

**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
OCTOBER 1, 2019**

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT AGENDA

Tuesday, October 1, 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	Brian Howell
	Vice-Chair	Eric Davidson
	Assistant Secretary	Debby Nussel
	Assistant Secretary	Kathleen Casey Swanson
	Assistant Secretary	Vacant
District Manager	Meritus	Gene Roberts
		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 hearing & 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 Hearing & Regular Meeting of Cypress Preserve Community Development District will be held on **October 1, 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. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARING**
- 4. PUBLIC HEARING FOR LEVYING SPECIAL ASSESSMENTS**
 - A. Open the Public Hearing on Levying Special Assessments
 - B. Staff Presentations
 - C. Public Comments
 - D. Close the Public Hearing on Levying Special Assessments
 - E. Consideration of Resolution 2020-01; Levying Special Assessments 2019 Bonds (AA2)...Tab 01
- 5. RETURN AND PROCEED TO REGULAR MEETING**
- 6. VENDOR & STAFF REPORTS**
 - A. District Engineer
 - B. District Counsel
 - C. District Manager
 - i. Community Inspection Reports..... Tab 02
- 7. BUSINESS ITEMS**
 - A. Ratification of Deed of Conservation Easement – SWFWMD Tab 03
 - B. Discussion on Speed Humps Installation Proposal Tab 04
 - C. General Matters of the District
- 8. CONSENT AGENDA**
 - A. Consideration of Board of Supervisor Public Hearing & Regular Meeting Minutes August 6, 2019 Tab 05
 - B. Consideration of Board of Supervisor Special Meeting August 28, 2019 Tab 06
 - C. Consideration of Operations and Maintenance Expenditures July 2019..... Tab 07
 - D. Consideration of Operations and Maintenance Expenditures August 2019..... Tab 08
 - E. Review of Financial Statements through August 31, 2019..... Tab 09
- 9. SUPERVISORS REQUESTS**
- 10. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 11. 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,

Gene Roberts

RESOLUTION 2020-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE CONSTRUCTION AND ACQUISITION OF CERTAIN CAPITAL IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON THE PROPERTY SPECIALLY BENEFITED BY SUCH IMPROVEMENTS TO PAY THE COST THEREOF; PROVIDING A METHOD FOR ALLOCATING THE TOTAL ASSESSMENTS AMONG THE BENEFITED PARCELS WITHIN THE DISTRICT; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE ITS SPECIAL ASSESSMENT REVENUE BONDS; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190, and 197 Florida Statutes.

SECTION 2. FINDINGS. The Board of Supervisors (the “**Board**”) of the Cypress Preserve Community Development District (the “**District**”) hereby finds and determines as follows:

(a) The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended.

(b) The District is authorized under Chapter 190, Florida Statutes, to construct and acquire certain capital public improvements as described in the Engineer’s Report dated March 27, 2019 (the “**2019 Project**”), attached hereto as **Exhibit A**.

(c) The District is authorized by Chapters 170, 190, and 197, Florida Statutes, to levy special assessments to pay all or any part of the cost of community development improvements such as the 2019 Project and to issue revenue bonds payable from special assessments as provided in Chapters 170, 190, and 197, Florida Statutes.

(d) It is desirable for the public safety and welfare that the District construct and acquire the 2019 Project on certain lands within the District, the nature and location of which are described in Resolution 2019-12 and more specifically described in the plans and specifications on file at the registered office of the District; that the cost of such 2019 Project be assessed against the lands specially benefited thereby, and that the District issue its special assessment revenue bonds, in one or more series (herein, the “**Series 2019 Bonds**”), to provide funds for such purpose pending the receipt of such special assessments.

(e) The implementation of the 2019 Project, the levying of such special assessments and the sale and issuance of the Series 2019 Bonds serves a proper, essential, and valid public purpose.

(f) In order to provide funds with which to pay the cost of constructing and acquiring a portion of the 2019 Project which are to be assessed against the benefited properties of pending the collection of such special assessments, it is necessary for the District to issue and sell the Series 2019 Bonds.

(g) By Resolution 2019-12, the Board determined to implement the 2019 Project and to defray the cost thereof by levying special assessments on benefited property and expressed an intention to issue the Series 2019 Bonds to provide the funds needed therefor prior to the collection of such special assessments. Resolution 2019-12 was adopted in compliance with the requirements of Section 190.016, Florida Statutes and with the requirements of Section 170.03, Florida Statutes, and prior to the time the same was adopted, the requirements of Section 170.04, Florida Statutes had been complied with.

(h) Resolution 2019-12, was published as required by Section 170.05, Florida Statutes, and a copy of the publisher's affidavit of publication is on file with the Chairman of the Board of Supervisors of the District.

(i) A preliminary assessment roll has been prepared and filed with the Board as required by Section 170.06, Florida Statutes.

(j) As required by Section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board adopted Resolution 2019-13 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of implementing the 2019 Project, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefited property.

(k) At the time and place specified in the resolution and notice referred to in paragraph (j) above, the Board met as an equalization board, conducted such public hearing and heard and considered all comments and complaints as to the matters described in paragraph (j) above, and based thereon, has made such modifications in the preliminary assessment roll as it deems desirable in the making of the final assessment roll.

(l) Having considered revised estimates of the construction costs of the 2019 Project, revised estimates of financing costs, and all complaints and evidence presented at such public hearing, the Board finds and determines:

(i) that the estimated construction and financing costs of the 2019 Project is as specified in the Master Assessment Methodology Report (Assessment Area Two) dated August 26, 2019 prepared by District Management Services, LLC d/b/a Meritus Districts (the "**Assessment Report**") attached hereto as **Exhibit B**, and the amount of such costs is reasonable and proper;

(ii) it is reasonable, proper, just and right to assess the cost of such 2019 Project against the Assessment Area Two properties specially benefited thereby using the methods determined by the Board, which results in the special assessments set forth on the final assessment roll which is part of the Assessment Report;

(iii) it is hereby declared that the 2019 Project will constitute a special benefit to all parcels of real property listed on the final assessment roll set forth in the Assessment Report and that the benefit, in the case of each such parcel, will be equal to or in excess of the special assessments thereon; and

(iv) it is desirable that the Assessments be paid and collected as herein provided.

SECTION 3. DEFINITIONS. Capitalized words and phrases used herein but not defined herein shall have the meaning given to them in the Assessment Report. In addition, the following words and phrases shall have the following meanings:

"Assessable Unit" means a building lot in the product type or lot size as set forth in the Assessment Report.

"Assessment" or **"Assessments"** means the special assessments imposed to repay the Series 2019 Bonds which are being issued to finance the construction and acquisition of the 2019 Project as described in the Assessment Report.

"Developer" means **Cypress Preserve 841, LLC**, a Florida limited liability company, and its successors and assigns.

SECTION 4. AUTHORIZATION OF 2019 PROJECT. The 2019 Project described in Resolution 2019-12, as more specifically described by the plans and specifications therefor on file in the registered office of the District, is hereby authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be constructed or acquired following the issuance of Series 2019 Bonds referred to herein.

SECTION 5. ESTIMATED COST OF 2019 PROJECT. The total estimated costs of the 2019 Project, and the costs to be paid by the Assessments on all specially benefited property is set forth in the Assessment Report.

SECTION 6. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF ASSESSMENTS. The Assessments on the benefited parcels of Assessment Area Two, all as specified in the final assessment roll contained within the Assessment Report, are hereby equalized, approved, confirmed and levied. Promptly following the adoption of this Resolution, those Assessments shall be recorded by the Secretary of the Board of the District in a special book, to be known as the **"Improvement Lien Book."** The Assessment or Assessments against the benefited parcels shown on such final assessment roll and interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such benefited parcels until paid; such lien shall be coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims).

SECTION 7. FINALIZATION OF ASSESSMENTS. When the 2019 Project has been constructed to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs to the District thereof, as required by Sections 170.08 and 170.09, Florida

Statutes. In the event that the actual costs to the District for the 2019 Project is less than the amount assessed therefor, the District shall credit to each Assessment for the 2019 Project the proportionate difference between the Assessment as hereby made, approved and confirmed and the actual costs of the 2019 Project, as finally determined upon completion thereof. In no event, however, shall the final amount of any such Assessment exceed the amount originally assessed hereunder. In making such credits, no discount shall be granted or credit given for any part of the payee's proportionate share of any actual bond financing costs, such as capitalized interest, funded reserves or bond discount included in the estimated cost of the 2019 Project. Such credits shall be entered in the Improvement Lien Book. Once the final amount of the Assessments for all of the 2019 Project has been determined, the term "**Assessment**" shall mean the sum of the actual costs of the 2019 Project benefiting the benefited parcels plus financing costs.

SECTION 8. ALLOCATION OF ASSESSMENTS WITHIN THE BENEFITED PARCELS OF ASSESSMENT AREA TWO. Because it is contemplated that the land will be subdivided into lots to be used for the construction of residential units, and that such individual lots will be sold to numerous purchasers, the Board deems it desirable to establish a method for allocating the total Assessment among the various lots that will exist so that the amount so allocated to each lot will constitute an assessment against, and a lien upon, each such lot without further action by the Board.

The Board has been informed by the Developer that each lot of a particular product type as identified in the Assessment Report will be of approximately the same size as each other lot of the same product type. While it would be possible to allocate the Assessments among each lot of a particular product type on the basis of the square footage of each such lot, the Board does not believe that the special benefits afforded by the 2019 Project to each lot vary to any material degree due to comparatively minor variations in the square footage of each lot. Instead, the Board believes, and hereby finds, that based upon the Developer's present development plans, each lot of the same product type will be benefited equally by the 2019 Project, regardless of minor variations in the square footage of the lots.

If the Developer's plans change and the size of the Assessable Units vary to a degree such that it would be inequitable to levy Assessments in equal amounts against each Assessable Unit of the same product type, then the Board may, by a supplemental resolution, reallocate the Assessments against the Assessable Units on a more equitable basis and in doing so the Board may ignore minor variations among lots of substantially equal square footage; provided, however, that before adoption of any resolution the Board shall have obtained and filed with the trustee for the Series 2019 Bonds (herein, the "**Trustee**"): (i) an opinion of counsel acceptable to the District to the effect that the Assessments as reallocated were duly levied in accordance with applicable law, that the Assessments as reallocated, together with the interest and penalties, if any, thereon, will constitute a legal, valid and binding first lien on the Assessable Units as to which such Assessments were reallocated until paid in full, and that such lien is coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims), whether then existing or thereafter created; and (ii) a certificate from the District's methodology consultant together with supporting schedule confirming that the aggregate cash flow from the reallocated Assessments is not less than the aggregate cash flow from the original Assessments.

