N/A
OPERATING SYSTEM	25	25		N/A
GATE MOTORS	25	25		N/A
GATES	25	25		N/A
SCORE	700	680	-20	97%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____



Meritus

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Preserve

Date: 7/1/19

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
------------------	------------------	----------------------	----------------------

LANDSCAPE MAINTENANCE

TURF	5	5	0	Looks good
TURF FERTILITY	10	10	0	Better
TURF EDGING	5	5	0	good
WEED CONTROL - TURF AREAS	5	4	-1	Some Sedge
TURF INSECT/DISEASE CONTROL	10	10	0	
PLANT FERTILITY	5	4	-1	Rose bushes need fertility.
WEED CONTROL - BED AREAS	5	4	0	Some detailing needed
PLANT INSECT/DISEASE CONTROL	5	4	-1	
PRUNING	10	9	-1	Jasmine in some areas.
CLEANLINESS	5	3	-2	Dead plant material at amenity
MULCHING	5	4	-1	Fair
WATER/IRRIGATION MGMT	8	8	0	OK
CARRYOVERS	5	4	-1	Dead plant material.

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	5	-2	Blue Daze looks weak.
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

SCORE

100	90	-10	90%
-----	----	-----	-----

Contractor Signature: _____

Manager's Signature: Gene Roberts 7/1/2019

Cypress Preserve – July



One of the Pindo palms at the entrance is struggling.



The turf along Mossy Timber is in good condition.



There's several dead Coontie plants around the amenity center.



A dead Pine tree behind the pool needs to be replaced.



A dead Sabal palm next to the pool needs to be replaced.



Rose bushes need to be treated with a systemic fungicide and fertilized.



Blue Plumbago plants next to the pool are struggling, it might too wet in this area for them.



Some of the landscape beds along Mossy Timber need to be weed detailed.



The oak tree next to the dumpster is leaning again.



The turf in the park next to the Villa's is weak.

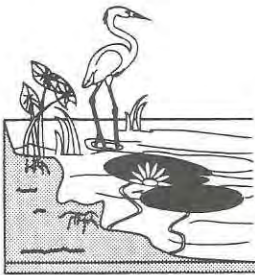


A request was sent to Cornerstone to remove the tree stakes.



The ponds are in decent shape, small amount of algae.





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AQUATIC MANAGEMENT SERVICES

TREATMENT REPORT

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

CUSTOMER: Cypress Preserve ACCOUNT # _____
BIOLOGIST: Strows DATE: 7-15-19 TIME: _____

SITE	WEEDS TREATED					DAYS RESTRICTED
	ALGAE	GRASSES	UNDERWATER	FLOATING	TERRESTRIAL	
<u>all sites</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<u>8</u>

SITE	OTHER SERVICES PROVIDED						
	BACTERIAL TEST (FECAL COLIFORM)	FISH STOCKING	MECHANICAL WEED REMOVAL	AQUATIC PLANT INSTALLATION	CLARIFICATION	POND DYE	AERATION SYSTEM SERVICING

COMMENTS: Treated all sites for algae and
Shorea grasses needed.

Customers Signature Emmal Copy Date 7-15-19

RESOLUTION 2019-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATE, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR 2019/2020, AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

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

WHEREAS, the District’s Board of Supervisors (the “**Board**”), is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually with the local governing authority a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District, for the Fiscal Year 2019/2020, shall be held as provided on the schedule attached as **Exhibit A**.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with the Pasco County a schedule of the District’s regular meetings.

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

PASSED AND ADOPTED THIS 6th DAY OF AUGUST, 2019.

**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

SECRETARY

EXHIBIT A

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS REGULAR MEETING SCHEDULE

FISCAL YEAR 2019/2020

October 01, 2019	2:30 p.m.
November 05, 2019	2:30 p.m.
December 03, 2019	2:30 p.m.
January 07, 2020	2:30 p.m.
February 04, 2020	2:30 p.m.
March 03, 2020	2:30 p.m.
April 07, 2020	2:30 p.m.
May 05, 2020	2:30 p.m.
June 02, 2020	2:30 p.m.
July 07, 2020	2:30 p.m.
August 04, 2020	2:30 p.m.
September 01, 2020	2:30 p.m.

**All meetings will convene at the Land O' Lakes Branch Library located at 2818 Collier Parkway
Land O' Lakes, FL 34639**

RESOLUTION 2019-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT EXTENDING THE TERMS OF OFFICE OF ALL CURRENT SUPERVISORS TO COINCIDE WITH THE GENERAL ELECTION PURSUANT TO SECTION 190.006 OF THE FLOIRDA STATUTES; 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; and

WHEREAS, pursuant to Section 190.006 (3)(a)2.c, Florida Statutes, the District’s Board of Supervisors (the “Board”) is authorized to amend the terms of office for incumbent Supervisors for the purpose of aligning the District’s election cycle with the general election held in November; and

WHEREAS, the Board desires to align the terms of the Supervisors with the general election cycle:

WHEREAS, the elected Supervisors have taken and subscribed to the Oath of Office per F.S. 190.006(4); and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) new desires to extend the terms of certain Officers of the District for one (1) year, per F.S. 190.006(c).

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

Section 1. The terms for the Board members who hold Seat 3 (currently Debby Nussel), Seat 4 (currently vacant) and Seat 5 (currently vacant) are hereby extended from November 2019 to November 2020, resulting in the end of the respective terms coinciding with the General Election cycle to be conducted by the Pasco County Supervisor of Elections.

Section 2. The terms for the Board members who hold Seat 1 (currently Gene Roberts) and Seat 2 (currently Eric Davidson) are hereby extended from November 2021 to November 2022, resulting in the end of the respective terms coinciding with the General Election cycle to be conducted by the Pasco County Supervisor of Elections.

Section 3. This Resolution shall become effective immediately upon its adoption and shall supersede any previously adopted resolutions designating the terms of office for said Officers.

PASSED AND ADOPTED THIS 6th DAY OF AUGUST, 2019.

ATTEST:

**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

SECRETARY / ASSISTANT SECRETARY

CHAIRMAN/VICE CHAIRMAN

RESOLUTION 2019-11

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown, to wit:

_____	Chairman
_____	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 6th DAY OF AUGUST, 2019.

ATTEST:

**CYPRESS PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman

**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2018**

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

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Cypress Preserve Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2018, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 10, 2019, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated June 10, 2019, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

 *David J. Associates*

June 10, 2019

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Cypress Preserve Community Development District, Pasco County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2018. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

The District was established pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes and created by Ordinance No. 17-17 of Pasco County, Florida enacted on April 25, 2017, effective on April 25, 2017 and no audit was required for the prior period. As a result, the balances as of and for the period ended September 30, 2017 are for less than a twelve month period and are unaudited.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$680,827).
- The change in the District's total net position in comparison with the prior fiscal year was (\$680,827), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2018, the District's governmental funds reported combined ending fund balances of \$535,328, an increase of \$558,682 in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service, non-spendable for prepaid items, and the remainder is deficit unassigned fund balance in the general and capital projects funds.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Fund Financial Statements

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

Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

NET POSITION		(Unaudited)	
SEPTEMBER 30,		2018	2017
Assets, excluding capital assets	\$	1,606,506	\$ 7,335
Capital assets, net of depreciation		8,589,640	23,354
Total assets		10,196,146	30,689
Current liabilities		1,262,090	30,689
Long-term liabilities		9,614,883	-
Total liabilities		10,876,973	30,689
Net Position			
Net investment in capital assets		(1,034,869)	-
Restricted		354,042	-
Total net position	\$	(680,827)	\$ -

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

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

The District's net position decreased during the most recent fiscal year. The majority of the decrease is the result of bond issuance costs and interest expense recognized in the current fiscal year.

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

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2018	(Unaudited) 2017
Revenues:		
Program revenues		
Charges for services	\$ 33,137	\$ -
Operating grants and contributions	81,486	20,724
Capital grants and contributions	25,294	-
Total revenues	139,917	20,724
Expenses:		
General government	79,614	20,724
Maintenance and operations	29,850	-
Bond issuance costs	360,892	-
Interest	350,388	-
Total expenses	820,744	20,724
Change in net position	(680,827)	-
Net position - beginning	-	-
Net position - ending	\$ (680,827)	\$ -

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year ended September 30, 2018 was \$820,744. The costs of the District's activities were funded by program revenues. Program revenues of the District are comprised of assessments, Developer contributions, and income from investments in the current fiscal year. The majority of the increase in revenues from the prior fiscal year is due to receiving assessments, an increase in Developer contributions, and income on investments in the current fiscal year. In total, expenses increased from the prior fiscal year. The majority of the increase in expenses is the result of the bond issuance costs and interest expense recognized in the current fiscal year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2018.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2018, the District had \$8,589,640 invested in capital assets for its governmental activities. No depreciation has been taken on capital assets, since construction is in progress. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2018, the District had \$9,630,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

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

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2018**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 9,971
Assessments receivable	2,827
Interest receivable	43
Due from Developer	7,614
Prepaid items	1,250
Restricted assets:	
Investments	1,584,801
Capital assets:	
Nondepreciable	<u>8,589,640</u>
Total assets	<u>10,196,146</u>
 LIABILITIES	
Accounts payable	21,705
Contracts and retainage payable	1,049,473
Accrued interest payable	190,912
Non-current liabilities:	
Due in more than one year	<u>9,614,883</u>
Total liabilities	<u>10,876,973</u>
 NET POSITION	
Net investment in capital assets	(1,034,869)
Restricted for debt service	<u>354,042</u>
Total net position	<u>\$ (680,827)</u>

See notes to the financial statements

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 79,614	\$ 33,137	\$ 74,251	\$ -	\$ 27,774
Maintenance and operations	29,850	-	2,076	25,294	(2,480)
Bond issuance costs	360,892	-	-	-	(360,892)
Interest on long-term debt	350,388	-	5,159	-	(345,229)
Total governmental activities	820,744	33,137	81,486	25,294	(680,827)
			Change in net position		(680,827)
			Net position - beginning		-
			Net position - ending	\$	(680,827)

See notes to the financial statements

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2018**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 9,971	\$ -	\$ -	\$ 9,971
Investments	-	544,954	1,039,847	1,584,801
Assessments receivable	2,827	-	-	2,827
Due from Developer	7,614	-	-	7,614
Accounts receivable	43	-	-	43
Prepaid items	1,250	-	-	1,250
Total assets	<u>\$ 21,705</u>	<u>\$ 544,954</u>	<u>\$ 1,039,847</u>	<u>\$ 1,606,506</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 21,705	\$ -	\$ -	\$ 21,705
Contracts and retainage payable	-	-	1,049,473	1,049,473
Total liabilities	<u>21,705</u>	<u>-</u>	<u>1,049,473</u>	<u>1,071,178</u>
Fund balances:				
Nonspendable:				
Prepaid items	1,250	-	-	1,250
Restricted for:				
Debt service	-	544,954	-	544,954
Unassigned	(1,250)	-	(9,626)	(10,876)
Total fund balances	<u>-</u>	<u>544,954</u>	<u>(9,626)</u>	<u>535,328</u>
Total liabilities and fund balances	<u>\$ 21,705</u>	<u>\$ 544,954</u>	<u>\$ 1,039,847</u>	<u>\$ 1,606,506</u>

See notes to the financial statements

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2018**

Total fund balances - governmental funds \$ 535,328

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

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

Cost of capital assets	8,589,640	
Accumulated depreciation	<u>-</u>	8,589,640

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

Accrued interest payable	(190,912)	
Original issue discount	15,117	
Bonds payable	<u>(9,630,000)</u>	<u>(9,805,795)</u>

Net position of governmental activities		<u>\$ (680,827)</u>
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See notes to the financial statements

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	\$ 33,137	\$ -	\$ -	\$ 33,137
Developer contributions	76,327	-	-	76,327
Interest income	-	5,159	25,294	30,453
Total revenues	109,464	5,159	25,294	139,917
EXPENDITURES				
Current:				
General government	79,614	-	-	79,614
Maintenance and operations	29,850	-	-	29,850
Debt Service:				
Interest	-	159,093	-	159,093
Bond cost of issuance	-	-	360,892	360,892
Capital outlay	-	-	8,566,286	8,566,286
Total expenditures	109,464	159,093	8,927,178	9,195,735
Excess (deficiency) of revenues over (under) expenditures	-	(153,934)	(8,901,884)	(9,055,818)
OTHER FINANCING SOURCES (USES)				
Interfund transfer in (out)	-	23	(23)	-
Bond discount	-	-	(15,500)	(15,500)
Bond proceeds	-	698,865	8,931,135	9,630,000
Total other financing sources (uses)	-	698,888	8,915,612	9,614,500
Net change in fund balances	-	544,954	13,728	558,682
Fund balances - beginning	-	-	(23,354)	(23,354)
Fund balances - ending	\$ -	\$ 544,954	\$ (9,626)	\$ 535,328

See notes to the financial statements

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

Net change in fund balances - total governmental funds	\$	558,682
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Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position.		8,566,286
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Governmental funds report debt proceeds as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.		(9,630,000)
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In connection with the issuance of the Bonds, the original issue discount/premium is reported as a financing use/source when debt is first issued, whereas this amount is eliminated in the statement of activities and reduces/increases long-term liabilities in the statement of net position.		15,500
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Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:

Amortization of original issue discount/premium		(383)
Change in accrued interest		(190,912)
		(190,912)
Change in net position of governmental activities	\$	(680,827)

See notes to the financial statements

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

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2018, all of the Board members are affiliated with the management company.