If the Board reallocates Assessments as provided in the preceding paragraph, a certified copy of the supplemental resolution approving such reallocation shall be filed with the Trustee within 30 days after its adoption and a revised Assessment roll shall be prepared and shall be recorded in the Improvement Lien Book created pursuant hereto.

SECTION 9. PAYMENT OF ASSESSMENTS. At the end of the capitalized interest period referenced in the Assessment Report (if any), the Assessments for the Series 2019 Bonds shall be payable in substantially equal annual installments of principal and interest over a period of 30 years, in the principal amounts set forth in the Assessment Report, together with interest at the applicable coupon rate of the Series 2019 Bonds, such interest to be calculated on the basis of a 360 day year consisting of 12 months of thirty days each, plus the District's costs of collection and assumed discounts for Assessments paid in November; provided, however, that any owner of land (unless waived in writing by the owner or any prior owner and the same is recorded in the public records of the County) against which an Assessment has been levied may pay the entire principal balance of such Assessment without interest at any time within thirty days after the 2019 Project have been completed and the Board has adopted a resolution accepting the 2019 Project as provided by section 170.09, Florida Statutes. Further, after the completion and acceptance of the 2019 Project or prior to completion and acceptance to the extent the right to prepay without interest has been previously waived, any owner of land against which an Assessment has been levied may pay the principal balance of such Assessment, in whole or in part at any time, if there is also paid an amount equal to the interest that would otherwise be due on such balance to the earlier of the next succeeding November 1 or May 1, which is at least 45 days after the date of payment.

SECTION 10. PAYMENT OF SERIES 2019 BONDS; REFUNDS FOR OVERPAYMENT. Upon payment of all of the principal and interest on the Series 2019 Bonds secured by the Assessments, the Assessments theretofore securing the Series 2019 Bonds shall no longer be levied by the District. If, for any reason, Assessments are overpaid or excess Assessments are collected, or if, after repayment of the Series 2019 Bonds the Trustee makes payment to the District of excess amounts held by it for payment of the Series 2019 Bonds, such overpayment or excess amount or amounts shall be refunded to the person or entity who paid the Assessment.

SECTION 11. PENALTIES, CHARGES, DISCOUNTS, AND COLLECTION PROCEDURES. The Assessments shall be subject to a penalty at a rate of one percent (1%) per month if not paid when due under the provisions of Florida Statutes, Chapter 170 or the corresponding provisions of subsequent law. However, for platted and developed lots the District anticipates using the "uniform method for the levy, collection and enforcement of non-ad valorem assessment" as provided by Florida Statutes, Chapter 197 for the collection of the Assessments for the Series 2019 Bonds. Accordingly, the Assessments for the Series 2019 Bonds, shall be subject to all collection provisions to which non-ad valorem assessments must be subject in order to qualify for collection pursuant to Florida Statutes, Chapter 197, as such provisions now exist and as they may exist from time to time hereafter in Chapter 197 or in the corresponding provision of subsequent laws. Without limiting the foregoing, at the present time such collection provisions include provisions relating to discount for early payment, prepayment by installment method, deferred payment, penalty for delinquent payment, and issuance and sale of tax certificates and tax deeds for non-payment. With respect to the Assessments levied against any parcels owned by the Developer, the District may invoice and collect such Assessments directly from the Developer and not pursuant to Chapter 197.

Any Assessments that are directly collected by the District shall be due and payable to the District on April 1 and October 1 of each year.

SECTION 12. CONFIRMATION OF INTENTION TO ISSUE SPECIAL ASSESSMENT REVENUE BONDS. The Board hereby confirms its intention to issue the Series 2019 Bonds, to provide funds, pending receipt of the Assessments, to pay all or a portion of the cost of the 2019 Project assessed against the specially benefited property of Assessment Area Two.

SECTION 13. SEVERABILITY. If any Section or part of a Section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other Section or part of a Section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other Section or part of a Section of this Resolution is wholly or necessarily dependent upon the Section or part of a Section so held to be invalid or unconstitutional.

SECTION 14. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 1st day of October, 2019.

Attest:

**Cypress Preserve
Community Development District**

Secretary/ Assistant Secretary

Brian Howell
Chair of the Board of Supervisors

Exhibit A –Engineer’s Report dated March 27, 2019

Exhibit B – Master Assessment Methodology Report (Assessment Area Two) dated August 26, 2019

CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT AREA NO. 2

ENGINEER'S REPORT
MARCH 27, 2019

Prepared for:

Board of Supervisors
Cypress Preserve
Community Development District

Prepared by:



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

20525 Amberfield Drive, Suite 201
Land O' Lakes, FL 34638

INTRODUCTION

The overall Cypress Preserve Community Development District (the "District") encompasses approximately 443.39 acres within the Land O' Lakes area of central Pasco County, Florida and is within the Lester Dairy and FCI Master Planned Unit Development (the "MPUD"). The District is located within Sections 8, 16 & 17, Township 25 South, Range 18 East, approximately 1.0 mile south of State Road 52 with planned access to the District from U.S. Highway 41.

The District will be divided into two (2) assessment areas. This Supplemental Report will be for Assessment Area No. 2 only and encompass 166.47 acres.

See Exhibit A for a Vicinity Map and Legal Description of the District.

PURPOSE

The Petition to Establish Cypress Preserve Community Development District (Pasco County Ordinance 17-17) was approved by the Pasco County Board of County Commissioners on April 25, 2017. The District was established for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The purpose of this Report of the District Engineer (the "Report") is to provide a description and estimated costs of the public improvements and community facilities being planned within the District.

THE DEVELOPER AND DEVELOPMENT

The property owner, Cypress Preserve 841, LLC, (the "Developer") owns approximately 454.34 total acres of land, of which 443.39 acres encompasses the overall District. Assessment Area No. 2 encompasses 166.47 acres and is planned for 343 single-family lots. The currently planned public improvements and community facilities for Assessment Area No. 2 include community collector roads and subdivision streets, water, wastewater and reclaimed water systems, water management control, and entry landscaping/irrigation/monuments in common areas.

See Exhibit B for the current Concept Plan. This plan is subject to change based on the real estate market conditions.

PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Detailed descriptions of the proposed District Public Improvements and Community Facilities are provided as follows:

- **Water Management and Control**

The design criteria for the District's water management and control is regulated by Pasco County and the Southwest Florida Water Management District (SWFWMD). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage.

Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.

The primary objectives of the water management and control for the District are:

1. To provide stormwater quality treatment.
2. To protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
4. To insure that adverse stormwater impacts do not occur upstream or downstream as a result of the Development during regulatory-defined rainfall events.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
6. To preserve the function of the flood plain storage during the 100 year storm event.

- **Off-Site Improvements**

All developer required off-site improvements were made with Assessment Area No. 1.

- **District Roads**

District Roads includes the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way. All roads will be designed in accordance with Pasco County's Land Development Code and technical standards and roads within the District will be dedicated or conveyed to and maintained by Pasco County (internal collector road and subdivision streets).

- **Sewer and Wastewater Management Improvements**

The on-site improvements include a sanitary sewer system within the collector road and subdivision streets, as well as pumping stations and force mains.

All sanitary sewer and wastewater management systems will be designed in accordance with Pasco County technical standards.

The sewer and wastewater management systems will be owned and maintained by Pasco County.

- **Water Supply Improvements**

The on-site improvements include looped water mains within collector and subdivision road rights of way for potable water service and fire protection.

The water supply systems will be designed in accordance with Pasco County technical standards.

The water supply system will be owned and maintained by Pasco County.

- **Reclaimed Water Supply Improvements**

The on-site improvements include reclaimed water mains within collector and subdivision road rights of way for potable reclaimed water service.

The reclaimed water supply systems will be designed in accordance with Pasco County technical standards.

The reclaimed water supply system will be owned and maintained by Pasco County.

- **Environmental Mitigation**

Wetland impacts associated with the public improvements and community facilities as well as the required wetland mitigation areas were completed with Assessment Area No. 1.

- **Landscaping, Irrigation, and Hardscaping**

Community entry monumentation and landscape buffering and screening will be provided in common areas along collector road and in various common area locations throughout the community. Irrigation will also be provided in the landscaped areas.

Any areas landscaped and irrigated outside the boundary of the District is considered an off-site landscaping and irrigation improvement and will be constructed by the Developer, subject to maintenance by the District.

- **Professional Services and Permitting Fees**

Pasco County, SWFWMD and FDOT impose fees for construction permits and plan reviews. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, and architecture services are needed for the subdivision, landscape, hardscape, and community amenities design, permitting, and construction. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Fees associated with performance and warranty financial securities for the public improvements and community facilities required by Pasco County may be funded through the District.

PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS

See Exhibit C for the Construction Cost Estimate of the Public Improvements and Community Facilities.

Cypress Preserve Community Development District

Permit Status

Permits for Assessment Area No. 2 are under review by the regulatory agencies having jurisdiction.

<u>Approval Date</u>	<u>Agency</u>	<u>Permit No.</u>	<u>Permit Name</u>
7/21/2015	Pasco County	7145	MPUD Zoning – Lester Dairy
12/15/2015	Pasco County	7172	MPUD Zoning – FCI
1/30/2017	Pasco County	PDD17-555	Master Roadway Plan
4/20/2017	Pasco County	PCU99-139.01	Master Utility Plan
4/21/2017	Pasco County	RSD16-019	Phase 1 Construction Plans
9/1/2017	Pasco County	PCU99-139.06	Off-site Reclaimed Water Plans
3/10/2017	SWFWMD	49042284.001	Conceptual Stormwater Plans
3/14/2017	SWFWMD	43042284.002	Phase 1 Construction Plans
6/14/2017	FDOT	2016-A-798-30	Driveway Access Permit
5/12/2017	FDOT	16-D-798-020	Drainage Exception
3/8/2017	FDOT	2017-A-798-9	Temporary Driveway Permit
3/22/2017	FDOT	2017-H-798-68	Utility Permit – Force Main
9/28/2017	FDOT	2017-H-798-215	Utility Permit – O/S Reclaimed
7/17/2017	FDEP	1254-51C599-139.01	Phase 1A Wastewater
7/17/2017	FDEP	1254-51RW99-139.01	Phase 1A Reclaimed Water
7/17/2017	FDEP	1152-51CW99-139.01	Phase 1A Water
9/22/2017	FDEP (Pasco)	1268-51RW99-139.06	Off-site Reclaimed Water
9/22/2017	FDEP	51-0357385	Off-site Reclaimed Water
3/14/2017	FDEP	FLR20BG22-001	NPDES – Notice of Intent
5/5/2017	Pasco County	PSP17-086	Amenity Center Const. Plans
6/26/2017	ACOE	SAI-2015-02216	Environmental Impact/Mitigation

SUMMARY AND CONCLUSION

The District, as outlined above, is responsible for the functional development of the lands within the District, and, except as noted above in this report, such public improvements and facilities are located within the boundary of the District.