The Board has the final responsibility for:

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

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

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

The District reports the following major governmental funds:

General Fund

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

Debt Service Fund

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

Capital Projects Fund

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

Deposits and Investments

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

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

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

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

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

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

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

Capital Assets

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

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

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

Unearned Revenue

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

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

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

Fund Equity/Net Position

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

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

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

Other Disclosures

Use of Estimates

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

NOTE 3 – BUDGETARY INFORMATION

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

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

Investments

The District's investments were held as follows at September 30, 2018:

	Amortized cost	Credit Risk	Maturities
First American Government Obligation Fund Class Y	\$ 1,584,801	AAAm	26 days
Total Investments	<u>\$ 1,584,801</u>		

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

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

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

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

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

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

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

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

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

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

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2018 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 23,354	\$ 8,566,286	\$ -	\$ 8,589,640
Total capital assets, not being depreciated	23,354	8,566,286	-	8,589,640
Governmental activities capital assets, net	\$ 23,354	\$ 8,566,286	\$ -	\$ 8,589,640

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$26,619,829. Assessment Area One is estimated at \$16,872,879 and \$9,746,950 for assessment area two. The infrastructure will include roadways, potable water and wastewater systems, storm water systems, recreational facilities, and land improvements. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer. Upon completion, certain assets will be conveyed to others for ownership and maintenance.

The District has outstanding commitments related to the project of approximately \$2,032,996 as of September 30, 2018.

NOTE 5 – CAPITAL ASSETS (Continued)

The Developer has agreed to fund a portion of the construction costs of the District's infrastructure. In connection with that agreement, Developer advances to the capital projects fund were \$23,354 in the fiscal year ended September 30, 2017 and \$2,159,762 in the fiscal year ended September 30, 2018. The District repaid the Developer advances in full in the current fiscal year. In addition, the Developer funded an additional \$2,048,886 for the project and that amount was also reimbursed during the current year.

NOTE 6 – LONG-TERM LIABILITIES

Series 2017

In December 2017, the District issued \$9,630,000 of Special Assessment Bonds, Series 2017 Assessment Area One, consisting of multiple term bonds with due dates ranging from November 1, 2023 – November 1, 2048 and fixed interest rates from 3.65% to 5%. The Bonds were issued to provide funds for the costs of acquiring a portion of the Project. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2018. Principal on the Bonds is to be paid serially commencing November 1, 2019 through November 1, 2048.

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

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2018.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2018 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2017	\$ -	\$ 9,630,000	\$ -	\$ 9,630,000	\$ -
Less Bond discount	-	15,500	383	15,117	-
Developer advance	23,354	2,159,762	2,183,116	-	-
Total	\$ 23,354	\$ 11,774,262	\$ 2,182,733	\$ 9,614,883	\$ -

At September 30, 2018, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2019	\$ -	\$ 458,188	\$ 458,188
2020	160,000	455,288	615,288
2021	165,000	449,397	614,397
2022	170,000	443,325	613,325
2023	180,000	436,981	616,981
2024-2028	1,000,000	2,070,947	3,070,947
2029-2033	1,240,000	1,822,684	3,062,684
2034-2038	1,575,000	1,482,016	3,057,016
2039-2043	2,000,000	1,044,775	3,044,775
2044-2047	2,550,000	478,750	3,028,750
2048	590,000	14,750	604,750
Total	\$ 9,630,000	\$ 9,157,101	\$ 18,787,101

NOTE 7 – DEVELOPER TRANSACTIONS

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

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$76,327, which includes a receivable of \$7,614 as of September 30, 2018.

NOTE 8 – CONCENTRATION

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

NOTE 9 – MANAGEMENT COMPANY

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

NOTE 10 – RISK MANAGEMENT

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

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

	Budgeted Amounts		Variance with Final Budget - Positive (Negative)
	Original and Final	Actual Amounts	
REVENUES			
Assessments	\$ -	\$ 33,137	\$ 33,137
Developer revenue	499,315	76,327	(422,988)
Total revenues	499,315	109,464	(389,851)
EXPENDITURES			
Current:			
General government	74,325	79,614	(5,289)
Maintenance and operations	393,790	29,850	363,940
Parks and recreation	31,200	-	31,200
Total expenditures	499,315	109,464	389,851
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	-	<u>\$ -</u>
Fund balance - beginning		-	
Fund balance - ending		<u>\$ -</u>	

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2018.



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Cypress Preserve Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 10, 2019.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

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

Purpose of this Report

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

B. Han & Associates

June 10, 2019



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

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

We have examined Cypress Preserve Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2018. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2018.

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

Grau & Associates

June 10, 2019



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

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

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Cypress Preserve Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and have issued our report thereon dated June 10, 2019.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 10, 2019, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

Grau & Associates

June 10, 2019

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

N/A. First year audit

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

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

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

N/A. First year audit

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2018.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2018.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2018. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

June 12, 2019 Minutes of the Regular Meeting & Public Hearing

Minutes of the Regular Meeting & Public Hearing

The Regular Meeting & Public Hearing of the Board of Supervisors for the Cypress Preserve Community Development District was held on **Wednesday, June 12, 2019 at 2:30 p.m.** at The Land O' Lakes Branch Library, located at 2818 Collier Parkway, Land O' Lakes, FL 34639.

1. CALL TO ORDER/ROLL CALL

Brian Howell called the Regular Meeting & Public Hearing of the Cypress Preserve Community Development District to order on **Wednesday, June 12, 2019 at approximately 2:30 p.m.**

Board Members Present and Constituting a Quorum:

Brian Howell	Chair
Debby Nussel	Vice Chair
Eric Davidson	Supervisor

Staff Members Present:

Gene Roberts	Meritus	
Vivek Babbar	Straley Robin Vericker	<i>via conference call</i>
Al Belluccia	Florida Design Consultants	
Penny Clark		

There were some residents in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on the agenda items.

3. RECESS TO PUBLIC HEARING

Supervisor Howell directed the Board to recess to the public hearing.

4. PUBLIC HEARING ON LEVYING SPECIAL ASSESSMENTS

A. Open the Public Hearing on Levying Special Assessments

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Davidson
SECONDED BY:	Supervisor Nussel
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

B. Staff Presentations

Mr. Babbar went over the resolution with the Board. The resolution relates to Assessment Area 2. It is all land owned by the developer and is related to the capital improvements. The mailed notice was sent to the landowner, and it was properly advertised.

C. Public Comments

There were no public comments at this time.

D. Consideration of Resolution 2019-06; Final Special Assessment Resolution for Assessment Area Two (2019 Bonds)

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2019-06.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

E. Close the Public Hearing on Levying Special Assessments

The public hearing was closed.

5. RETURN AND PROCEED TO REGULAR MEETING

Supervisor Howell directed the Board to return and proceed to the regular meeting.

84 **6. VENDOR/STAFF REPORTS**

85 **A. District Counsel**

86 **B. District Engineer**

87
88 There were no updates from Counsel or the Engineer at this time.
89

90 **C. District Manager**

91 **i. Community Inspection Reports**

92
93 Mr. Roberts went over the community inspections. He also mentioned an issue with the County
94 reclaimed water being off. Mr. Roberts called the County to check, and they verified it was
95 temporarily shut off. Ms. Clark said she would like to know when that happens.
96
97

98 **7. BUSINESS ITEMS**

99 **A. Consideration of Change Order – Universal Engineering Services**

100 **B. Consideration of Change Order – Ecological Consultants, Inc.**

101
102 Ms. Clark went over the change order for Universal Engineering Services and Ecological
103 Consultants, Inc. with the Board.
104

MOTION TO:	Approve the Change Order for Universal Engineering Services and the Change Order for Ecological Consultants, Inc.
MADE BY:	Supervisor Davidson
SECONDED BY:	Supervisor Nussel
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

113
114 **C. General Matters of the District**
115
116

117 **8. CONSENT AGENDA**

118 **A. Consideration of Board of Supervisor Regular Meeting Minutes April 2, 2019**

119 **B. Consideration of Operations and Maintenance Expenditures March 2019**

120 **C. Consideration of Operations and Maintenance Expenditures April 2019**

121 **D. Review of Financial Statements Month Ending April 30, 2019**
122

123 The Board reviewed the Consent Agenda items.
124

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

9. SUPERVISOR REQUESTS

There were no supervisor requests.

Ms. Clark went over the email about the speed bumps from the District Engineer. Supervisor Howell said they will look at the savings from the streetlights to see about the speed bumps or off-duty patrols. The residents stated it is mostly rush hour when the speeding is happening.

10. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION

A resident stated that there were incidents of trespassing at the dog park. Another resident asked if the person listed as the contact on the trespass agreement can be reached, and Supervisor Howell confirmed that his cell number should be on the agreement.

Residents asked if the cameras are up and functioning at the pool. Mr. Roberts confirmed that they are working. Residents were concerned about vandalism. There was a question about emailing the HOA about issues at the pool. Supervisor Howell went over what the HOA is responsible for vs. the CDD.

Residents also commented about adding a combination lock to the dog park, changing the timers on the lights, the meeting being rescheduled, getting additional trash cans for the pool, and looking into doing an email blast using the HOA list.

11. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Davidson
SECONDED BY:	Supervisor Nussel
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

**Please note the entire meeting is available on disc.*

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

Printed Name

Printed Name

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Title:

☐ **Chairman**

☐ **Vice Chairman**

Official District Seal

Recorded by Records Administrator

Signature

Date

Cypress Preserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
American Ecosystems, Inc.	1809100	\$ 505.00		Water Management Treatment - September
American Ecosystems, Inc.	1904104	505.00		Water Management Treatment - April
American Ecosystems, Inc.	1905102	505.00	\$ 1,515.00	Water Management Treatment - May
Cornerstone	10 95241	184.75		Lawn Maintenance - Amenity - March
Cornerstone	10 95810	3,908.33		Lawn Maintenance - March
Cornerstone	10 95814	793.00	\$ 4,886.08	Lawn Maintenance - Amenity - March
Meritus Districts	9057	2,937.01		Management Services - May
Monthly Contract Sub-Total		\$ 9,338.09		

Variable Contract				
Grau and Associates	GA052019	\$ 23.00		Audit Confirmation - 03/28/19
Variable Contract Sub-Total		\$ 23.00		

Utilities				
Pasco County Utilities	11830827	\$ 298.74		Reclaim Water Service - thru 03/29/19
Pasco County Utilities	11830851	145.60		Reclaim Water Service - thru 03/29/19
Pasco County Utilities	11907928	54.49	\$ 498.83	Water Service - thru 04/23/19
Waste Connections of Florida	4064276	52.00		Waste Service - May
Withlacoochee River Electric	2039647 050619	34.10		Electric Service - thru 05/01/19
Withlacoochee River Electric	2039650 050619	37.86		Electric Service - thru 05/01/19
Withlacoochee River Electric	2044854 050619	1,114.07	\$ 1,186.03	Electric Service - thru 05/01/19
Utilities Sub-Total		\$ 1,736.86		

Regular Services				
US Bank	5253331	\$ 4,150.53		Series 2017 Trust Fees - 01/01/19-12/31/19

Cypress Preserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Regular Services Sub-Total		\$ 4,150.53		
Additional Services				
Brandon Lock & Safe, Inc.	45204	\$ 300.00		Key Duplicated - 03/20/19
Southern Automated Access Services, Inc.	6143	28.95		Cellular Usage - 04/30/19
Spearem Enterprises, LLC	3862	285.00		Pressure Wash Entry Gate - 05/16/19
Additional Services Sub-Total		\$ 613.95		
TOTAL:		\$ 15,862.43		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

AMERICAN ECOSYSTEMS, INC

P.O. BOX 40517
ST. PETERSBURG, 33743

Invoice

DATE	INVOICE #
9/1/2018	1809100

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

P.O. NO.	TERMS	PROJECT
	Due on receipt	

DESCRIPTION	QTY	RATE	AMOUNT
WATER MANAGEMENT TREATMENT FOR THE CURRENT MONTH - SEE DATE LISTED ABOVE	1	505.00	505.00
Total			\$505.00

Phone #	Fax #
727-545-4404	727-545-0770

REVIEWEDthomas 5/29/2019

AMERICAN ECOSYSTEMS, INC

P.O. BOX 40517
ST. PETERSBURG, 33743

Invoice

DATE	INVOICE #
4/1/2019	1904104

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

		P.O. NO.	TERMS	PROJECT
			Due on receipt	
DESCRIPTION	QTY	RATE		AMOUNT
WATER MANAGEMENT TREATMENT FOR THE CURRENT MONTH - SEE DATE LISTED ABOVE	1	505.00		505.00
		Total		\$505.00

Phone #	Fax #
727-545-4404	727-545-0770

REVIEWEDthomas 5/29/2019

AMERICAN ECOSYSTEMS, INC

P.O. BOX 40517
ST. PETERSBURG, 33743

Invoice

DATE	INVOICE #
5/1/2019	1905102

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

		P.O. NO.	TERMS	PROJECT
			Due on receipt	
DESCRIPTION	QTY	RATE		AMOUNT
WATER MANAGEMENT TREATMENT FOR THE CURRENT MONTH - SEE DATE LISTED ABOVE 5350 KSY 4307	1	505.00		505.00
			Total	\$505.00

Phone #	Fax #
727-545-4404	727-545-0770

REVIEWEDdthomas 5/29/2019



Tree Farm 2, Inc.

DBA Cornerstone Solutions Group

14620 Bellamy Brothers Blvd Dade City, FL 33525

Phone 866-617-2235 Fax 866-929-6998

AR@CornerstoneSolutionsGroup.com

Tax ID: 61-1632592

www.CornerstoneSolutionsGroup.com



Invoice

Date	Invoice #
3/31/2019	10-95241

Invoice Created By

Bill To
Meritus Communities Meritus Communities Suite 120 Tampa, FL 33607

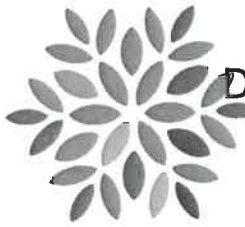
Field Mgr/Super:
Ship To
Cypress Preserve Amenity Maint. Land O' Lakes, FL

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
				Net 30	Cypress Preserve Amenity Maint., #MAINT	
Quantity	Description		U/M	Rate	Serviced Date	Amount
1	Lawn Maintenance - Cypress Preserve Amenity for March- Dog Park/Amenity Areas - pro rate for one week			130.75		130.75
1	Lawn Maintenance - Cypress Preserve Amenity for March- Irrigation wet checks - pro rate for one week			54.00		54.00
<div>1390, 4604</div> <div>Cornerstone</div>						

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$184.75
Payments/Credits	\$0.00
Balance Due	\$184.75

REVIEWEDdthomas 5/29/2019



Tree Farm 2, Inc.

DBA Cornerstone Solutions Group

14620 Bellamy Brothers Blvd Dade City, FL 33525

Phone 866-617-2235 Fax 866-929-6998

AR@CornerstoneSolutionsGroup.com

Tax ID: 61-1632592

www.CornerstoneSolutionsGroup.com

Invoice

Date	Invoice #
4/30/2019	10-95810

Invoice Created By

kmcleod

Bill To

Cypress Preserve CDD
c/o Meritus Districts
2005 Pan Am Circe, Suite 120
Tampa, FL 33607

Field Mgr/Super:

Ship To

Cypress Preserve CDD
c/o Meritus Districts
2005 Pan Am Circe, Suite 120
Tampa, FL 33607

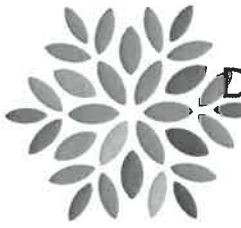
P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	RIPA2669 - Cypress Preserve Maint, #MAL...
Quantity	Description	U/M	Rate	Serviced Date	Amount
1	Monthly lawn maintenance March 2019 - Cypress Preserve		3,908.33	3/31/2019	3,908.33

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$3,908.33
Payments/Credits	\$0.00
Balance Due	\$3,908.33

REVIEWED by Thomas 5/29/2019

Cornerstone



Tree Farm 2, Inc.

DBA Cornerstone Solutions Group

14620 Bellamy Brothers Blvd Dade City, FL 33525

Phone 866-617-2235 Fax 866-929-6998

AR@CornerstoneSolutionsGroup.com

Tax ID: 61-1632592

www.CornerstoneSolutionsGroup.com



Invoice

Date	Invoice #
4/30/2019	10-95814

Invoice Created By

Bill To

Meritus Communities
Meritus Communities
Suite 120
Tampa, FL 33607

Field Mgr/Super:

Ship To

Cypress Preserve Amenity Maint.
Land O' Lakes, FL

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
				Net 30	Cypress Preserve Amenity Maint., #MAINT	
Quantity	Description		U/M	Rate	Serviced Date	Amount
1	Lawn Maintenance - Cypress Perserve Amenity for March- Dog Park/Amenity Areas			523.00		523.00
1	Lawn Maintenance - Cypress Perserve Amenity for March- Irrigation wet checks			270.00		270.00
<div>53900</div> <div>4604</div> <div>Cornerstone</div> <div>BY</div>						

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$793.00
Payments/Credits	\$0.00
Balance Due	\$793.00

REVIEWED dthomas 5/29/2019

Month	Date	Request Date	Client Name	Engagement Number	Responder	Qty	Price	Total
March	3/28/2019	09/30/2018	Cypress Preserve	Meritus	US Bank	1	23.00	23.00
March	3/28/2019	09/30/2018	Ventana CDD	Meritus	US Bank	1	23.00	23.00
March	3/28/2019	09/30/2018	Sherwood Manor	Meritus	US Bank	1	23.00	23.00
March	3/28/2019	09/30/2018	Timber Creek CDD	Meritus	US Bank	1	23.00	23.00
March	3/28/2019	09/30/2018	Touchstone CDD	Meritus	US Bank	1	23.00	23.00
Total								115.00



UTILITIES SERVICES BRANCH
CUSTOMER INFORMATION &
SERVICE DEPT.
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@pascocountyfl.net
Pay By Phone: 1-844-450-3704



243 1 1
29-10014

CYPRESS PRESERVE AMENITY CENTER

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

Bill Number: 11830827

Billing Date: 4/29/2019

Billing Period: 2/28/2019 to 3/29/2019

New Water & Sewer rates, charges, and fees take effect Oct. 1, 2019.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12441247	2/28/2019	266	3/29/2019	433	29	167

Usage History

Reclaimed

March 2019 167
February 2019 266
January 2019 0

Transactions

Previous Bill 172.90
Past Due 172.90
Current Transactions
Reclaimed
Reclaimed 167 Thousand Gals X \$0.65 108.55
Adjustments
Late Payment Charge 17.29
Total Current Transactions 125.84
TOTAL BALANCE DUE \$298.74

*Past due balance is delinquent and subject to further fees and immediate disconnect.

Unregulated Contaminants Monitoring Results for PWS 651-1361.
Public Notice details available at bit.ly/pascowaterqualityreports

REVIEWED dthomas 5/29/2019



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pasco county fl.net

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

CYPRESS PRESERVE AMENITY CENTER
3658 ERINDALE DR
VALRICO FL 33596-6311

Account # 0986160
Customer # 01366618

Past Due 172.90
Current Transactions 125.84

Total Balance Due \$298.74
Due Date 5/16/2019

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

Round Up Donation to Charity ☐
Amount Enclosed ☐

☐ Check this box to participate in Round-Up.

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

013666187098616041183082780000298744



UTILITIES SERVICES BRANCH
CUSTOMER INFORMATION &
SERVICE DEPT.
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@pascocountyfl.net
Pay By Phone: 1-844-450-3704



263 1 1
29-10021

CYPRESS PRESERVE CDD

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

Bill Number: 11830851

Billing Date: 4/29/2019

Billing Period: 2/28/2019 to 3/29/2019

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

New Water & Sewer rates, charges, and fees take effect Oct. 1, 2019.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18035595	2/28/2019	3663	3/29/2019	3887	29	224

Usage History
Reclaimed

March 2019	224
February 2019	311
January 2019	341
December 2018	94
November 2018	691
October 2018	360
September 2018	353
August 2018	105
July 2018	0
June 2018	324
May 2018	343
April 2018	741

Transactions

Previous Bill	202.15
Payment 4/9/2019	-202.15 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	224 Thousand Gals X \$0.65 145.60
Total Current Transactions	145.60
TOTAL BALANCE DUE	\$145.60

Unregulated Contaminants Monitoring Results for PWS 651-1361.
Public Notice details available at bit.ly/pascowaterqualityreports

REVIEWED dthomas 5/29/2019



Please return this portion with payment

TO PAY ONLINE, VISIT pascocountyfl.net

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

Received
MAY 01 2019

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

Account # 0993870
Customer # 01372506
Balance Forward 0.00
Current Transactions 145.60

Total Balance Due \$145.60
Due Date 5/16/2019

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

Round Up Donation to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

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

013725066099387021183085150000145600



UTILITIES SERVICES BRANCH
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P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
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DADE CITY (352) 521-4285
utilcustserv@pascocountyfl.net
Pay By Phone: 1-844-450-3704



146 1 1
22-70345

CYPRESS PRESERVE AMENITY CENTER

Service Address: **18728 MOSSY TIMBER BOULEVARD**

Bill Number: 11907928

Billing Date: 5/9/2019

Billing Period: 3/22/2019 to 4/23/2019

New Water & Sewer rates, charges, and fees take effect Oct. 1, 2019.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	14328617	3/22/2019	152	4/23/2019	162	32	10

Usage History

Water	
April 2019	10
March 2019	72
February 2019	80

Transactions

Previous Bill	1,274.09
Payment 4/23/2019	-1,274.09 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	35.69
Water Tier 1 10.0 Thousand Gals X \$1.88	18.80
Total Current Transactions	54.49
TOTAL BALANCE DUE	\$54.49

Unregulated Contaminants Monitoring Results for PWS 651-1361.
Public Notice details available at bit.ly/pascowaterqualityreports



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

CYPRESS PRESERVE AMENITY CENTER
3658 ERINDALE DR
VALRICO FL 33596-6311

Account # 0986155
Customer # 01366618
Balance Forward 0.00
Current Transactions 54.49

Total Balance Due \$54.49
Due Date 5/28/2019

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

Round Up Donation to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

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

013666187098615501190792830000054496



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

ACCOUNT NO. 6425-103179
INVOICE NO. 4064276
STATEMENT DATE 04/25/19
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 (855) 569-2719

INVOICE STATEMENT

Date	Description	Amount
	Service Location Acct #103179-0001	CYPRESS PRESERVE AMENITY CENTER 18728 MOSSY TIMBER BLVD LAND O L
04/25/19	BASIC CONTAINER CHARGE 5/1/2019-5/31/2019 1.00 4.00YD	\$ 52.00
	Invoice Total	\$ 52.00
	Account Balance	\$ 52.00

GOING GREEN IS NOW EASIER THAN EVER!

* Make payments * Set up recurring payments *

* Access your account 24/7 * Go paperless * View Statements *

* It's FREE! There is no charge to view or pay your bill on our website *

Go to <https://www.wcicustomer.com> and follow the online bill pay prompts to enroll today or call 1-855-569-2719 to make a payment through our interactive voice service with no extra fee.

6

Please remit to the address below and return your remit stub with your payment or look on the reverse side to learn about on-line bill pay.



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

ACCOUNT NO. 6425-103179
INVOICE NO. 4064276
STATEMENT DATE 04/25/19
DUE DATE Upon Receipt
PAY THIS AMOUNT \$52.00

AB 01 005848 22333 B 19 C



CYPRESS PRESERVE AMENITY CENTER
SUITE 300
2005 PAN AM CIRCLE
TAMPA FL 33607-2529

WRITE IN
AMOUNT
PAID \$

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

MAIL PAYMENT TO:
WASTE CONNECTIONS OF FLORIDA
P.O. BOX 742695
CINCINNATI OH 45274-2695



6425 000000000000-1031797 000000520004064276 7

REVIEWED by Thomas 5/1/2019

**Withlacoochee River Electric
Cooperative, Inc.**

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

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

Bill Date **05/06/2019**
Amount Due **34.10**
Current Charges Due **05/24/2019**

District Office Serving You
Bayonet Point

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

See Back Side For More Information

ELECTRIC SERVICE					
From	To				
Date	Reading	Date	Reading	Multiplier	Dem. Reading
04/01	41	05/01	45		

Previous Balance **34.10**
Payment **34.10 CR**
Balance Forward **0.00**

Customer Charge **32.90**
Energy Charge 4 KWH @ 0.05191 **0.21**
Fuel Adjustment 4 KWH @ 0.03530 **0.14**
FL Gross Receipts Tax **0.85**

Total Current Charges **34.10**
Total Due **34.10** Please Pay

Comparative Usage Information

Period	Days	Average kWh Per Day
May 2019	30	0
Apr 2019	31	0
May 2018	29	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.



You have 24-hour access to manage
your account on-line through SmartHub
at www.wrec.net.

If you would like to make a payment
using your credit card, please call
844-209-7166. This number is WREC's
Secure Pay-By-Phone system.

REVIEWEDdthomas 5/29/2019

**Withlacoochee River Electric
Cooperative, Inc.**

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

Detach at Dotted Line

To Ensure Prompt Payment, Please Return This Portion With Your Payment.

See Reverse Side For Mailing Instructions

Bill Date: **05/06/2019**

Received
MAY 09 2019

Use above space for address change ONLY.

District: BP 03

2039647 **0007449**
CYPRESS PRESERVE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-2359

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	05/24/2019
TOTAL CHARGES DUE	34.10
Total Charges Due After Due Date	39.10

000203964700000341000000391000

**Withlacoochee River Electric
Cooperative, Inc.**

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

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

Bill Date **05/06/2019**
Amount Due **37.86**
Current Charges Due **05/24/2019**

District Office Serving You
Bayonet Point

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

See Back Side For More Information

Comparative Usage Information

Period	Days	Average kWh Per Day
May 2019	30	2
Apr 2019	31	2
May 2018	29	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.