The planning and design of the District is in accordance with current governmental regulatory requirements. The Development will provide its intended function so long as the construction is in substantial compliance with the design and construction permits.

Items of construction cost in this report are based on our review and analysis of the re-zoning, conceptual, and preliminary plans for the development and cost estimates provided by the Engineer of Record. It is our professional opinion that the estimated infrastructure costs provided herein for the development are conservative to complete the construction of the Public Improvements and Community Facilities described herein and that the various components will benefit and add value to the District as more fully detailed in the Assessment Methodology Report adopted by the District. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for on-going and similar items of work in Pasco County. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent possibility for fluctuation in costs, the total final cost may be more or less than this estimate.

The professional service for establishing the Construction Cost Estimate are consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.



Alfonso A. Belluccia, P.E.

District Engineer

State of Florida Registration No. 40044

March 27, 2019

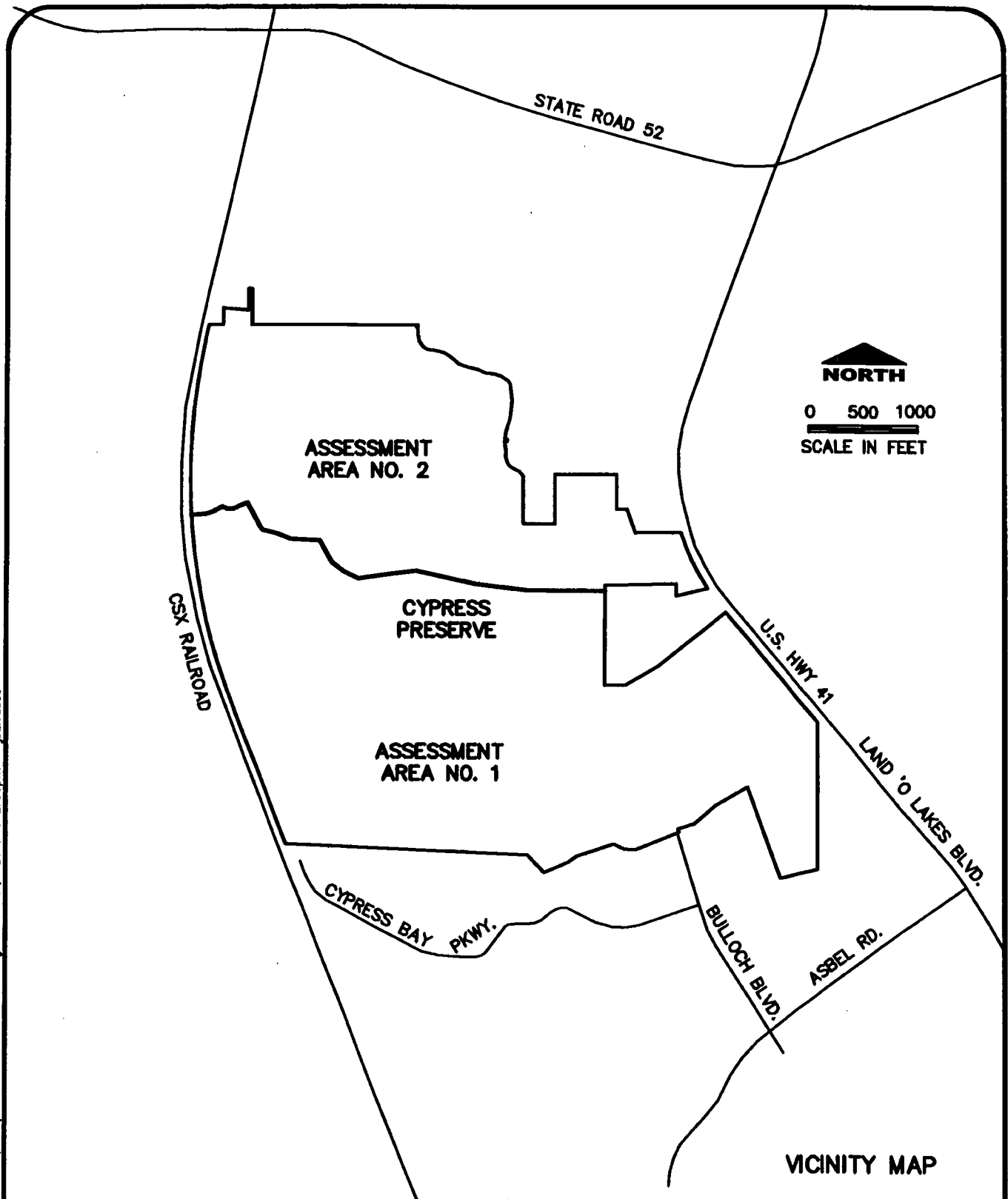
Date

EXHIBITS

- A Vicinity Map and Legal
Description of the District**
- B Concept Plan**
- C Construction Cost Estimate of
Public Improvements and
Community Facilities**

EXHIBIT A

K:\535\ProData\Exhibits\CDD\535_CDD VICINITY MAP.dwg -- Mar 21, 2019 @ 2:36pm -- jarrasco



DESCRIPTION: CYPRESS PRESERVE	PROJECT No. 2016-026E	EPN: 535
	DATE: 6-23-2016	FIGURE: A
	DRAWN BY: RAH	



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

2636 STARKEY BOULEVARD, NEW FORT RICHEY, FLORIDA 34455
PHONE: (888) 632-1947 WWW.FLDESIGN.COM C.A. NO. 7421

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. BEARINGS ARE BASED UPON THE EAST LINE OF SECTION 16, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING N00°07'13"E.

LEGAL DESCRIPTION:

A parcel of land lying within Section 16, 17, and 8, Township 25 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