You have 24-hour access to manage
your account on-line through SmartHub
at www.wrec.net.

If you would like to make a payment
using your credit card, please call
844-209-7166. This number is WREC's
Secure Pay-By-Phone system.

ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/01	578	05/01	624				46

Previous Balance 38.31
Payment 38.31 CR
Balance Forward 0.00

Customer Charge 32.90
Energy Charge 46 KWH @ 0.05191 2.39
Fuel Adjustment 46 KWH @ 0.03530 1.62
FL Gross Receipts Tax 0.95

Total Current Charges 37.86
Total Due Please Pay 37.86

REVIEWED dthomas 5/29/2019

**Withlacoochee River Electric
Cooperative, Inc.**

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

Detach at Dotted Line

To Ensure Prompt Payment, Please Return This Portion With Your Payment.

See Reverse Side For Mailing Instructions

Bill Date: **05/06/2019**

MAY 09 2019

Use above space for address change ONLY.

District: BP 03



2039650 **0007451**
CYPRESS PRESERVE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-2359

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	05/24/2019
TOTAL CHARGES DUE	37.86
Total Charges Due After Due Date	42.86



0002039650000003786007800428601

**Withlacoochee River Electric
Cooperative, Inc.**

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

Account Number **2044854** Cycle **03**
Meter Number **77110874**
Customer Number **20026869**
Customer Name **CYPRESS PRESERVE CDD**

Bill Date **05/06/2019**
Amount Due **1,114.07**
Current Charges Due **05/24/2019**

District Office Serving You
Bayonet Point

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

See Back Side For More Information

ELECTRIC SERVICE									
From	Reading	To	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used		
04/01	25274	05/01	35177				9903		

Comparative Usage Information		
Period	Days	Average kWh Per Day
May 2019	30	330
Apr 2019	31	381
Jun 2018	21	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.



You have 24-hour access to manage
your account on-line through SmartHub
at www.wrec.net.

If you would like to make a payment
using your credit card, please call
844-209-7166. This number is WREC's
Secure Pay-By-Phone system.

Previous Balance **1,284.73**
Payment **1,284.73 CR**
Balance Forward **0.00**

Customer Charge **32.90**
Energy Charge 9,903 KWH @ 0.05191 **514.06**
Fuel Adjustment 9,903 KWH @ 0.03530 **349.58**
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 @ 0.03530 **5.30**
Poles (QTY 6) **60.00**
FL Gross Receipts Tax **23.23**

Total Current Charges **1,114.07**
Total Due **1,114.07** Please Pay

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

REVIEWED dthomas 5/29/2019

**Withlacoochee River Electric
Cooperative, Inc.**

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

Detach at Dotted Line

To Ensure Prompt Payment, Please Return This Portion With Your Payment.

See Reverse Side For Mailing Instructions

Bill Date: **05/06/2019**

Received
MAY 09 2019

Use above space for address change ONLY.

District: BP 03

2044854 0007448
CYPRESS PRESERVE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-2359

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	05/24/2019
TOTAL CHARGES DUE	1,114.07
Total Charges Due After Due Date	1,130.78

000204485400011140700011307801



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Copy of Previously Printed Invoice

Invoice Number: 5253331
Account Number: 245642000
Invoice Date: 01/25/2019
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

CYPRESS PRESERVE COMMUNITY
DEVELOPMENT DISTRICT
ATTN DISTRICT MANAGER
2005 PAN AM CIRCLE STE 120
TAMPA FL 33607

CYPRESS PRESERVE CDD SERIES 2017

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,150.53

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

CYPRESS PRESERVE CDD SERIES 2017

Invoice Number: 5253331
Account Number: 245642000
Current Due: \$4,150.53

Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 245642000
Invoice # 5253331
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690

REVIEWEDdthomas 5/29/2019



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
Cypress Preserve
Copy of Previously Printed Invoice

Invoice Number: 5253331
Invoice Date: 01/25/2019
Account Number: 245642000
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

CYPRESS PRESERVE CDD SERIES 2017

Accounts Included 245642000 245642001 245642002 245642003 245642004 245642005
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04360 Administration Fee - Principal Amount O/S	9,630,000.00	0.0004	100.00%	\$3,852.00
Subtotal Administration Fees - In Advance 01/01/2019 - 12/31/2019				\$3,852.00
Incidental Expenses	3,852.00	0.0775		\$298.53
Subtotal Incidental Expenses				\$298.53
TOTAL AMOUNT DUE				\$4,150.53



Brandon Lock & Safe, Inc.

4630 Eagle Falls Place
Tampa, FL 33619
ph. 813-655-4200 fax 813-655-4201

Invoice

Date	Invoice #
3/20/2019	45204

Lic. HCLOC14006

Bill To			
Meritus Communities Attn: Cypress Preserves 2005 Pan Am Circle Suite 120 Tampa, FL 33607		Due Date 4/19/2019	
P.O. Number		Terms	
		Net 30	
Quantity	Description	Price Each	Amount
120	***REVISED - Tax exempt*** SC1 DND key duplicated Signed for by: Gene Roberts <i>4615 572W</i> <i>BS</i>	2.50	300.00
Terms & conditions are available on the back of your mailed invoice or at http://www.brandonlock.com/terms		Subtotal \$300.00	
All invoices past 30 days are subject to a late fee of 1.5% calculated monthly on the total unpaid balance. Please pay your invoices promptly to avoid any additional charges.		Sales Tax (8.5%) \$0.00	
To ensure proper credit, please be sure to include the invoice number on your check. Thank you.		Total \$300.00	

REVIEWEDdthomas 5/29/2019



Southern Automated Access Services, Inc

7842 Land O Lakes Blvd #329
Land O Lakes, FL 34638

Invoice

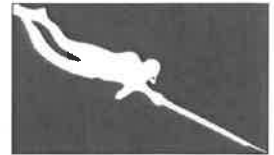
Date	Invoice #
4/30/2019	6143

Bill To
CYPRESS PRESERVE

			Job Name	Terms
			CELLULAR	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Cellular usage.	28.95		28.95
	813-528-2936			
	Sales Tax	7.00%		0.00
	5724 4904 134			
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$28.95
Southern Automated Access Services LLC is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, inc, until final payment is made.			Payments/Credits	\$0.00
			Balance Due	\$28.95

REVIEWEDdthomas 5/29/2019

Spearem Enterprises, LLC
18865 State Rd. 54 Suite122
Lutz, FL 33558
(727) 237-2316
spearem.jmb@gmail.com



Invoice

BILL TO

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

INVOICE # 3862

DATE 05/16/2019

DUE DATE 06/15/2019

TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Labor Pressure Wash Entry Gate, Diaable panic bar at pool.	1	285.00	285.00

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

\$285.00

Handwritten notes:
4605
B4
5390

REVIEWEDdthomas 5/29/2019

Cypress Preserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Cornerstone	10 96824	\$ 3,908.33		Lawn Maintenance - May
Cornerstone	10 96825	793.00	\$ 4,701.33	Lawn Maintenance - Amenity - May
Meritus Districts	9111	3,026.61		Management Services - June
Monthly Contract Sub-Total		\$ 7,727.94		
Variable Contract				
Florida Design Consultants, Inc.	40069	\$ 1,240.00		Professional Services - thru 05/31/19
Grau and Associates	18266	2,000.00		FY18 Audit - 06/03/19
Straley Robin Vericker	16892	1,269.95		Professional Services - General - thru 03/15/19
Straley Robin Vericker	17140	315.70	\$ 1,585.65	Professional Services - General - thru 05/15/19
Variable Contract Sub-Total		\$ 4,825.65		
Utilities				
Pasco County Utilities	11997664	\$ 107.90		Reclaim Water Service - thru 04/30/19
Pasco County Utilities	11997688	181.35		Reclaim Water Service - thru 04/30/19
Pasco County Utilities	12040653	517.78	\$ 807.03	Water Service - thru 05/23/19
Waste Connections of Florida	4194932	52.00		Waste Service - June
Withlacoochee River Electric	2039647 060519	34.10		Electric Service - thru 05/31/19
Withlacoochee River Electric	2039650 060519	37.50		Electric Service - thru 05/31/19
Withlacoochee River Electric	2044854 060519	767.37	\$ 838.97	Electric Service - thru 05/31/19
Utilities Sub-Total		\$ 1,698.00		
Regular Services				
Spearem Enterprises, LLC	3882	\$ 481.00		Weekly Cleaning Service - May

Cypress Preserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Spearem Enterprises, LLC	3895	396.00	\$ 877.00	Weekly Cleaning Service - thru 06/16/19
Tampa Bay Times	776801 051719	1,068.00		Special Assessments (1 of 2) - 05/17/19
Tampa Bay Times	776801 052419	904.40	\$ 1,972.40	Special Assessments (2 of 2) - 05/24/19
Regular Services Sub-Total		\$ 2,849.40		

Additional Services				
Brandon Lock & Safe, Inc.	45935	\$ 97.50		Key Duplicated - 06/18/19
MHD Communications	17179A	1,847.97		Security System - 05/14/19
Preferred Materials	1030218	11,030.76		SP 12.5mm TLC 40% RAP - 12/18/18
Security Elite Agency Inc.	606	296.00		Security Guard - 06/01/19
Security Elite Agency Inc.	611	296.00		Security Guard - 06/08/19
Security Elite Agency Inc.	618	185.00	\$ 777.00	Security Guard - 06/18/19
Southern Automated Access Services, Inc.	6255	28.95		Cellular Usage - 05/21/19
Southern Automated Access Services, Inc.	6401	28.95	\$ 57.90	Cellular Usage - 06/18/19
Spearem Enterprises, LLC	3889	145.00		Install Lock Box - 06/18/19
Suncoast Pool Service	5331	1,050.00		Swimming Pool Service - 06/03/19
Additional Services Sub-Total		\$ 15,006.13		

TOTAL:		\$ 32,107.12		
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Approved (with any necessary revisions noted):

Signature

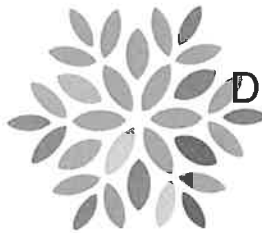
Printed Name

Cypress Preserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



Tree Farm 2, Inc.

DBA Cornerstone Solutions Group

14620 Bellamy Brothers Blvd Dade City, FL 33525

Phone 866-617-2235 Fax 866-929-6998

AR@CornerstoneSolutionsGroup.com

Tax ID: 61-1632592

www.CornerstoneSolutionsGroup.com

Invoice

Date	Invoice #
5/31/2019	10-96824

Invoice Created By

kmcleod

Bill To

Cypress Preserve CDD
c/o Meritus Districts
2005 Pan Am Circe, Suite 120
Tampa, FL 33607

Field Mgr/Super:

Ship To

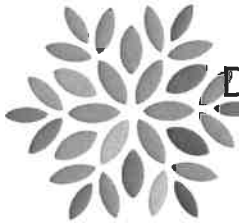
Cypress Preserve CDD
c/o Meritus Districts
2005 Pan Am Circe, Suite 120
Tampa, FL 33607

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
				Net 30	RIPA2669 - Cypress Preserve Maint, #MAI...	
Quantity	Description		U/M	Rate	Serviced Date	Amount
1	Monthly lawn maintenance May 2019 - Cypress Preserve			3,908.33	3/31/2019	3,908.33
<div>134 5394</div> <div>4604</div> <div>Cornerstone</div>						

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$3,908.33
Payments/Credits	\$0.00
Balance Due	\$3,908.33

REVIEWEDdthomas 7/1/2019



Tree Farm 2, Inc.
DBA Cornerstone Solutions Group

14620 Bellamy Brothers Blvd Dade City, FL 33525

Phone 866-617-2235 Fax 866-929-6998

AR@CornerstoneSolutionsGroup.com

Tax ID: 61-1632592

www.CornerstoneSolutionsGroup.com



Date	Invoice #
5/31/2019	10-96825

Invoice Created By

Bill To
Meritus Communities Meritus Communities Suite 120 Tampa, FL 33607

Field Mgr/Super:	
Ship To	
Cypress Preserve Amenity Maint. Land O' Lakes, FL	

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	Cypress Preserve Amenity Maint., #MAINT
Quantity	Description	U/M	Rate	Serviced Date	Amount
1	Lawn Maintenance - Cypress Preserve Amenity for May-Dog Park/Amenity Areas		523.00		523.00
1	Lawn Maintenance - Cypress Preserve Amenity for May-Irrigation wet checks		270.00		270.00
<div>4604</div> <div>\$3900</div> <div>Cornerstone</div>					

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$793.00
Payments/Credits	\$0.00
Balance Due	\$793.00

REVIEWEDthomas 6/17/2019

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE


Invoice Number: 9111
Invoice Date: Jun 1, 2019
Page: 1

Bill To:

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

Ship to:

Customer ID	Customer PO	Payment Terms	
Cypress Preserve CDD		Net Due	
		Shipping Method	Ship Date
		Best Way	Due Date
			6/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - June		2,833.33
		Website Maintenance		100.00
		Postage - April		93.28
				

Subtotal	3,026.61
Sales Tax	
Total Invoice Amount	3,026.61
Payment/Credit Applied	
TOTAL	3,026.61

REVIEWEDthomas 5/29/2019



**FLORIDA DESIGN
CONSULTANTS, INC.**
— THINK IT. ACHIEVE IT. —

INVOICE

Remit To:
20525 Amberfield Drive, Suite 201
Land O Lakes, FL 34638

Bill To: Cypress Preserve CDD
c/o Cypress Preserve 841, LLC
Penny Clark
1409 Tech Boulevard, Suite 1
Tampa, FL 33619

Date: June 14, 2019
Project Number: 2016-026E
Invoice Number: 40069
Invoice Period: 3/30/2019 to 5/31/2019

Project: Cypress Preserve - CDD Assistance

OK
PC 6/18/19

SERVICES PERFORMED:

Miscellaneous Services (0901)

1. Attend CDD Meeting (May 7, 2019)
2. Prepare Amenity Center traffic calming plan.

Description	Hours	Rate	Cost
District Engineer	3.50	\$160.00	\$560.00
AutoCAD Technician	8.00	\$85.00	\$680.00
		Subtotal:	\$1,240.00

5130J
3103
B n

Total Invoice Amount: \$1,240.00

Alfonso A. Belluccia, P.E.

REVIEWED dthomas 6/26/2019

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. 18266
Date 06/03/2019

SERVICE	AMOUNT
Audit FYE 09/30/2018	\$ 2,000.00
Current Amount Due	\$ 2,000.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,977.00	0.00	0.00	0.00	0.00	1,977.00

Payment due upon receipt.

REVIEWEDdthomas 6/17/2019

Straley Robin Vericker

1510 W. Cleveland Street
Tampa, FL 33606
Telephone (813) 223-9400 * Facsimile (813) 223-5043
Federal Tax Id. - 20-1778458

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

March 25, 2019
Client: 001490
Matter: 000001
Invoice #: 16892

Page: 1

RE: General

For Professional Services Rendered Through March 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
2/21/2019	LB	PREPARE EMAIL TO B. CRUTCHFIELD RE DATE RULES OF PROCEDURE ADOPTED AND REQUEST FOR COPY OF SAME FOR OUR RECORDS; REVIEW EMAIL FROM B. CRUTCHFIELD RE SAME; UPDATE RECORDS AS TO DATE OF ADOPTION FOR THE RULES OF PROCEDURE.	0.2	
2/28/2019	VKB	REVIEW AND REPLY TO EMAILS FROM B. CRUTCHFIELD AND B. HOWELL RE: UPCOMING MEETING AND PUBLIC HEARING; DRAFT NON RESIDENT USER FEE POLICY AND RESOLUTION ADOPTING POLICY.	1.2	
3/1/2019	VKB	TELECONFERENCE WITH P. CLARK AND B. HOWELL RE: AMENITY CENTER POLICIES; DRAFT POLICIES RE: SAME.	1.3	
3/7/2019	VKB	FINALIZE RECREATIONAL FACILITIES POLICIES AND RESOLUTION ADOPTING NON-RESIDENT USER FEE.	1.7	
3/8/2019	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TELEPHONE.	0.5	
3/12/2019	LB	PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING ON SAME.	0.4	
Total Professional Services			5.3	\$1,265.00

REVIEWEDdtthomas 6/17/2019

March 25, 2019
Client: 001490
Matter: 000001
Invoice #: 16892

Page: 2

PERSON RECAP

Person	Hours	Amount
VKB Vivek K. Babbar	4.7	\$1,175.00
LB Lynn Butler	0.6	\$90.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
3/15/2019	Photocopies (33 @ \$0.15)	\$4.95
Total Disbursements		\$4.95

Total Services	\$1,265.00
Total Disbursements	\$4.95
Total Current Charges	\$1,269.95

PAY THIS AMOUNT	\$1,269.95
------------------------	-------------------

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

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

June 01, 2019

Client: 001490

Matter: 000001

Invoice #: 17140

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2019

SERVICES

51400
3607

Date	Person	Description of Services	Hours
4/17/2019	LB	REVISE RESOLUTION APPROVING PROPOSED BUDGET FOR FY 2019/2020 AND SETTING PUBLIC HEARING.	0.1
4/22/2019	VKB	REVIEW AND REVISE RESOLUTION ADOPTING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	0.3
4/23/2019	LB	FINALIZE RESOLUTION APPROVING PROPOSED BUDGETS AND SETTING PUBLIC HEARING; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING SAME.	0.2
4/25/2019	LB	REVIEW STATUS OF RECEIVING AUDITOR REQUEST LETTER; PREPARE EMAIL TO DISTRICT MANAGER RE SAME AND FORWARDING REMINDER OF DUE DATES FOR ANNUAL FINANCIAL REPORT AND AUDIT REPORTS FROM THE STATE OF FLORIDA.	0.1
5/7/2019	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TELEPHONE.	0.7
Total Professional Services			1.4
			\$310.00

PERSON RECAP

Person	Hours	Amount
VKB Vivek K. Babbar	1.0	\$250.00
LB Lynn Butler	0.4	\$60.00

REVIEWEDdtthomas 6/17/2019

June 01, 2019
Client: 001490
Matter: 000001
Invoice #: 17140

Page: 2

DISBURSEMENTS

Date	Description of Disbursements	Amount
5/15/2019	Photocopies (38 @ \$0.15)	\$5.70

Total Disbursements	\$5.70
---------------------	--------

Total Services	\$310.00
Total Disbursements	\$5.70
Total Current Charges	\$315.70

PAY THIS AMOUNT	\$315.70
------------------------	-----------------

Please Include Invoice Number on all Correspondence



UTILITIES SERVICES BRANCH
CUSTOMER INFORMATION &
SERVICE DEPT.
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@pascocountyfl.net
Pay By Phone: 1-844-450-3704



269 1 1
29-10014

CYPRESS PRESERVE AMENITY CENTER

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

Bill Number: 11997664

Billing Date: 5/29/2019

Billing Period: 3/29/2019 to 4/30/2019

New Water & Sewer rates, charges, and fees take effect Oct. 1, 2019.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12441247	3/29/2019	433	4/30/2019	599	32	166

Usage History
Reclaimed

April 2019 166
March 2019 167
February 2019 266
January 2019 0

Transactions

Previous Bill 298.74
Payment 5/15/2019 -298.74 CR
Balance Forward 0.00
Current Transactions
Reclaimed
Reclaimed 166 Thousand Gals X \$0.65 107.90
Total Current Transactions 107.90
TOTAL BALANCE DUE \$107.90

Unregulated Contaminants Monitoring Results for PWS 651-1361.
Public Notice details available at bit.ly/pascowaterqualityreports



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

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

Account # 0986160
Customer # 01366618

Balance Forward 0.00
Current Transactions 107.90

Total Balance Due \$107.90
Due Date 6/17/2019

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

Round Up Donation to Charity ☐
Amount Enclosed ☐

☐ Check this box to participate in Round-Up.

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

013666187098616041199766470000107901



UTILITIES SERVICES BRANCH
CUSTOMER INFORMATION &
SERVICE DEPT.
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@pascocountyfl.net

Pay By Phone: 1-844-450-3704



270 1 1

29-10021

CYPRESS PRESERVE CDD

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

Bill Number: 11997688

Billing Date: 5/29/2019

Billing Period: 3/29/2019 to 4/30/2019

New Water & Sewer rates, charges, and fees take effect Oct. 1, 2019.

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	3/29/2019	3887	4/30/2019	4166	32	279

Usage History

Reclaimed

April 2019	279
March 2019	224
February 2019	311
January 2019	341
December 2018	94
November 2018	691
October 2018	360
September 2018	353
August 2018	105
July 2018	0
June 2018	324
May 2018	343

Transactions

Previous Bill	145.60
Payment 5/15/2019	-145.60 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	279 Thousand Gals X \$0.65 181.35
Total Current Transactions	181.35
TOTAL BALANCE DUE	\$181.35

Unregulated Contaminants Monitoring Results for PWS 651-1361.
Public Notice details available at bit.ly/pascowaterqualityreports

REVIEWED dthomas 6/17/2019



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0993870
Customer # 01372506
Balance Forward 0.00
Current Transactions 181.35

Total Balance Due \$181.35
Due Date 6/17/2019

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

Round Up Donation to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

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

013725066099387021199768810000181358



UTILITIES SERVICES BRANCH
CUSTOMER INFORMATION &
SERVICE DEPT.
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@pascocountyfl.net
Pay By Phone: 1-844-450-3704



151 1 1
22-70345

CYPRESS PRESERVE AMENITY CENTER

Service Address: **18728 MOSSY TIMBER BOULEVARD**

Bill Number: 12040653

Billing Date: 6/10/2019

Billing Period: 4/23/2019 to 5/23/2019

New Water & Sewer rates, charges, and fees take effect Oct. 1, 2019.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	14328617	4/23/2019	162	5/23/2019	263	30	101

Usage History

Month	Usage
May 2019	101
April 2019	10
March 2019	72
February 2019	80

Transactions

Previous Bill	54.49
Payment 5/17/2019	-54.49 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	35.69
Water Tier 1 25.0 Thousand Gals X \$1.88	47.00
Water Tier 2 25.0 Thousand Gals X \$2.99	74.75
Water Tier 3 25.0 Thousand Gals X \$6.00	150.00
Water Tier 4 26.0 Thousand Gals X \$8.09	210.34
Total Current Transactions	517.78
TOTAL BALANCE DUE	\$517.78

Annual Water Quality Report: 2018 Consumer Confidence Report is available online at bit.ly/pascoregional2018 To request a paper copy please call 813-929-2733.

Unregulated Contaminants Monitoring Results for PWS 651-1361. Public Notice details available at bit.ly/pascowaterqualityreports

Received
JUN 12 2019

REVIEWED dthomas 6/17/2019



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	0986155
Customer #	01366618
Balance Forward	0.00
Current Transactions	517.78
Total Balance Due	\$517.78
Due Date	6/27/2019

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

Round Up Donation to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

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

013666187098615501204065390000517786



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

ACCOUNT NO. 6425-103179
INVOICE NO. 4194932
STATEMENT DATE 05/31/19
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 (855) 569-2719

INVOICE STATEMENT

Date	Description	Amount
	Service Location Acct #103179-0001	CYPRESS PRESERVE AMENITY CENTER 18728 MOSSY TIMBER BLVD LAND O L
05/31/19	BASIC CONTAINER CHARGE 1.00 4.00YD	\$ 52.00
	6/1/2019-6/30/2019	
	Invoice Total	\$ 52.00
	Account Balance	\$ 52.00

GOING GREEN IS NOW EASIER THAN EVER!

* Make payments * Set up recurring payments *

* Access your account 24/7 * Go paperless * View Statements *

* It's FREE! There is no charge to view or pay your bill on our website *

Go to <https://www.wcicustomer.com> and follow the online bill pay prompts to enroll today or call 1-855-569-2719 to make a payment through our interactive voice service with no extra fee.

8

Please remit to the address below and return your remit stub with your payment or look on the reverse side to learn about on-line bill pay.



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

ACCOUNT NO. 6425-103179
INVOICE NO. 4194932
STATEMENT DATE 05/31/19
DUE DATE Upon Receipt
PAY THIS AMOUNT \$52.00

AB 01 000651 63771 B 3 B



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

Received

JUN 11 2019



WRITE IN
AMOUNT
PAID

\$

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

MAIL PAYMENT TO:

WASTE CONNECTIONS OF FLORIDA
P.O. BOX 742695
CINCINNATI OH 45274-2695

6425 000000000000-1031797 000000520004194932 8

REVIEWED dthomas 6/17/2019



**Withlacoochee River Electric
Cooperative, Inc.**

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

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

Bill Date **06/05/2019**
Amount Due **34.10**
Current Charges Due **06/25/2019**

District Office Serving You
Bayonet Point

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

See Back Side For More Information

Comparative Usage Information

Period	Days	Average kWh Per Day
Jun 2019	30	0
May 2019	30	0
Jun 2018	31	0

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



If you would like to make a payment
using your credit card, please call
844-209-7166. This number is WREC's
Secure Pay-By-Phone system.

***** ATTENTION *****

The 2018 Capital Credit amount assigned
this account is \$ 37.53. This credit is
not refundable at this time nor can it be
applied towards the balance owed.

Capital Credits will be refunded as approved
by the Cooperative's Board of Trustees and
in compliance with our mortgage agreement
with the United States Government.

ELECTRIC SERVICE							
From	Reading	To	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	45	05/31	49				4

Previous Balance **34.10**
Payment **34.10 CR**
Balance Forward **0.00**

Customer Charge **32.90**
Energy Charge 4 KWH @ 0.05191 **0.21**
Fuel Adjustment 4 KWH @ 0.03530 **0.14**
FL Gross Receipts Tax **0.85**

Total Current Charges **34.10**
Total Due **34.10** Please Pay

REVIEWEDdthomas 6/17/2019

**Withlacoochee River Electric
Cooperative, Inc.**

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

Detach at Dotted Line

To Ensure Prompt Payment, Please Return This Portion With Your Payment.