Begin at the Northwest corner of Section 16, same being the Northeast corner of Section 17, same also being the Southeast corner of Section 8, all of Township 25 South, Range 18 East, Pasco County, Florida; thence S89°48'47"E along the North line of the Northwest 1/4 of said Section 16 (being the basis of bearings for this legal description), for 1,539.86 feet; thence leaving said North line of the Northwest 1/4 of Section 16, S00°19'48"W, for 0.85 feet; thence S40°06'32"W, for 17.97 feet; thence S58°10'37"E, for 13.48 feet; thence S02°18'37"W, for 49.41 feet; thence S09°52'52"E, for 76.11 feet; thence S37°37'58"E, for 29.20 feet; thence S36°17'11"E, for 39.17 feet; thence S62°35'35"E, for 40.98 feet; thence S84°01'23"E, for 51.36 feet; thence S77°39'47"E, for 29.98 feet; thence N00°00'00"E, for 55.46 feet; thence N11°37'55"W, for 30.66 feet; thence N00°24'44"E, for 25.18 feet; thence S77°50'28"E, for 117.00 feet; thence S53°43'52"E, for 196.27 feet; thence S69°00'40"E, for 8.24 feet; thence S78°20'09"E, for 76.29 feet; thence S69°55'06"E, for 46.13 feet; thence S74°03'25"E, for 139.30 feet; thence S80°52'18"E, for 85.80 feet; thence S82°28'49"E, for 83.54 feet; thence S54°24'46"E, for 76.39 feet; thence S07°39'34"E, for 249.67 feet; thence S04°14'51"W, for 60.42 feet; thence S00°11'20"W, for 49.01 feet; thence S09°24'17"W, for 99.49 feet; thence S20°06'43"W, for 83.26 feet; thence S10°48'26"W, for 44.91 feet; thence S16°57'01"W, for 8.75 feet; thence S07°56'26"E, for 17.58 feet; thence S09°01'02"W, for 27.44 feet; thence S00°28'07"E, for 61.33 feet; thence S08°15'09"E, for 55.00 feet; thence S17°08'00"E, for 29.25 feet; thence S08°04'38"E, for 20.13 feet to the point of curvature of a curve concave Northeasterly; thence Southeasterly along the arc of said curve, having a radius of 5.00 feet, a central angle of 54°56'25", an arc length of 4.79 feet, and a chord bearing S35°32'50"E, for 4.61 feet to the point of tangent; thence S63°01'02"E, for 66.10 feet; thence S10°38'45"E, for 62.99 feet, to the point of intersection with the South line of the Northeast 1/4 of said Section 16, same being the Northwest corner of that certain property described in the Official Record Book 9808, Page 1558, of the Public Records of Pasco County, Florida; thence S00°09'16"E, along the West line of said certain property as described in the Official Record Book 9808, Page 1558, and the West line of that certain property as described in Official Record Book 5151, Page 97 of the Public Records of Pasco County, Florida, respectively, for 480.01 feet to the Southwest corner of said certain property as described in Official Record Book 5151, Page 97; thence S89°49'21"E, along the South line of said certain property as described in Official Record Book 5151, Page 97 and the South line of that certain property as described in Official Record Book 9247, Page 3502 of the Public Records of Pasco County, Florida, respectively, for 96.65 feet to the Southwest corner of said certain property as described in the Official Record Book 9247, Page 3502; thence S89°51'41"E, along said South line of that certain property as described in Official Record Book 9247, Page 3502, for 193.35 feet to the Southeast corner of said certain property as described in the Official Record Book 9247, Page 3502; thence N00°09'16"W, along the West line of said certain property as described in the Official Record Book 9247, Page 3502, for 450.01 feet to the point of intersection with the North line of that certain property as described in the Official Record Book 1350, Page 1516, of the Public Records of Pasco County, Florida; thence S89°51'41"E along said North line of that certain property as described in the Official Record Book 1350, page 1516, for 580.38 feet; thence S00°02'29"E, along the East line of said certain property as described in the Official Record Book 1350, Page 1516, for 319.89 feet to the point of intersection with the South line of the Together With parcel of that certain property as described in the Official Record Book 3250, Page 256, of the Public Records of Pasco County, Florida; thence the following three (3) courses along said South line of the Together With parcel of that certain property as described in the Official Record Book 3250, Page 259: (1) thence S89°51'17"E, for 97.00 feet; (2) thence S20°31'13"E, for 224.74 feet; (3) thence S89°52'57"E, for 425.71 feet to the point of intersection with a non-tangent curve concave Northeasterly, concave northeasterly, same also being the point of intersection with the West RIGHT-OF-WAY line of U.S. Highway 41 (S.R. 45), as recorded in Deed Book 105, Page 5, of the Public Records of Pasco County, Florida; thence Southeasterly along the arc of said curve, same being said West RIGHT-OF-WAY line of U.S. Highway 41 (S.R. 45), with a radial bearing of N72°32'51"E, having a radius of 1,989.86 feet, a central angle of 16°06'49", an arc length of 559.62 feet, and a chord bearing S25°30'34"E, for 557.78 feet, to the point of intersection with a non-tangent line; thence leaving said West RIGHT-OF-WAY line of U.S. Highway 41 (S.R. 45), S76°46'12"W, for 297.23 feet; thence N00°20'44"E, for 110.36 feet; thence S88°55'12"W, for 665.80 feet; thence S00°21'27"W, for 52.12 feet to the Northeast corner of TRACT D-4, according to the plat of CYPRESS PRESERVE PHASE 1B, as recorded in Plat Book 78, Page 72, of the Public Records of Pasco County, Florida; thence N89°38'33"W along the North line of said TRACT D-4, for 722.46 feet to the Northwest corner of said TRACT D-4; thence, N83°01'56"W, for 494.07 feet; thence N78°05'41"W, for 548.30 feet; thence S83°44'55"W, for 237.71 feet; thence S81°45'48"W, for 296.40 feet; thence N66°10'06"W, for 153.76 feet; thence N50°57'38"W, for 137.75 feet; thence N29°19'35"W, for 225.10 feet; thence N87°12'52"W, for 271.37 feet; thence N68°37'12"W, for 146.87 feet; thence N76°48'34"W, for 134.31 feet; thence N34°39'39"W, for 38.25 feet; thence N28°50'14"W, for 246.89 feet; thence S86°30'17"W, for 136.87 feet; thence S89°55'47"W, for 59.87 feet; thence N65°12'22"W, for 49.14 feet; thence S81°09'16"W, for 105.49 feet; thence S72°28'14"W, for 56.87 feet; thence S85°36'27"W, for 136.27 feet to the point of intersection with the East Right-of-Way line of the CSX Railroad as recorded in Deed Book 45, Page 117, of the Public Records of Pasco County, Florida; same being the point of intersection with a non-tangent curve, concave Easterly; thence Northerly along said East Right-of-Way line of CSX Railroad, along the arc of said curve, with a radial bearing of N86°35'15"E, having a radius of 5,679.65 feet, a central angle of 16°08'14", an arc length of 1,599.65 feet, and a chord bearing N04°39'22"E, for 1,594.37 feet, to the point of tangent; thence N12°43'28"E, along said East Right-of-Way line of CSX Railroad for 144.04 feet to the point of intersection with the North line of the Northeast 1/4 of said Section 17, thence S89°51'21"E, along said North line of the Northeast 1/4 of Section 17, for 125.01 feet; thence leaving said North line of the Northeast 1/4 of Section 17, N00°00'00"E, for 152.81 feet; thence S85°10'00"E, for 234.83 feet; thence N00°00'00"E, for 196.47 feet; thence S89°42'13"E, for 30.20 feet to the point of intersection with the West line of the Southwest 1/4 of said Section 9, thence S00°01'15"W, along said West line of the Southwest 1/4 Section 9 for 330.00 feet to the POINT OF BEGINNING.

Containing 7,251,429 square feet or 166.470 acres, more or less.

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THE RECORD DOCUMENTS AS NOTED HEREIN AND A CERTAIN BOUNDARY SURVEY TITLED, "LESTER DAIRY, D.W. LESTER AND SONS PARCEL", PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., LAST DATE OF FIELD WORK, 8-8-2014, JOB NUMBER, 2014-0042.

PREPARED FOR:

CYPRESS PRESERVE

SHEET DESCRIPTION:

ASSESSMENT AREA #2

SCALE:	DATE:	DRAWN:	CALCED:	CHECKED:
NONE	3-26-2019	DES	JTP	JTP
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:
2016-028E	535	8, 16 & 17	25 S	18 E

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2-4 FOR SKETCH, TABLES AND LEGEND



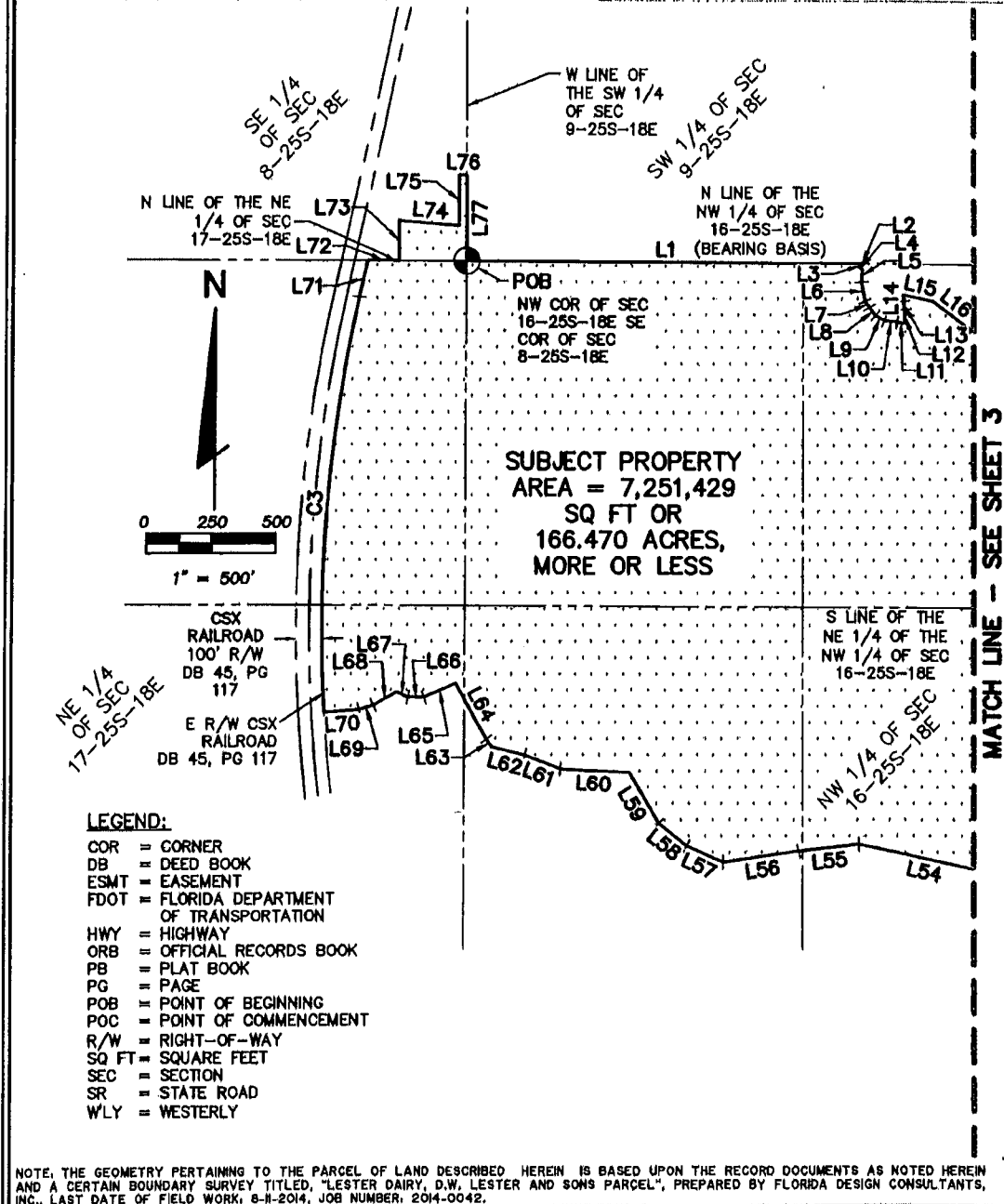
FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —

3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34685
PHONE: (800) 832-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.S. NO. 6707

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH
3-28-19
JARED T. PATENAZIDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER: 19,697
STATE OF FLORIDA

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. BEARINGS ARE BASED UPON THE EAST LINE OF SECTION 16, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING N00°07'13"E.