See Reverse Side For Mailing Instructions

Bill Date: **06/05/2019**

Received
JUN 10 2019

District: **BP 03**

Use above space for address change ONLY.



2039647 **0007428**
CYPRESS PRESERVE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	06/25/2019
TOTAL CHARGES DUE	34.10
Total Charges Due After Due Date	39.10



**Withlacoochee River Electric
Cooperative, Inc.**

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

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

Bill Date **06/05/2019**
Amount Due **37.50**
Current Charges Due **06/25/2019**

District Office Serving You
Bayonet Point

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

See Back Side For More Information

Comparative Usage Information

Period	Days	Average kWh Per Day
Jun 2019	30	1
May 2019	30	2
Jun 2018	31	1

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



If you would like to make a payment
using your credit card, please call
844-209-7166. This number is WREC's
Secure Pay-By-Phone system.

***** ATTENTION *****

The 2018 Capital Credit amount assigned
this account is \$ 41.26. This credit is
not refundable at this time nor can it be
applied towards the balance owed.

Capital Credits will be refunded as approved
by the Cooperative's Board of Trustees and
in compliance with our mortgage agreement
with the United States Government.

ELECTRIC SERVICE					
From	To				
Date	Reading	Date	Reading	Multiplier	Dem. Reading
05/01	624	05/31	666		

Previous Balance **37.86**
Payment **37.86 CR**
Balance Forward **0.00**

Customer Charge **32.90**
Energy Charge 42 KWH @ 0.05191 **2.18**
Fuel Adjustment 42 KWH @ 0.03530 **1.48**
FL Gross Receipts Tax **0.94**

Total Current Charges **37.50**
Total Due **37.50**

Please Pay

**Withlacoochee River Electric
Cooperative, Inc.**

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

Detach at Dotted Line

To Ensure Prompt Payment, Please Return This Portion With Your Payment.

See Reverse Side For Mailing Instructions

Bill Date: **06/05/2019**

Received

JUN 10 2019

Use above space for address change ONLY.

District: **BP 03**



2039650 0007427

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

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	06/25/2019
TOTAL CHARGES DUE	37.50
Total Charges Due After Due Date	42.50



000203965000000375000000425009

REVIEWED dthomas 6/17/2019

**Withlacoochee River Electric
Cooperative, Inc.**

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

Account Number **2044854** Cycle **03**
Meter Number **77110874**
Customer Number **20026869**
Customer Name **CYPRESS PRESERVE CDD**

Bill Date **06/05/2019**
Amount Due **767.37**
Current Charges Due **06/25/2019**

District Office Serving You
Bayonet Point

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

See Back Side For More Information

Comparative Usage Information

Period	Days	Average kWh Per Day
Jun 2019	30	201
May 2019	30	330
Jun 2018	21	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.



If you would like to make a payment
using your credit card, please call
844-209-7166. This number is WREC's
Secure Pay-By-Phone system.

***** ATTENTION *****

The 2018 Capital Credit amount assigned
this account is \$ 32.33. This credit is
not refundable at this time nor can it be
applied towards the balance owed.

Capital Credits will be refunded as approved
by the Cooperative's Board of Trustees and
in compliance with our mortgage agreement
with the United States Government.

ELECTRIC SERVICE							
From	Reading	To	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	35177	05/31	41204				6027

Previous Balance **1,114.07**
Payment **1,114.07 CR**
Balance Forward **0.00**

Customer Charge **32.90**
Energy Charge 6,027 KWH @ 0.05191 **312.86**
Fuel Adjustment 6,027 KWH @ 0.03530 **212.75**
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 @ 0.03530 **5.30**
Poles (QTY 6) **60.00**
FL Gross Receipts Tax **14.56**

Total Current Charges **767.37**
Total Due **767.37** Please Pay

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

REVIEWED dthomas 6/17/2019

**Withlacoochee River Electric
Cooperative, Inc.**

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

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See Reverse Side For Mailing Instructions

Bill Date: **06/05/2019**

Received
JUN 10 2019

Use above space for address change ONLY.

District: **BP 03**

2044854 0007429
CYPRESS PRESERVE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	06/25/2019
TOTAL CHARGES DUE	767.37
Total Charges Due After Due Date	778.88



000204485400007673700007788801

Spearem Enterprises, LLC
 18865 State Rd. 54 Suite122
 Lutz, FL 33558
 (727) 237-2316
 spearem.jmb@gmail.com



Invoice

BILL TO

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

INVOICE # 3882

DATE 05/29/2019

DUE DATE 06/13/2019

TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Labor week of 4-29-2019 Weekly Cleaning Service of pool area and restrooms. Restock paper goods Two times per week.	1	99.00	99.00
Labor week of 5-6-2019 Weekly Cleaning Service of pool area and restrooms. Restock paper goods Two times per week.	1	99.00	99.00
Labor week of 5-13-2019 Weekly Cleaning Service of pool area and restrooms. Restock paper goods Two times per week.	1	99.00	99.00
Labor week of 5-20-2019 Weekly Cleaning Service of pool area and restrooms. Restock paper goods Two times per week.	1	99.00	99.00
Material Paper Goods (Toilet Paper, Three fold paper towels) (two months)	1	50.00	50.00
Material Dog Waste Bags (two months)	1	35.00	35.00

5720
 B1
 4615

REVIEWED dthomas 6/17/2019

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

BALANCE DUE

\$481.00

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.

Spearem Enterprises, LLC
 18865 State Rd. 54 Suite122
 Lutz, FL 33558
 (727) 237-2316
 spearem.jmb@gmail.com



Invoice

BILL TO

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

INVOICE # 3895

DATE 06/18/2019

DUE DATE 07/03/2019

TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Labor week of 5-26-2019 Weekly Cleaning Service of pool area and restrooms. Restock paper goods Two times per week.	1	99.00	99.00
Labor week of 6-2-2019 Weekly Cleaning Service of pool area and restrooms. Restock paper goods Two times per week.	1	99.00	99.00
Labor week of 6-9-2019 Weekly Cleaning Service of pool area and restrooms. Restock paper goods Two times per week.	1	99.00	99.00
Labor week of 6-16-2019 Weekly Cleaning Service of pool area and restrooms. Restock paper goods Two times per week.	1	99.00	99.00
<i>BS 4615 5720</i>			0.00
			0.00

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

BALANCE DUE

\$396.00

REVIEWEDthomas 6/26/2019

Tampa Bay Times
Published Daily

STATE OF FLORIDA } ss
COUNTY OF Pasco County

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Special Assessments** was published in **Tampa Bay Times: 5/17/19, 5/24/19.** in said newspaper in the issues of **Pasco**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida, each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

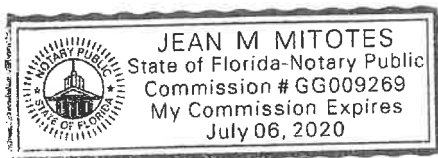
Signature of Affiant

Sworn to and subscribed before me this 05/24/2019.

Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



NOTICE OF REGULAR MEETING AND PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL AND IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES, BY THE CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Cypress Preserve Community Development District ("District") will hold a regular meeting and public hearing at 2:30 p.m., on June 12, 2019, at the Land O'Lakes Branch Library located at 2818 Collier Parkway, Land O'Lakes, Florida 34639.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection and enforcement of proposed special assessments that will secure the District's proposed Special Assessment Revenue Bonds, Series 2019. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the special assessments on certain benefitting lands within Assessment Area Two of the District, more fully described in the Master Assessment Methodology Report dated April 2, 2019. The proposed bonds will fund a portion of the public improvements described in the Engineer's Report dated March 27, 2019. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$5,375,000 principal plus interest in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment. The proposed schedule of assessments is as follows:

Preliminary Assessment Roll

ASSESSMENT ROLL			
TOTAL ASSESSMENT:	\$5,375,000.00		
ANNUAL ASSESSMENT:	\$369,900.00	(30 installments)	
TOTAL GROSS ASSESSABLE ACRES +/-:	306.47		
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:	\$1,753.80		
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:	\$1,222.62	(30 installments)	
PER PARCEL INFORMATION			
Landowner Name, Address, County, Parcel ID & Address:	Green Unplatted Assessable Acres	Total	Total
Cypress Preserve #4, LLC 3650 Emerald Drive Naples, FL 34109-6110 Tampa, FL 33609	306.47	\$3,125,000.00	\$369,900.00
Totals:	306.47	\$5,375,000.00	\$369,900.00

The special assessments for all benefited land within Assessment Area 2 of the District are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Pasco County Tax Collector to collect the special assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of publication of this notice.

At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue and special assessments to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 397-5120 at least two (2) calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 for aid in contacting the District office.

Brian Lamb, District Manager



PRESERVE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the Cypress Preserve Community Development District (the "District") has determined to construct and/or acquire certain public improvements (the "2019 Project") set forth in the plans and specifications described in the Engineer's Report dated March 27, 2019 (the "Engineer's Report"), which is incorporated by reference as part of this Resolution and available for review at the offices of Mettius Districts, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 ("the District Office");

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the 2019 Project by imposing, levying, and collecting special assessments pursuant to Chapter 190, Uniform Community Development Act, Chapter 170, Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the "Assessments");

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the 2019 Project and to impose, levy, and collect the Assessments;

WHEREAS, the District hereby determines that benefits will accrue to the certain property within Assessment Area Two of the District, the amount of those benefits, and that the Assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology Report (Assessment Area Two) dated April 2, 2019, (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefits to the certain property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

- The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- The Assessments shall be levied to defray a portion of the cost of the 2019 Project.
- The nature of the 2019 Project generally consists of public improvements consisting of stormwater management facilities, public roadways, landscaping and irrigation, and water/wastewater facilities, all as described more particularly in the Engineer's Report.
- The general locations of the 2019 Project are as shown in the Engineer's Report.
- The estimated cost of the 2019 Project is approximately \$9,746,950 (hereinafter referred to as the "Estimated Cost").
- The Assessments will defray approximately \$5,375,000 of the expenses, which includes a portion of the 2019 Project, financing related costs, capitalized interest, a debt service reserve and contingency, all which shall be financed by the District's proposed Special Assessment Revenue Bond, Series 2019.
- The manner in which the Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the 2019 Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the Assessments will be levied initially on a per acre basis in Assessment Area Two since the 2019 Project increases the value of all the lands within the District. On and after the date benefited lands within the District are specifically platted, the Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on a combination of a front foot basis and a per unit basis. Until such time that all benefited lands within the District are specifically platted, the manner by which the Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.
- In the event the actual cost of the 2019 Project exceeds the Estimated Cost and the District is obligated to pay such additional costs, such excess shall also be paid by the District from its general revenues if available or additional assessments or contributions from other entities.
- The Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the 2019 Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
- There is on file in the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the 2019 Project and the Estimated Cost, all of which shall be open to inspection by the public.
- The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll, a copy of which is attached in the Assessment Report, which shows the lots and lands assessed in Assessment Area Two, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
- In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost of the 2019 Project acquired by the District, the Assessments shall be paid in not more than thirty annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes the Assessments may be collected as is otherwise permitted by law.

PASSED AND ADOPTED this 2nd day of April, 2019.

ATTEST: Cypress Preserve
Community Development District

Debby Nussal
Assistant Secretary
Brian Howell
Chair/Vice Chair of the Board of Supervisors

[illegible]

Tampa Bay Times**Published Daily**

STATE OF FLORIDA } ss
COUNTY OF Pasco County


Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Special Assessments** was published in **Tampa Bay Times: 5/17/19, 5/24/19.** in said newspaper in the issues of **Pasco**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida, each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper



Signature of Affiant

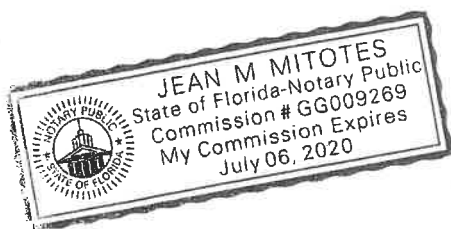
Sworn to and subscribed before me this 05/24/2019.



Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



NOTICE OF REGULAR MEETING AND PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL AND IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES, BY THE CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Cypress Preserve Community Development District ("District") will hold a regular meeting and public hearing at 2:30 p.m., on June 12, 2019, at the Land O'Lakes Branch Library located at 2818 Collier Parkway, Land O'Lakes, Florida 34639.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection and enforcement of proposed special assessments that will secure the District's proposed Special Assessment Revenue Bonds, Series 2019. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the special assessments on certain benefitting lands within Assessment Area Two of the District, more fully described in the Master Assessment Methodology Report dated April 2, 2019. The proposed bonds will fund a portion of the public improvements described in the Engineer's Report dated March 27, 2019. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$5,375,000 principal plus interest in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment. The proposed schedule of assessments is as follows:

Preliminary Assessment Roll

ASSESSMENT ROLL				
TOTAL ASSESSMENT:		\$5,375,000.00		
ANNUAL ASSESSMENT:		\$269,000.00	(30 installments)	
TOTAL GROSS ASSESSABLE ACRES +/-:		86.47		
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRES:		\$31,248.93		
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRES:		\$2,122.87	(30 installments)	
			PER PARCEL ASSESSMENTS	
		Gross Unplatted Assessable Acres	Total PAR Debt	Total Assmt
Landowner Name, Address, City, State, ZIP Code, Phone No. & E-mail Address				
Cypress Preserve, LLC		86.47	\$5,375,000.00	\$309,000.00
2818 Collier Parkway				
Land O'Lakes, FL 34639				
Total:		86.47	\$5,375,000.00	\$309,000.00

The special assessments for all benefited land within Assessment Area 2 of the District are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Pasco County Tax Collector to collect the special assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of publication of this notice.