PREPARED FOR:

CYPRESS PRESERVE

SHEET DESCRIPTION:

ASSESSMENT AREA #2

SCALE: 1"=500'	DATE: 3-26-2019	DRAWN: DES	CALCD: JTP	CHECKED: JTP	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEET 2-4 FOR SKETCH, TABLES AND LEGEND
JOB No. 2016-026E	EPN 535	SECTION: 8, 16 & 17	TOWNSHIP: 25 S	RANGE: 18 E	



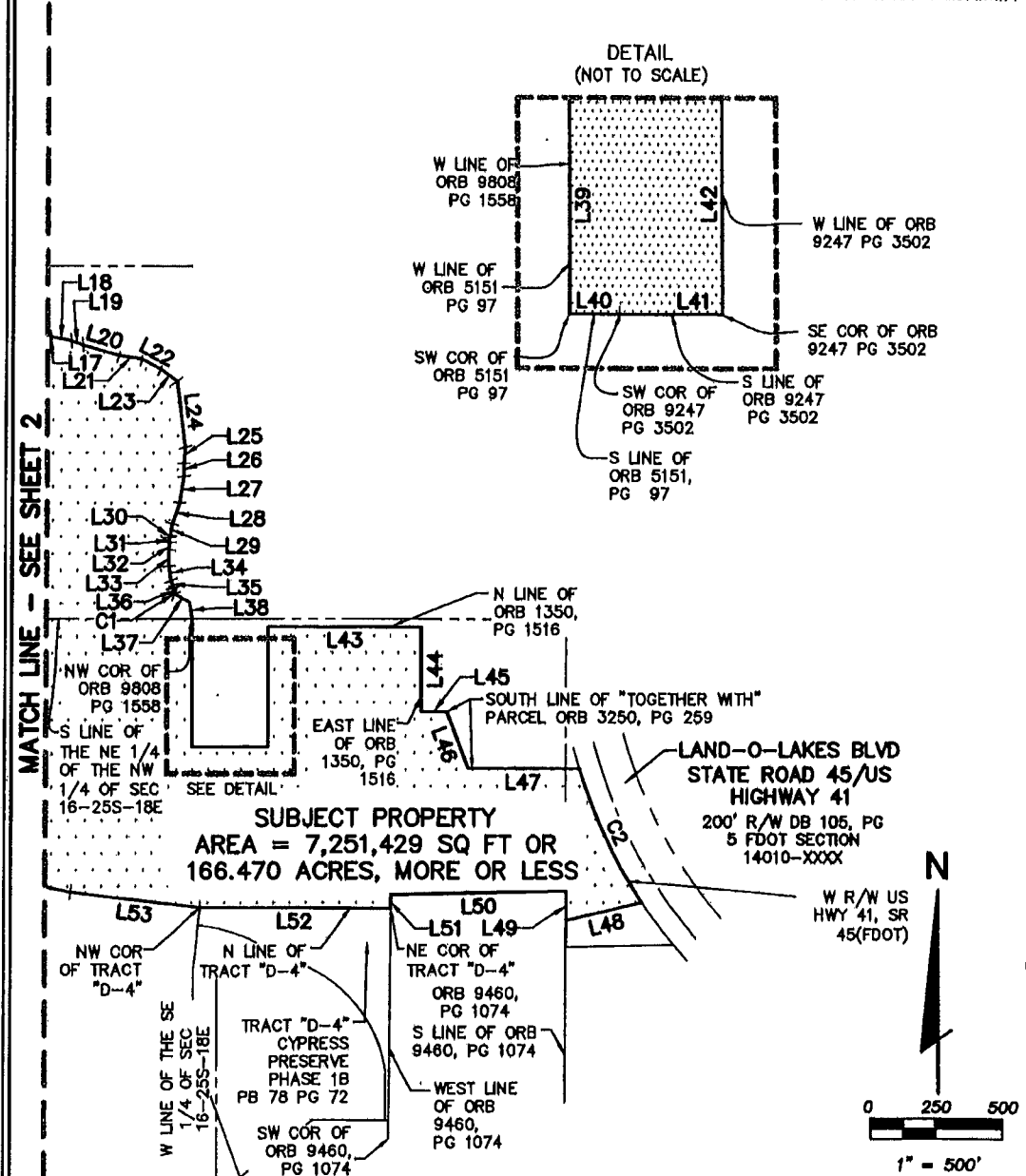
FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —

3035 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34653
PHONE: (800) 532-1047 FAX: (727) 848-3848 WWW.FLDESIGN.COM L.S. NO. 6707

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH
[Signature] 3-28-19
JARED TS. PAFENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER: LS 6971
STATE OF FLORIDA

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. BEARINGS ARE BASED UPON THE EAST LINE OF SECTION 16, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING N00°07'13"E.



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PREPARED FOR:						CYPRESS PRESERVE					
SHEET DESCRIPTION:						ASSESSMENT AREA #2					
SCALE: 1"=500'	DATE: 3-26-2019	DRAWN: DES	CALCED: JTP	CHECKED: JTP	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEET 2-4 FOR SKETCH, TABLES AND LEGEND						
JOB No.: 2016-026E	EPN: 535	SECTION: 8, 16 & 17	TOWNSHIP: 25 S	RANGE: 18 E							
FLORIDA DESIGN CONSULTANTS, INC. THINK IT. ACHIEVE IT.											
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THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. BEARINGS ARE BASED UPON THE EAST LINE OF SECTION 16, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING N00°07'13"E.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°48'47"E	1539.86'
L2	S00°19'48"W	0.65'
L3	S40°06'32"W	17.97'
L4	S58°10'37"E	13.48'
L5	S02°18'37"W	49.41'
L6	S09°52'52"E	76.11'
L7	S37°37'58"E	29.20'
L8	S36°17'11"E	39.17'
L9	S62°35'35"E	40.98'
L10	S84°01'23"E	51.36'
L11	S77°39'47"E	29.98'
L12	N00°00'00"E	55.46'
L13	N11°37'55"W	30.66'
L14	N00°24'44"E	25.18'
L15	S77°50'28"E	117.00'
L16	S53°43'52"E	196.27'
L17	S69°00'40"E	8.24'
L18	S78°20'09"E	76.29'
L19	S69°55'06"E	46.13'
L20	S74°03'25"E	139.30'
L21	S80°52'18"E	85.80'
L22	S62°26'49"E	83.54'
L23	S54°24'46"E	76.39'
L24	S07°39'34"E	249.67'
L25	S04°14'51"W	60.42'
L26	S00°11'20"W	49.01'

LINE TABLE		
LINE	BEARING	LENGTH
L27	S09°24'17"W	99.49'
L28	S20°06'43"W	83.26'
L29	S10°46'26"W	44.91'
L30	S16°57'01"W	8.75'
L31	S07°56'26"E	17.58'
L32	S09°01'02"W	27.44'
L33	S00°26'07"E	61.33'
L34	S08°15'09"E	55.00'
L35	S17°08'00"E	29.25'
L36	S08°04'38"E	20.13'
L37	S63°01'02"E	66.10'
L38	S10°38'45"E	62.99'
L39	S00°09'16"E	480.01'
L40	S89°49'21"E	96.65'
L41	S89°51'41"E	193.35'
L42	N00°09'16"W	450.01'
L43	S89°51'41"E	580.38'
L44	S00°02'29"E	319.69'
L45	S89°51'17"E	97.00'
L46	S20°31'13"E	224.74'
L47	S89°52'57"E	425.71'
L48	S76°46'12"W	297.23'
L49	N00°20'44"E	110.36'
L50	S88°55'12"W	665.80'
L51	S00°21'27"W	52.12'
L52	N89°38'33"W	722.46'

LINE TABLE		
LINE	BEARING	LENGTH
L53	N83°01'56"W	494.07'
L54	N78°05'41"W	548.30'
L55	S83°44'55"W	237.71'
L56	S81°45'48"W	296.40'
L57	N66°10'06"W	153.76'
L58	N50°57'38"W	137.75'
L59	N29°19'35"W	225.10'
L60	N87°12'52"W	271.37'
L61	N68°37'12"W	146.87'
L62	N76°46'34"W	134.31'
L63	N34°39'39"W	36.25'
L64	N28°50'14"W	246.89'
L65	S66°30'17"W	136.87'
L66	S89°55'47"W	59.87'
L67	N65°12'22"W	49.14'
L68	S61°09'16"W	105.49'
L69	S72°26'14"W	56.87'
L70	S85°36'27"W	136.27'
L71	N12°43'28"E	144.04'
L72	S89°51'21"E	125.01'
L73	N00°00'00"E	152.81'
L74	S85°10'00"E	234.83'
L75	N00°00'00"E	196.47'
L76	S89°42'13"E	30.20'
L77	S00°01'15"W	330.00'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING
C1	5.00'	4.79'	4.61'	S35°32'50"E	54°56'25"	-
C2	1989.86'	559.62'	557.78'	S25°30'34"E	16°06'49"	N72°32'51"E
C3	5679.65'	1599.65'	1594.37'	N04°39'22"E	16°08'14"	N89°35'15"E

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THE RECORD DOCUMENTS AS NOTED HEREIN AND A CERTAIN BOUNDARY SURVEY TITLED, "LESTER DARY, D.W. LESTER AND SONS PARCEL", PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., LAST DATE OF FIELD WORK: 8-11-2014, JOB NUMBER: 2014-0042.

PREPARED FOR:

CYPRESS PRESERVE

SHEET DESCRIPTION:

ASSESSMENT AREA #2

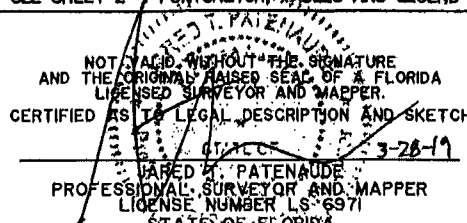

SCALE: NONE	DATE: 3-26-2019	DRAWN: DES	CALCED: JTP	CHECKED: JTP	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEET 2-4 FOR SKETCH, TABLES AND LEGEND
JOB No.: 2016-026E	EPN: 535	SECTION: 8, 16 & 17	TOWNSHIP: 25 S	RANGE: 18 E	
 FLORIDA DESIGN CONSULTANTS, INC. THINK IT. ACHIEVE IT.					
3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34885 PHONE: (800) 532-1047 FAX: (727) 848-3849 WWW.FLODESIGN.COM L.B. NO. 6707					

EXHIBIT B



Image courtesy of USGS Earthstar Geographics SIO © 2016 Microsoft Corporation

DESCRIPTION:	CYPRESS PRESERVE (CONCEPT PLAN)	PROJECT No. 2016-0026E	EPN. 535
 FLORIDA DESIGN CONSULTANTS, INC. <small>— THINK IT. ACHIEVE IT. —</small> <small>3035 STANLEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655 PHONE: (800) 633-1047 WWW.FLORIDACONSULTANTS.COM FAX: (727) 841-7431</small>		DATE, 8-18-16	EXHIBIT,
		DRAWN BY,	B

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EXHIBIT C

EXHIBIT C

CYPRESS PRESERVE

Updated Opinion of Probable Construction Cost - Public Improvements

DESCRIPTION	ASSESSMENT AREA No. 1	ASSESSMENT AREA No. 2	TOTAL COST
Engineering Design, Permitting, Surveying, Testing	979,195	394,177	1,373,372
Earthwork	3,092,433	1,913,289	5,005,722
Storm Water Management	1,595,009	930,610	2,525,619
Roads	2,247,808	1,483,068	3,730,876
Off-Site Improvements	620,082	0	620,082
Potable Water & Fire	615,900	483,778	1,099,678
Sanitary Sewer	1,394,477	820,874	2,215,351
Reclaimed Water	273,021	243,401	516,422
Recreational Amenity	1,800,000	0.00	1,800,000
Landscaping/Irrigation/Hardscape	691,758	732,650	1,380,518
Environmental Mitigation Area	310,108	0	310,108
Permit Fees and Impact Fees ¹	1,998,755	1,447,989	3,446,744
Contingency	1,254,333	1,297,114	2,294,095
Total	16,872,879	9,746,950	26,619,829

¹The CDD may not expend funds for the payment of impact fees from the CDD to Pasco County unless the CDD enters into an Utilities Services Agreement with Pasco County and said expenditure for impact fees shall be equal to the required fees.

Description	Distribution of Costs				
	AA No. 1 Unique	AA No. 1 Common	AA No. 2 Unique	AA No. 2 Common	Common Total
Engineering Design, Permitting, Surveying, Testing	950,695	28,500	394,177	0	28,500
Earthwork	3,092,433	0	1,913,289	0	0
Storm Water Management	1,595,009	0	930,610	0	0
Roads	2,247,808	0	1,483,068	0	0
Off-Site Improvements	620,082	0	0	0	0
Potable Water & Fire	615,900	0	483,778	0	0
Sanitary Sewer	1,394,477	0	461,769	359,105	359,105
Reclaimed Water	273,021	0	243,401	0	0
Recreational/Amenity	756,429	1,043,571	0	0	0
Landscaping/Irrigation/Hardscape	691,758	0	732,650	0	0
Environmental Mitigation Area	130,320	179,788	0	0	179,788
Permit Fees and Impact Fees	1,998,755	0	1,447,989	0	0
Contingency	1,254,333	0	1,297,114	0	0
Total	15,621,020	1,251,859	9,177,726	569,224	1,821,083
					26,619,829

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

MASTER ASSESSMENT METHODOLOGY REPORT

ASSESSMENT AREA TWO



DMS District
Management
Services
A Meritus Company. Solutions for Better Communities.

Report Date:

August 26, 2019

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I. INTRODUCTION

The Cypress Preserve Community Development District (the “District”) authorized staff to prepare reports and resolutions, schedule public assessment hearings and undertake other efforts as required to enable consideration of special assessment liens on private benefiting properties within a designated assessment area known as “Assessment Area Two” (AA2). The benefit determination will be derived and quantified from the District’s Capital Improvement Program (CIP). The CIP has been developed in conjunction with the District Engineer’s Report which provides descriptions and an estimated cost of the public improvements and community facilities planned by the District. The implementation of the CIP will allow the Developer to proceed with the Development Plan at the anticipated density and intensity. Options will be available for the issuance of tax-exempt Special Assessment Revenue Bonds (“Bonds”) levied against AA2 to support qualifying costs associated with the benefiting portion of the CIP with respect to AA2.

The District plans to issue more than one series of Bonds. This Master Assessment Methodology Report (herein, the “Report”) relates to the second assessment area in the District, AA2, and is intended to identify the Maximum Assessment parameters under current plans for future bond issuances specific to that area only. Supplemental reports will be issued to reflect the factors for the related issuance of a specific series of bond(s) pertaining to AA2.

The Bond(s) will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within Assessment Area Two. Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments, and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this Report will determine the benefit, apportionment, and financing structure for the Bond(s) to be issued by the District in accordance with Chapters 170, 190 and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience on this subject.

II. DEFINED TERMS

“Assessable Property:” – All property within the District that receives a special benefit from the CIP.

“Assessment Area One” (AA1) – 275.64 gross acres within the District identified by legal description within the District as defined by the District Engineer’s Supplement #1 to the Engineer’s Report which now contemplates 489 Units⁽¹⁾.

“Assessment Area Two” (AA2) – 166.47 gross acres within the District identified by legal description within the District as defined by the Engineer’s Report which now contemplates 343 Units.

“Capital Improvement Program” (CIP) – The public infrastructure development program as outlined by the Engineer’s Report.

“Developer” –Cypress Preserve 841, LLC.

⁽¹⁾ The original plan contemplated 487 units.



“Development Plan” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

“District” – Cypress Preserve Community Development District, 443.39 gross acres with current Development Plans for up to 832 Units.

“Engineer Report” – *Engineer’s Report for Cypress Preserve Community Development District*, dated March 27th, 2019.

“Equivalent Assessment Unit” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate assignment of benefit and lien values.

“Maximum Assessments” – The maximum amount of special assessments and liens to be levied against benefiting assessable properties to be used to secure and repay the Bonds.

“Platted Units” – Private property subdivided as a portion of gross acreage by virtue of the platting process.

“Product Type” – Classification assigned by the District Engineer to dissimilar Lot products for the development of the vertical construction. Determined in part as to differentiated sizes, setbacks and other factors.

“Unplatted Parcels” – Gross land acreage intended for subdivision and platting pursuant to the Development Plan.

“Unit(s)” – A planned or developed residential lot assigned a Product Type classification by the District Engineer.

“AA2 Master Report” or “Report” – This *Master Assessment Methodology – Assessment Area Two Report*, dated August 26th, 2019 provided to support the benefit and Maximum Assessment Liens on private developable property within Assessment Area Two.

III. OBJECTIVE

The objective of the AA2 Master Report is to:

- A. Recite key elements of the District’s CIP Phase 2 construction and/or acquisition plan; and
- B. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within AA2 and ultimately to the Planned Units therein as contemplated in the current Development Plan; and
- C. Provide a basis for the placement of a Maximum Lien on the assessable lands within AA2 benefiting from the CIP.

IV. DISTRICT & ASSESSMENT AREA TWO OVERVIEW

The District encompasses 443.39 acres located in Pasco County, Florida within Sections 8, 16 and 17, Township 25 South, Range 18 East. The Developer of the property within AA1 and AA2 has created the overall Development Plan in conjunction with the District Engineer outlined within the Engineer’s Report. The CIP for the District contemplated two



phases for construction and/or acquisition. The first phase will occur within the AA1 boundaries consisting of 275.64 gross acres, and the Development Plan for AA1 projects 489 Platted Units. AA2 boundaries consist of 166.47 gross acres and the AA2 Development Plan anticipates 343 Units. The complete Development Plan will consist of 832 Units as detailed within Table 2. All 832 Units in the two phases of the Development Plan are contained within AA1 or AA2.

V. CAPITAL IMPROVEMENT PROGRAM (CIP)

The District Engineer has identified the infrastructure and respective estimated costs to complete the CIP as detailed in the Engineer's Report. The CIP includes drainage & surface water management system, on-site roadways, on-site utilities, off-site utilities & roadway improvements, professional fees, and environmental & recreational improvements. The total cost of the CIP for the complete Development Plan is estimated at \$26,619,828.

It is imperative to note that the costs within Phase 1 (\$16,872,879) and Phase 2 (\$9,746,950) of the CIP and Development Plan have two benefit categories, "Unique" and "Common". Unique Costs are defined by the Engineer as costs benefiting those Units or Planned Units specifically within the defined areas of AA1 or AA2, whereas Common Costs benefit all Units or Planned Units within AA1 and AA2, collectively within the District.

The District anticipates that as each phase of the Development Plan are constructed, the Unique Costs and relative shares of Common Costs will be funded utilizing both Bond Proceeds and Developer contributions.

VI. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The District's CIP contains a "system of improvements"; all of which consist of approved and assessable purposes (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all private developable properties receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable; eligible improvements are found within the list provided in F.S. 170.01 and the Capital Improvement Program consists solely of such eligible improvements. However, certifying compliance with the second and third requirements necessary to establish valid special assessment requires a more analytical examination. As required by F.S. 170.02, and described in the next section entitled "Allocation Methodology," this approach involves identifying and assigning value to specific



benefits being conferred upon the various benefitting properties, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property. The Development Plan contains a mix of single-family home sites and villas. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it “equates” the estimated benefit conferred to a specific residential unit type. This is done to implement a fair and equitable method of apportioning benefit.

The second and third requirements (proven benefit and maximum assessment level) are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the CIP is demonstrated in the calculation of an equivalent assessment unit (EAU), further defined in the next section.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the property. These benefits are derived from the acquisition and/or construction of the District’s CIP. The allocation of responsibility for the payment of special assessments, being associated with the Bond liens encumbering AA2, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of AA2 will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

VII. ALLOCATION METHODOLOGY

The CIP benefits all assessable properties within the District proportionally. The level of relative benefit can be compared through the use of defining “equivalent” units of measurement by product type to compare dissimilar development product types. This is accomplished through determining an estimate of the relationship between the product types, based on a relative benefit received by each product type from the CIP. The use of Equivalent Assessment Unit (EAU) methodologies is well established as a fair and reasonable proxy for estimating the benefit received by private benefitting properties. One (1) EAU has been assigned to the 40’ residential use product type as a baseline, with a proportional increase or decrease relative to other planned residential product types and sizes. Table 2 outlines EAUs assigned for residential product types under the current development plan. If future assessable property is added or product types are contemplated, this report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefitting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which valid special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific Assessable Property. The CIP benefit and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a



determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and maximum assessments associated with the CIP are demonstrated on Table 3 thru 6. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per parcel basis, thereby reducing the annual debt service assessment associated with any series of Bonds.

VIII. ASSIGNMENT OF MAXIMUM ASSESSMENTS

This section sets out the manner for which special assessments will be assigned and imposed upon the land within AA2. Assessments will be assigned to Assessable Property on a gross land acreage basis until such time as the developable acreage is platted. The new parcels will then be reviewed as to use and product types. Pursuant to Section 193.0235, Florida Statutes, certain privately or publicly owned “common elements” such as clubhouses, amenities, lakes and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state”. At this point the infrastructure may or may not be installed but none of the units in the relevant Development Plan have been platted. This condition exists when the infrastructure program is financed prior to any development. In the undeveloped state all of the lands within AA2 receive benefit from the CIP and all of the assessable land within AA2 would be assessed to repay any bonds. While the land is in an “undeveloped state,” special assessments will be assigned on an equal acre basis across all the gross acreage within AA2. Debt will not be solely assigned to parcels which have development rights, but will and may be assigned to undevelopable parcels to ensure integrity of development plans, rights and entitlements.