At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue and special assessments to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

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Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 397-5120 at least two (2) calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 for aid in contacting the District office.

Brian Lamb, District Manager



PRESERVE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

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WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the 2019 Project by imposing, levying, and collecting special assessments pursuant to Chapter 190, Uniform Community Development Act, Chapter 170, Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the "Assessments");

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PASSED AND ADOPTED this 2nd day of April, 2019.

ATTEST: Cypress Preserve
Community Development District

Debby Nussel
Assistant Secretary
Brian Howell
Chair/Vice Chair of the Board of Supervisors



Brandon Lock & Safe, Inc.

4630 Eagle Falls Place
Tampa, FL 33619
ph. 813-655-4200 fax 813-655-4201

Invoice

Date	Invoice #
6/18/2019	45935

Lic. HCLOC14006

Bill To			
Meritus Communities Attn: Cypress Preserves 2005 Pan Am Circle Suite 120 Tampa, FL 33607		Due Date 7/18/2019	
P.O. Number		Terms Net 30	
Quantity	Description	Price Each	Amount
50	SC1 key duplicated <i>5720 4616</i> <i>BJ</i>	1.95	97.50
Terms & conditions are available on the back of your mailed invoice or at http://www.brandonlock.com/terms		Subtotal \$97.50	
All invoices past 30 days are subject to a late fee of 1.5% calculated monthly on the total unpaid balance. Please pay your invoices promptly to avoid any additional charges.		Sales Tax (8.5%) \$0.00	
To ensure proper credit, please be sure to include the invoice number on your check. Thank you.		Total \$97.50	

REVIEWEDthomas 6/26/2019



INVOICE

Please Remit Payment To:
5808 Breckenridge Pkwy Ste G, Tampa, FL 33610
Phone: 813-948-0202 Fax: 813-319-2680
www.MHDcommunications.com

DATE	5/14/2019
INVOICE #	17179
TERMS	50%/50%*
DUE DATE	6/14/2019

BILL TO		SHIP TO		
Cypress Preserves CDD 18728 Mossy Timber Blvd Land O Lakes, FL 34638 gene.roberts@merituscorp.com		Cypress Preserves CDD 18728 Mossy Timber Blvd Land O Lakes, FL 34638 gene.roberts@merituscorp.com		
DESCRIPTION	QTY	RATE	AMOUNT	
WO # 17704435 Completion Date: 5/31/19 (1) Hikvision 4 Channel NVR w/ 6TB of storage (4) Hikvision 4mp turet dome camera 2.8mm w/ IR (1) 19" wall mount network shelf (1) 500VA battery backup (1) 1" conduit with fittings (100ft) NOTE: Internet access needs to be available for remote access. There will be a yearly charge of \$30 billed directly to community for DynDNS service. 50% Due Up Front: \$1,847.97 50% Due Upon Completion: \$1,847.97	1	3,695.94	3,695.94	
We appreciate your business. MHD Communications accepts checks and all major credit cards.		Total	\$3,695.94	
A late payment charge of 5% per month will be applied to all unpaid balances.		Payments/Credits	-\$1,847.97	
		Balance Due	\$1,847.97	

5724
 4904

REVIEWEDdthomas 6/20/2019

Managed IT Services - Infrastructure Cabling - Access Control Systems - Commercial Phone Systems
Wireless Nurse Call Systems - Security & Surveillance Systems - Office Technology Moves/Relocation

Cypress Preserve 1B/2A

01-1826



Date: 5/17/2019

INVOICE SUMMARY

01-1826-008-OPO	Cypress Preserve 1B/2A
VENDOR NAME:	Preferred

Invoice Number	Gross Amount w/o Tax	TAX SAVINGS	CREDIT DUE	Description
1030218	\$ 11,030.76	\$ 661.85	\$ 11,692.61	
		\$ -	\$ -	
		\$ -	\$ -	
		\$ -	\$ -	
		\$ -	\$ -	
		\$ -	\$ -	
		\$ -	\$ -	
		\$ -	\$ -	
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		\$ -	\$ -	
		\$ -	\$ -	
		\$ -	\$ -	
		\$ -	\$ -	
		\$ -	\$ -	
		\$ -	\$ -	
		\$ 50.00	\$ 50.00	
Subtotal from additional page(s)				
THIS INVOICE SUMMARY TOTAL	\$ 11,030.76	\$ 711.85	\$ 11,742.61	

Summary	
Original PO Amount	\$ 60,367.00
Increase/Decrease Change	\$ 2,332.00
Revised PO Amount	\$ 62,699.00
Total Previously Submitted Invoices	\$ 51,668.24
Current Invoices Total (w/o tax)	\$ 11,030.76
Remaining Balance	\$ 0.00

Subcontractor Name:
Ripa & Associates, LLC
Authorized Signature

REVIEWEDdtthomas 6/17/2019



4636 Scarborough Dr
Lutz, FL 33559

Customer No: 500108
Invoice No: 1030218
Inv Date: 12/18/18
Page: Page 1 of 2
Customer PO: CYPRESS PRESERVE
Customer Job: CYPRESS PRESERVE

Cypress Preserve CDD - DPO#011826008OPO
1409 Tech Blvd Suite 1
C/O Ripa & Associates
Tampa FL 33619

Preferred Materials, Inc.
4636 Scarborough Dr
Lutz, FL 33559
813-973-2888

Date	Ticket #	Item	Description	Quantity	UM	Unit Price	MatlTotal	TaxCode	TaxTotal	Total
From: 04250 Asphalt - Tampa										
12/18/18	350050376	211940R4	SP 12.5mm TLC 40% RAP	21.60	TON	52.00	1,123.20	FLOEXEMPT	0.00	1,123.20
12/18/18	350050377	211940R4	SP 12.5mm TLC 40% RAP	21.66	TON	52.00	1,126.32	FLOEXEMPT	0.00	1,126.32
12/18/18	350050427	211940R4	SP 12.5mm TLC 40% RAP	20.34	TON	52.00	1,057.68	FLOEXEMPT	0.00	1,057.68
12/18/18	350050429	211940R4	SP 12.5mm TLC 40% RAP	21.25	TON	52.00	1,105.00	FLOEXEMPT	0.00	1,105.00
12/18/18	350050433	211940R4	SP 12.5mm TLC 40% RAP	19.95	TON	52.00	1,037.40	FLOEXEMPT	0.00	1,037.40
12/18/18	350050434	211940R4	SP 12.5mm TLC 40% RAP	20.59	TON	52.00	1,070.68	FLOEXEMPT	0.00	1,070.68
12/18/18	350050437	211940R4	SP 12.5mm TLC 40% RAP	20.80	TON	52.00	1,081.60	FLOEXEMPT	0.00	1,081.60
12/18/18	350050440	211940R4	SP 12.5mm TLC 40% RAP	21.72	TON	52.00	1,129.44	FLOEXEMPT	0.00	1,129.44
12/18/18	350050454	211940R4	SP 12.5mm TLC 40% RAP	21.84	TON	52.00	1,135.68	FLOEXEMPT	0.00	1,135.68
12/18/18	350050455	211940R4	SP 12.5mm TLC 40% RAP	22.38	TON	52.00	1,163.76	FLOEXEMPT	0.00	1,163.76
Total Invoice:							11,030.76		0.00	11,030.76

212.13 tns.

Effective June 1, 2017, payments made by credit or debit card will be subject to a \$4.95 convenience fee per transaction. Preferred Materials and Conrad Yelvington Distributors, continues to offer alternate payment options not subject to this fee, including: Check, E-Check, Chax (check by fax) and ACH.



4636 Scarborough Dr
Lutz, FL 33559

Customer No: 500108
Invoice No: 1030218
Inv Date: 12/18/18
Page: Page 2 of 2
Customer PO: CYPRESS PRESERVE
Customer Job: CYPRESS PRESERVE

Cypress Preserve CDD - DPO#011826008OPO

1409 Tech Blvd Suite 1
C/O Ripa & Associates
Tampa FL 33619

Preferred Materials, Inc.
4636 Scarborough Dr
Lutz, FL 33559
813-973-2888

Finance Charges will be applied to any late invoices at a rate of 1.5% per month per credit agreement or the State's Lawful Amount

Invoice Amount: 11,030.76

Amount Paid: _____

Customer Name: Cypress Preserve CDD - DPO#011826008OPO
Customer No: 500108
Invoice #: 1030218
Date: 12/18/18
Customer Job: CYPRESS PRESERVE
Customer PO: CYPRESS PRESERVE
Due Date: 01/17/19

If you have any questions about your invoice please call 813-973-2888

Remit Payment To: Preferred Materials, Inc.
PO Box 198350
Atlanta, GA 30384-1400

Please provide your email address below if you would like to start receiving your invoices via email



INVOICE

DATE	INVOICE #
06/06/19	606

BILL TO

Meritus/Cypress Preserve.

LINE ITEM	DESCRIPTION	HOURS	RATE	AMOUNT
1	Security Guard- 6/1st,2nd/2019.	16	\$18.50	\$296.0
	(10a-6p)			

PAYMENT TERMS: DUE UPON RECEIPT

SUBTOTAL \$296.00

TAX ~~\$20.72~~

TOTAL DUE ~~\$316.72~~

Thank you for your business!

Security Elite Agency, Inc.
10335 Cross Creek Blvd., Suite 13
Tampa, FL 33647
(813) 713-7575
Email: NCabrera@SecurityEliteAgency.com

*tax exempt
\$720
BY 4904*

296.00

REVIEWEDdtomas 6/17/2019



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a review on Google!



INVOICE

DATE	INVOICE #
06/11/19	611

BILL TO

Meritus/Cypress Preserve.

LINE ITEM	DESCRIPTION	HOURS	RATE	AMOUNT
1	Security Guard- 6/8th,9th/2019.	16	\$18.50	\$296.0
	(10a-6p)			

PAYMENT TERMS: DUE UPON RECEIPT

SUBTOTAL \$296.00

TAX \$0.00

TOTAL DUE \$296.00

Thank you for your business!

Security Elite Agency, Inc.
10335 Cross Creek Blvd., Suite 13
Tampa, FL 33647
(813) 713-7575
Email: NCabrera@SecurityEliteAgency.com

*53 200
BY
4504*

REVIEWEDdtomas 6/17/2019



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a review on Google!



INVOICE

DATE	INVOICE #
06/18/19	618

BILL TO

Meritus/Cypress Preserve.

LINE ITEM	DESCRIPTION	HOURS	RATE	AMOUNT
1	Security Guard- 6/15-16/2019.	10	\$18.50	\$185.0
	(4pa-6p/ 10a-6p)			

4904 5720
KJH

PAYMENT TERMS: DUE UPON RECEIPT

SUBTOTAL \$185.00

TAX \$0.00

TOTAL DUE \$185.00

Thank you for your business!

Security Elite Agency, Inc.
10335 Cross Creek Blvd., Suite 13
Tampa, FL 33647
(813) 713-7575
Email: NCabrera@SecurityEliteAgency.com



REVIEWEDdtomas 6/26/2019



Southern Automated Access Services, Inc

7842 Land O Lakes Blvd #329

Land O Lakes, FL 34638

Invoice

Date	Invoice #
5/21/2019	6255

Bill To
CYPRESS PRESERVE

			Job Name	Terms
			CELLULAR	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Cellular usage.	28.95		28.95
	813-528-2936			
	Sales Tax	7.00%		0.00
	BSK			
	49004			
		572w		

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

Total \$28.95

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

Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.

Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, inc, until final payment is made.

Payments/Credits \$0.00

Balance Due \$28.95

REVIEWED dthomas 6/17/2019



Southern Automated Access Services, Inc

7842 Land O Lakes Blvd #329

Land O Lakes, FL 34638

Invoice

Date	Invoice #
6/18/2019	6401

Bill To
CYPRESS PRESERVE

			Job Name	Terms
			CELLULAR	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Cellular usage.	28.95		28.95
	813-528-2936			
	Sales Tax	7.00%		0.00
	<i>4904</i> <i>5720</i> <i>RG</i>			

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

Total \$28.95

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

Payments/Credits \$0.00

Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.

Balance Due \$28.95

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.

REVIEWEDdthomas 6/26/2019

Spearem Enterprises, LLC
18865 State Rd. 54 Suite122
Lutz, FL 33558
(727) 237-2316
spearem.jmb@gmail.com



Invoice

BILL TO

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

INVOICE # 3889

DATE 06/18/2019

DUE DATE 07/18/2019

TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Labor	1	145.00	145.00
Ordered and Installed Lock Box.			