The second condition is “on-going development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development Plan has started to take shape. As lands subject to special assessments are platted and fully-developed, they are assigned specific assessments in relation to the estimated benefit that each platted unit receives from the CIP, with the balance of the debt assigned on a per acre basis as described in the preceding paragraph. Therefore, each fully-developed, platted unit would be assigned a maximum par debt assessment pursuant to its Product Type classification as set forth in Table 8. It is not contemplated that any unassigned debt would remain once all the lots associated with the improvements are platted and fully-developed; if such a condition was to occur, the true-up provisions within this report would be applicable.

The third condition is the “completed development state.” In this condition the entire Development Plan for AA2 has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within AA2.



IX. FINANCING INFORMATION

The District will finance implementation of the CIP through the issuance of the Bonds secured by benefiting properties within AA2. Several items will comprise the bond sizing such as capitalized interest, a debt service reserve, issuance costs and rounding as shown on Table 7. The Underwriter has provided factors utilized in this assumption and are conservative in an effort to identify the Maximum Assessment and capacity for special assessment liens anticipated with future bond issuances. Supplemental reports to the AA2 Master Report will apply the methodology and allocation specific to the rates and terms pertaining to a series of Bonds.

X. TRUE-UP MODIFICATION

During the construction period of phase 2 of development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of special assessment principal. In order to ensure the District's debt does not build up on the unplatted developable land, the District shall apply the following test as outlined within this "true-up methodology."

The debt per acre remaining on the unplatted land within AA2 may not increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for each Bond issue divided by the number of gross acres for such phase. Thus, every time the test is applied, the debt encumbering the remaining undivided land must remain equal to or lower than the ceiling level of debt per gross acre. If the debt per gross acre is found to be above the established maximum, the District would require a density reduction payment in an amount sufficient to reduce the remaining debt per acre to the ceiling amount based on the schedule found in Exhibit A, the Preliminary Assessment Roll, which amount will include accrued interest to the first interest payment date on the Bonds which occurs at least 45 days following such debt reduction payment.

True-up tests shall be performed upon the acceptance of each recorded plat submitted to subdivide developed lands within AA2. If upon the completion of any true-up analyses it is found the debt per developable acre exceeds the established maximum ceiling debt per developable acre and there is not sufficient development potential in the remaining acreage of AA2 to produce the EAU densities required to adequately service Bond debt, the District shall require the immediate remittance of a density reduction payment, plus accrued interest as applicable, in an amount sufficient to reduce the remaining debt per acre to the ceiling amount per developable acre and to allow the remaining acreage to adequately service Bond debt upon development. The final test shall be applied at the platting of 100% of the development units within AA2.

True-up payment requirements may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District and bondholders, that there is sufficient development potential in the remaining acreage within AA2 to produce the densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this section.



All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

XI. ADDITIONAL STIPULATIONS

Meritus Districts was retained by the District to prepare a methodology to fairly allocate the special assessments related to the Districts CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Meritus Districts makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Meritus Districts does not represent the District as a Municipal Advisor or Securities Broker nor is Meritus Districts registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Meritus Districts does not provide the District with financial advisory services or offer investment advice in any form.



TABLE 1

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT BUILDOUT COMMUNITY DEVELOPMENT PROGRAM COSTS					
COMBINED ASSESSMENT AREAS ONE & TWO					
ITEM	PHASE I UNIQUE AA1	MASTER/ COMMON AA1	PHASE II UNIQUE AA2	MASTER/ COMMON AA2	TOTAL
Engineering Design, Permitting, Surveying, Testing	\$950,695	\$28,500	\$394,177	\$0	\$1,373,372
Earthwork	\$3,092,433	\$0	\$1,913,289	\$0	\$5,005,722
Storm Water Management	\$1,595,009	\$0	\$930,610	\$0	\$2,525,619
Roads	\$2,247,808	\$0	\$1,483,068	\$0	\$3,730,876
Off-Site Improvements	\$620,082	\$0	\$0	\$0	\$620,082
Potable Water & Fire	\$615,900	\$0	\$483,778	\$0	\$1,099,678
Sanitary Sewer	\$1,394,477	\$0	\$461,769	\$359,105	\$2,215,351
Reclaimed Water	\$273,021	\$0	\$243,401	\$0	\$516,422
Recreational/Amenity	\$756,429	\$1,043,571	\$0	\$0	\$1,800,000
Landscaping/Irrigation/Hardscape	\$691,758	\$0	\$732,650	\$0	\$1,424,408
Environmental Mitigation Area	\$130,320	\$179,788	\$0	\$0	\$310,108
Permit Fees and Impact Fees	\$1,998,755	\$0	\$1,447,989	\$0	\$3,446,744
Contingency	\$1,254,333	\$0	\$1,297,114	\$0	\$2,551,447
	\$15,621,020	\$1,251,859	\$9,387,845	\$359,105	\$26,619,829



TABLE 2

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT PLANNED DEVELOPMENT PROGRAM				
ASSESSMENT AREA ONE				
PRODUCT	LOT SIZE	UNITS	PER UNIT EAU ⁽²⁾	TOTAL EAUs
Villa 30'	30	100	0.75	75.00
Single Family 40'	40	173	1.00	173.00
Single Family 50'	50	216	1.25	270.00
TOTAL		489		518.00
ASSESSMENT AREA TWO				
PRODUCT	LOT SIZE	UNITS	PER UNIT EAU ⁽²⁾	TOTAL EAUs
Villa 30'	30	186	0.75	139.50
Single Family 40'	40	110	1.00	110.00
Single Family 50'	50	47	1.25	58.75
TOTAL		343		308.25
⁽¹⁾ EAU factors assigned based on Product Type as identified by district engineer and do not reflect front footage of planned lots.				



TABLE 3

DEVELOPMENT PROGRAM COST/BENEFIT ANALYSIS	
PROJECT COSTS	\$9,746,950
TOTAL PROGRAM EAUS	308.25
TOTAL COST/BENEFIT	<u><u>\$31,620</u></u>

Table 3 Notations:

1) Benefit is equal to or greater than cost as assigned per Equivalent Assessment Unit ("EAU") as described above.

TABLE 4

DEVELOPMENT PROGRAM *NET* COST/BENEFIT ANALYSIS					
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	NET BENEFIT PER PRODUCT TYPE	PER PRODUCT UNIT
Villa 30'	0.75	186	139.50	\$14,310	\$76.93
Single Family 40'	1.00	110	110.00	\$11,284	\$102.58
Single Family 50'	1.25	47	58.75	\$6,027	\$128.22
		<u>343</u>	<u>308.25</u>	<u>\$31,620</u>	

Table 4 Notations:

1) Table 4 determines only the anticipated construction cost, net of finance and other related costs.



TABLE 5

CONSTRUCTION COST AND BENEFIT						
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	PERCENTAGE OF EAUs	TOTAL AMOUNT PER PRODUCT TYPE	TOTAL AMOUNT PER LOT
Villa 30'	0.75	186	139.50	45.3%	\$4,411,028.47	\$23,715
Single Family 40	1.00	110	110.00	35.7%	\$3,478,230.33	\$31,620
Single Family 50	1.25	47	58.75	19.1%	\$1,857,691.20	\$39,525
		343	308.25	100%	\$9,746,950	

TABLE 6

CONSTRUCTION COST FUNDING SOURCES					
PRODUCT TYPE	PRODUCT COUNT	PER PRODUCT TYPE		PER UNIT	
		DEVELOPER FUNDED	SERIES 2019 BONDS	DEVELOPER FUNDED	SERIES 2019 BONDS
Villa 30'	186	\$0	\$4,411,029	\$0.00	\$23,715.21
Single Family 40	110	\$0	\$3,478,230	\$0.00	\$31,620.28
Single Family 50	47	\$0	\$1,857,691	\$0.00	\$39,525.35
	343	\$0	\$9,746,950		



TABLE 7

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS		
FINANCING INFORMATION - FINANCING INFORMATION BOND SERIES		
Coupon Rate ⁽¹⁾		5.50%
Term (Years)		30
Principal Amortization Installments		30
ISSUE SIZE		\$11,520,000
Construction Fund		\$9,746,950
Capitalized Interest (Months) ⁽²⁾	12	\$633,600
Debt Service Reserve Fund	100%	\$745,080
Underwriter's Discount	2.00%	\$230,400
Cost of Issuance		\$160,000
Rounding		\$3,970
ANNUAL ASSESSMENT		
Annual Debt Service (Principal plus Interest)		\$745,080
Collection Costs and Discounts @	6.00%	\$47,558
TOTAL ANNUAL ASSESSMENT		\$792,638
⁽¹⁾ Based on conservative interest rate, subject to change based on market conditions.		
⁽²⁾ Based on capitalized interest 12 months.		



TABLE 8

**CREEK PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
CDD ASSESSMENT ANALYSIS**

ALLOCATION METHODOLOGY - SERIES 2019 LONG TERM BONDS ⁽¹⁾								
PRODUCT	PER UNIT EAU	TOTAL EAUs	% OF EAUs	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾	TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾
Villa 30'	0.75	139.50	45.26%	186	\$5,213,431	\$358,712	\$28,029	\$957
Single Family 40'	1.00	110.00	35.69%	110	\$4,110,949	\$282,855	\$37,372	\$1,277
Single Family 50'	1.25	58.75	19.06%	47	\$2,195,620	\$151,071	\$46,715	\$1,596
TOTAL		308.25	100.00%	343	11,520,000	792,638		

⁽¹⁾ Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis. 12 month Capitalized Interest Period.

⁽²⁾ Includes principal, interest and collection costs.

EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is \$11,520,000.00 payable in 30 annual installments of principal of \$4,475.76 per gross acre. The maximum par debt is \$69,201.66 per gross acre and is outlined below.