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

\$145.00

BS 4614
5720

REVIEWEDdthomas 6/26/2019

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
6/3/2019	5331

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

P.O. No.	Terms	Project
June 2019	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.	1,050.00	1,050.00
Thank you for your business.		Total	\$1,050.00

Phone #

(727) 271-1395

REVIEWEDdthomas 6/17/2019

Cypress Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2019



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

Cypress Preserve

Balance Sheet

As of 6/30/2019
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2017	Capital Projects Fund - Series 2017	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets						
Cash - Operating Account	10,313	0	0	0	0	10,313
Investments - Revenue 2017 (2000)	0	40,046	0	0	0	40,046
Investments - Interest 2017 (2001)	0	0	0	0	0	0
Investments - Reserve 2017 (2003)	0	310,678	0	0	0	310,678
Investments - Construction 2017 (2005)	0	0	459	0	0	459
Investments - Cost of Issuance 2017 (2006)	0	0	0	0	0	0
Accounts Receivable-Other	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0
Due From Debt Service Fund	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0
Prepaid Professional Liability	0	0	0	0	0	0
Construction Work In Progress	0	0	0	8,581,861	0	8,581,861
Amount To Be Provided-Debt Service	0	0	0	0	9,630,000	9,630,000
Total Assets	10,313	350,724	459	8,581,861	9,630,000	18,573,357
Liabilities						
Accounts Payable	12,016	0	0	0	0	12,016
Accounts Payable - Other	0	0	0	0	0	0
Due to Developer	0	0	0	0	0	0
Due To General Fund	0	0	0	0	0	0
Due to Debt Service	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Revenue Bonds Payable-2016	0	0	0	0	9,630,000	9,630,000
Total Liabilities	12,016	0	0	0	9,630,000	9,642,016
Fund Equity & Other Credits						
Fund Balance-All Other Reserves	0	544,955	(9,626)	0	0	535,329
Fund Balance-Unreserved	(0)	0	0	0	0	(0)
Investment In General Fixed Assets	0	0	0	8,581,861	0	8,581,861
Other	(1,703)	(194,230)	10,085	0	0	(185,849)
Total Fund Equity & Other Credits	(1,703)	350,724	459	8,581,861	0	8,931,341
Total Liabilities & Fund Equity	10,313	350,724	459	8,581,861	9,630,000	18,573,357

Cypress Preserve

Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2018 Through 6/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assessments - Tax Roll	83,703	0	(83,703)	(100)%
O&M Assessments - Off Roll	228,375	61,377	(166,997)	(73)%
O&M Assessments - Developer	0	53,710	53,710	0 %
Contributions & Donations From Private Sources				
Developer Contributions	187,238	2,177,883	1,990,646	1,063 %
Other Miscellaneous Revenues				
Miscellaneous	0	3,025	3,025	0 %
Total Revenues	499,315	2,295,995	1,796,680	360 %
Expenditures				
Financial & Administrative				
District Manager	42,500	25,500	17,000	40 %
District Engineer	5,000	6,843	(1,843)	(37)%
Disclosure Report	5,000	0	5,000	100 %
Trustees Fees	6,000	4,151	1,849	31 %
Assessment Roll	0	1,600	(1,600)	0 %
Accounting Services	4,500	0	4,500	100 %
Auditing Services	5,500	4,523	977	18 %
Postage, Phone, Faxes, Copies	150	132	18	12 %
Public Officials Insurance	2,500	3,500	(1,000)	(40)%
Legal Advertising	2,500	2,532	(32)	(1)%
Bank Fees	400	171	229	57 %
Dues, Licenses & Fees	175	610	(435)	(249)%
Office Supplies	150	0	150	100 %
Website Administration	1,200	2,400	(1,200)	(100)%
Legal Counsel				
District Counsel	12,500	3,712	8,788	70 %
Utility Services				
Street Lights	74,790	4,862	69,928	93 %
Other Electric Services	18,000	1,591	16,409	91 %
Potable Water Utility Services	5,000	3,471	1,529	31 %
Other Physical Environment				
Waterway Management System	19,000	13,590	5,410	28 %
General Liability & Property Casualty Insurance	7,500	2,750	4,750	63 %
Landscape Maintenance	211,250	44,391	166,859	79 %
Miscellaneous Repairs & Maintenance	15,000	13,038	1,962	13 %
Hardscape Maintenance	12,000	0	12,000	100 %
Plant Replacement Program	15,000	0	15,000	100 %
Capital Improvements	0	2,146,937	(2,146,937)	0 %
Road & Street Facilities				
Sidewalk & Pavement Repairs	2,500	0	2,500	100 %
Parks & Recreation				
Cabana Janitorial & Cleaning	6,000	1,858	4,142	69 %
Recreation Facility Maintenance	2,500	1,576	924	37 %
Recreation Equipment Maintenance	3,500	0	3,500	100 %
Pool Operations & Maintenance	18,000	2,602	15,398	86 %
Security System	1,200	5,358	(4,158)	(346)%
Total Expenditures	499,315	2,297,698	(1,798,383)	(360)%
Excess of Revenues Over (Under) Expenditures	0	(1,703)	(1,703)	0 %
Fund Balance, Beginning of Period	0	(0)	(0)	128 0 %

Cypress Preserve
Statement of Revenues & Expenditures

001 - General Fund
 From 10/1/2018 Through 6/30/2019
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, End of Period	<u>0</u>	<u>(1,703)</u>	<u>(1,703)</u>	<u>0 %</u>

Cypress Preserve
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2017
From 10/1/2018 Through 6/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assessments - Tax Roll	618,188	0	(618,188)	(100)%
DS Assessments - Off Roll	0	117,246	117,246	0 %
DS Assessments - Developer	0	140,010	140,010	0 %
Interest Earnings				
Interest Earnings	0	6,701	6,701	0 %
Total Revenues	618,188	263,957	(354,231)	(57)%
Expenditures				
Debt Service Payments				
Interest Payments	458,188	458,188	1	0 %
Principal Payments	160,000	0	160,000	100 %
Total Expenditures	618,188	458,188	160,001	26 %
Excess of Revenues Over (Under) Expenditures	0	(194,230)	(194,230)	0 %
Fund Balance, Beginning of Period	0	544,955	544,955	0 %
Fund Balance, End of Period	0	350,724	350,724	0 %

Cypress Preserve
Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2017
 From 10/1/2018 Through 6/30/2019
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2,356	2,356	0 %
Total Revenues	0	2,356	2,356	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	(7,729)	7,729	0 %
Total Expenditures	0	(7,729)	7,729	0 %
Excess of Revenues Over (Under) Expenditures	0	10,085	10,085	0 %
Fund Balance, Beginning of Period	0	(9,626)	(9,626)	0 %
Fund Balance, End of Period	0	459	459	0 %

Cypress Preserve
Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2018 Through 6/30/2019
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period				
Investment In General Fixed Assets				
	0	8,581,861	8,581,861	0 %
Total Fund Balance, Beginning of Period	0	8,581,861	8,581,861	0 %
Fund Balance, End of Period	0	8,581,861	7,540,117	0 %

Cypress Preserve
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 06/30/19
Reconciliation Date: 6/30/2019
Status: Locked

Bank Balance	8,114.65
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	2,198.67
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	10,313.32
Balance Per Books	<u>10,313.32</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 06/30/19

Reconciliation Date: 6/30/2019

Status: Locked

Outstanding Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	138150	6/28/2019	Off Roll - Blk 03 Lot 03	785.24
	138154	6/28/2019	Off Roll - Blk 01 Lot 32	785.24
	138313	6/28/2019	Off Roll - Blk 06 Lot 10	<u>628.19</u>
Outstanding Deposits				<u><u>2,198.67</u></u>

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 06/30/19

Reconciliation Date: 6/30/2019

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1426	6/6/2019	System Generated Check/Voucher	2,000.00	Grau and Associates
1427	6/6/2019	System Generated Check/Voucher	3,026.61	Meritus Districts
1428	6/6/2019	System Generated Check/Voucher	289.25	Pasco County Utilities
1429	6/6/2019	System Generated Check/Voucher	28.95	Southern Automated Access Services, Inc
1430	6/6/2019	System Generated Check/Voucher	481.00	Spearem Enterprises, LLC
1431	6/6/2019	System Generated Check/Voucher	315.70	Straley Robin Vericker
1432	6/6/2019	System Generated Check/Voucher	1,050.00	Suncoast Pool Service
1433	6/6/2019	System Generated Check/Voucher	3,040.40	Times Publishing Company
1433	6/6/2019	System Generated Check/Voucher	(3,040.40)	Times Publishing Company
1434	6/6/2019	System Generated Check/Voucher	4,701.33	Tree Farm 2, Inc. DBA Cornerstone Solutions Group
1435	6/6/2019	System Generated Check/Voucher	11,030.76	Preferred Materials, Inc.
1436	6/6/2019	System Generated Check/Voucher	1,972.40	Times Publishing Company
1437	6/13/2019	System Generated Check/Voucher	517.78	Pasco County Utilities
1438	6/13/2019	System Generated Check/Voucher	793.00	Tree Farm 2, Inc. DBA Cornerstone Solutions Group
1439	6/13/2019	System Generated Check/Voucher	52.00	Waste Connections of Florida
1440	6/13/2019	System Generated Check/Voucher	838.97	Withlacoochee River Electric Cooperative, Inc.
1441	6/20/2019	System Generated Check/Voucher	1,269.95	Straley Robin Vericker
Cleared Checks/Vouchers			28,367.70	

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 06/30/19

Reconciliation Date: 6/30/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	1283	5/24/2019	Developer Funding Cap Imp - 05.24.19	11,030.76
	1287	5/24/2019	Developer Funding - 05.24.19	9,575.91
	137282	5/30/2019	Off Roll - Blk 06 Lot 02	628.19
	137356	5/30/2019	Off Roll - Blk 04 Lot 13	785.24
	137492	5/30/2019	Off Roll - Blk 06 Lot 06	628.19
	137502	5/30/2019	Off Roll - Blk 01 Lot 35	785.24
	137387	5/31/2019	Off Roll - Blk 03 Lot 04	785.24
	137491	6/3/2019	Off Roll - Blk 05 Lot 09	628.19
	137498	6/3/2019	Off Roll - Blk 01 Lot 19	785.24
	137843	6/6/2019	Off Roll - Blk 01 Lot 30	785.24
	137848	6/6/2019	Off Roll - Blk 05 Lot 05	628.19
	137762	6/14/2019	Off Roll - Blk 05 Lot 15	785.24
	137958	6/14/2019	Off Roll - Blk 02 Lot 09 10	1,099.32
	137962	6/14/2019	Off Roll - Blk 01 Lot 31	785.24
Cleared Deposits				29,715.43

SUNTRUST BANK
PO BOX 305183
NASHVILLE TN 37230-5183

Page 1 of 1
36/E00/0175/0/42

06/30/2019



Account Statement

CYPRESS PRESERVE COMMUNITY DE
2005 PAN AM CIR STE 120
TAMPA FL 33607-2529

Questions? Please call
1-800-786-8787

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS PRIMARY CHECKING		06/01/2019 - 06/30/2019

Description	Amount	Description	Amount
Beginning Balance	\$6,766.92	Average Balance	\$12,887.13
Deposits/Credits	\$29,715.43	Average Collected Balance	\$10,093.87
Checks	\$28,367.70	Number of Days in Statement Period	30
Withdrawals/Debits	\$0.00		
Ending Balance	\$8,114.65		

Overdraft Protection	Account Number	Protected By
		Not enrolled
For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft .		

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	06/07	785.24		DEPOSIT	06/07	2,826.86		DEPOSIT
	06/07	1,413.43		DEPOSIT	06/07	20,606.67		DEPOSIT
	06/07	1,413.43		DEPOSIT	06/18	2,669.80		DEPOSIT

Deposits/Credits: 6

Total Items Deposited: 14

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1426	2,000.00	06/12	1431	315.70	06/11	1437	517.78	06/18
	1427	3,026.61	06/12	1432	1,050.00	06/11	1438	793.00	06/18
	1428	289.25	06/12	*1434	4,701.33	06/11	1439	52.00	06/20
	1429	28.95	06/14	1435	11,030.76	06/13	1440	838.97	06/18
	1430	481.00	06/12	1436	1,972.40	06/14	1441	1,269.95	06/25

Checks: 15

* Indicates break in check number sequence. Check may have been processed electronically and listed as an Electronic/ACH transaction.

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	06/01	6,766.92	6,766.92	06/14	8,916.55	8,916.55
	06/07	33,812.55	6,769.55	06/18	9,436.60	6,767.60
	06/10	33,812.55	33,812.55	06/19	9,436.60	9,436.60
	06/11	27,745.52	27,745.52	06/20	9,384.60	9,384.60
	06/12	21,948.66	21,948.66	06/25	8,114.65	8,114.65
	06/13	10,917.90	10,917.90			

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.

As of 7/1/19, Mastercard(R) will update their Guide to Benefits for debit cards and will no longer offer the Price Protection benefit. A new Mastercard Guide to Benefits will be available on 7/1/19 at suntrust.com/debitcards.