Prior to platting, the debt associated with the Capital Improvement Plan will initially be allocated on a per acre basis within the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

ASSESSMENT ROLL			
TOTAL ASSESSMENT:		<u>\$11,520,000.00</u>	
ANNUAL ASSESSMENT:		<u>\$745,079.80</u>	(30 Installments)
TOTAL GROSS ASSESSABLE ACRES +/-:		<u>166.47</u>	
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:		<u>\$69,201.66</u>	
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:		<u>\$4,475.76</u>	(30 Installments)
		PER PARCEL ASSESSMENTS	
Landowner Name, Hillsborough County Folio ID & Address		Gross Unplatted Assessable Acres	Total PAR Debt Total Annual
Cypress Preserve 841, LLC 3658 Erindale Drive Valrico, FL 33596-6311 Tampa, FL 33609		166.47	\$11,520,000.00 \$745,079.80
Totals:		<u>166.47</u>	<u>\$11,520,000.00</u> <u>\$745,079.80</u>





Meritus

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Preserve

Date: 8/28/19

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	5	0	Good
TURF FERTILITY	10	10	0	Better
TURF EDGING	5	5	0	good
WEED CONTROL - TURF AREAS	5	4	-1	Broadleaf weeds
TURF INSECT/DISEASE CONTROL	10	10	0	
PLANT FERTILITY	5	3	-2	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	
CLEANLINESS	5	4	-1	Better
MULCHING	5	4	-1	Fair
WATER/IRRIGATION MGMT	8	8	0	OK
CARRYOVERS	5	4	-1	Plant fertility/bed detailing

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	5	-2	
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

SCORE

100	90	-10	90%
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Contractor Signature: _____

Manager's Signature: Gene Roberts 8/28/2019

Cypress Preserve August



The landscape beds at the entrance median need to be detailed for weeds and crack weeds in the curb sprayed.



The dead Pindo palm at the entrance has been removed but not replaced.



The dead coontie plants have been replaced along the bike trail on Bulloch.



The landscape beds on Mossy Timber north of Heron Hideaway need detailing.



Most of the beds along Mossy Timber and the turf look good.



The bed next to the mail kiosk needs weed detailing and mulch.



The ceiling at the mail kiosk has been cleaned and put on a regular schedule.



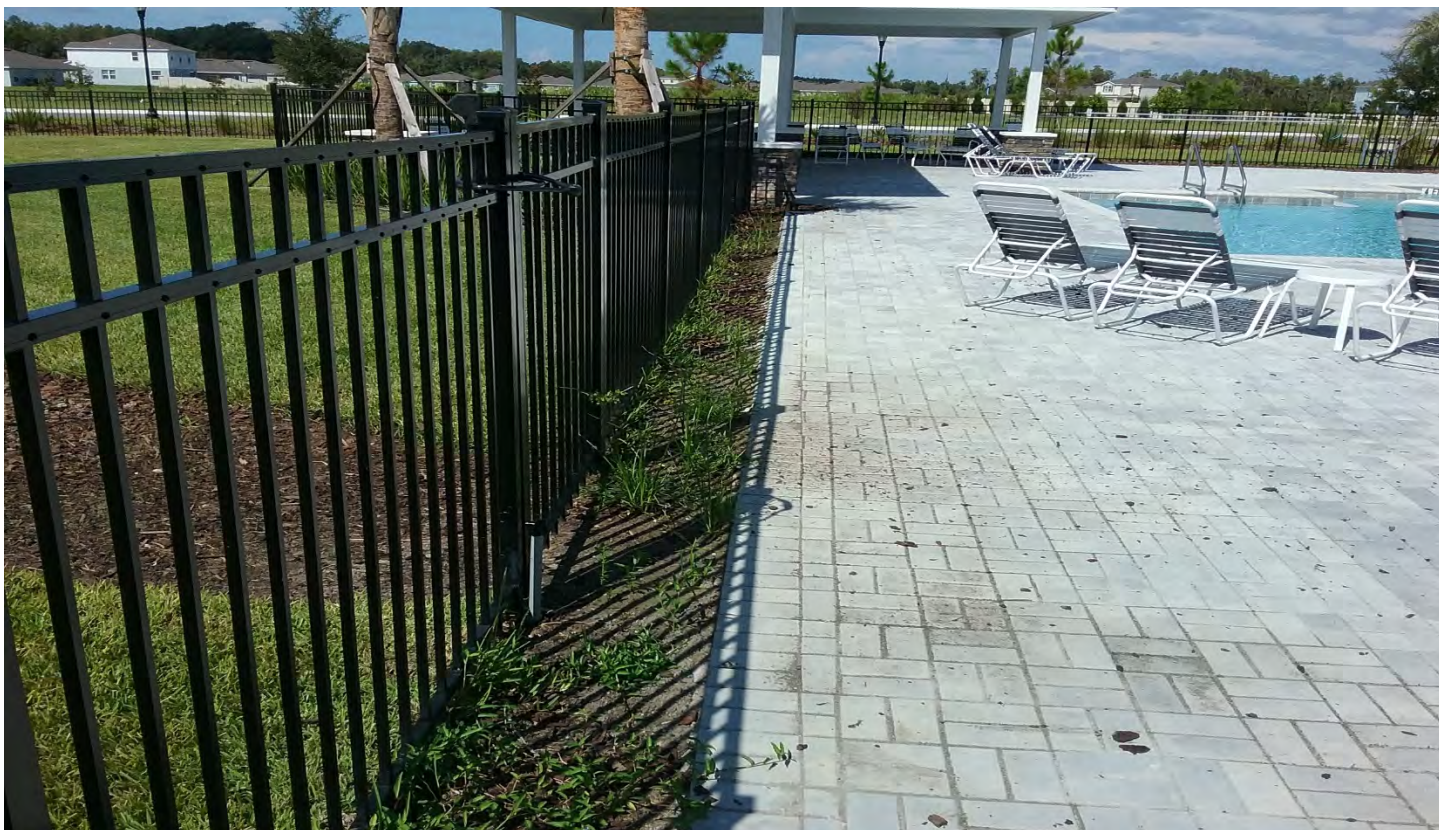
Some of the plumbago next to the pool is still struggling from excessive moisture.



The dog park is in good condition.



The play ground area looks ok, some weeds in the pathway.



The perimeter of the pool needs to be weeded.



Mulch continues to wash onto the pool deck when it rains, will get estimates to add landscape border.



The pond next to Mossy Timber has some algae.



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Preserve

Date: 9/20/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	23	-2	Ponds look better
INVASIVE MATERIAL (FLOATING)	20	18	-2	A little algae
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	Smooth spike rush
FOUNTAINS/AERATORS	20	20	0	N/A
DESIRABLE PLANTS	15	15	0	Good

AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	Clean
CLUBHOUSE EXTERIOR	3	3	0	Clean
POOL WATER	10	10	0	Good
POOL TILES	10	8	-2	The area by the drain needs cleaning.
POOL LIGHTS	5	5	0	
POOL FURNITURE/EQUIPMENT	8	8	0	Good
FIRST AID/SAFETY ITEMS	10	10	0	Good
SIGNAGE (rules, pool, playground)	5	5	0	Good
PLAYGROUND EQUIPMENT	5	5	0	Good
RECREATIONAL FACILITIES	7	7	0	Good
RESTROOMS	6	6	0	Clean
HARDSCAPE	10	10	0	Good
ACCESS & MONITORING SYSTEM	3	3	0	Working
IT/PHONE SYSTEM	3	3	0	N/A
TRASH RECEPTACLES	3	3	0	Have added more
FOUNTAINS	8	8	0	Good

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



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Preserve

Date: 9/20/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	
RECREATIONAL AREAS	30	25	-5	Dead plants and a dead oak tree
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	682	-18	97%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____



Meritus

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Preserve

Date: 9/20/19

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	4	-1	Fair
TURF FERTILITY	10	8	-2	Turf by amenity center.
TURF EDGING	5	5	0	good
WEED CONTROL - TURF AREAS	5	4	-1	Broadleaf weeds in entrance median
TURF INSECT/DISEASE CONTROL	10	10	0	
PLANT FERTILITY	5	3	-2	Some are chlorotic
WEED CONTROL - BED AREAS	5	4	0	Some detailing needed
PLANT INSECT/DISEASE CONTROL	5	4	-1	
PRUNING	10	8	-2	Ornamental grasses need trimmed
CLEANLINESS	5	4	-1	Better
MULCHING	5	4	-1	Fair
WATER/IRRIGATION MGMT	8	8	0	OK
CARRYOVERS	5	4	-1	Bed detailing

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	6	-1	
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

SCORE

100	87	-13	87%
-----	----	-----	-----

Contractor Signature: _____

Manager's Signature: Gene Roberts 9/20/2019

Cypress Preserve September



The pool is in good condition and everything is functioning.



There's a dead oak tree next to the playground.



Weeds around the pool deck perimeter need to be sprayed.



The turf next to the playground looks chlorotic and should be fertilized.



Flax lily bed along Bulloch needs to be detailed.



More Coontie plants have died in the bed along the bike trail.



The median at the entrance needs weed detailing.



The Pindo palm has been replaced in the entrance median.



The ornamental grasses along Mossy Timber are due to be trimmed, turf looks good in this area.



Traffic sign on Mossy Timber needs to be stood back up.



Trees next to the ponds need the tre wells cleaned and mulched.



The ponds look good, there is a small amount of algae.





The mitigated conservation areas are doing well.

**DEED OF CONSERVATION EASEMENT
THIRD PARTY BENEFICIARY RIGHTS TO USACE**

Prepared by:

Return original or certified recorded document to:

THIS DEED OF CONSERVATION EASEMENT is given this _____ day of _____, 2015, by Cypress Preserve 841, L.L.C ("Grantor") whose mailing address is 3658 Erindale Drive, Valrico, FL 33594

to Southwest Florida Water Management District ("Grantee") with third party enforcement rights to the US Army Corps of Engineers ("Third Party Beneficiary"). As used herein, the term "Grantor" shall include any and all heirs, successors or assigns of the Grantor, and all subsequent owners of the "Conservation Easement Area" (as hereinafter defined); the term "Grantee" shall include any successor or assignee of Grantee; and the term "Third Party Beneficiary" shall include any successor or assignee of the Third Party Beneficiary.

WITNESSETH

WHEREAS, the Grantor is the fee simple owner of certain lands situated in Pasco County County, Florida, and more specifically described on the location map in Exhibit "A" attached hereto and incorporated herein (the "Property"); and

WHEREAS, Permit No. _____ ("Permit") and any modifications thereto issued by the Grantee authorizes certain activities which could affect wetlands or other surface waters in or of the State of Florida; and

WHEREAS, the U.S. Army Corps of Engineers Permit No. SAJ-2015-02216 (SP-JLC) (Corps Permit) authorizes certain activities in the waters of the United States and requires this site protection instrument over the lands identified in Exhibit B as mitigation for such activities;

WHEREAS, the Grantor, in consideration of the consent granted by the Permit or other good and valuable consideration provided to Grantor, is agreeable to granting and securing to the Grantee a perpetual Conservation Easement as defined in Section 704.06, Florida Statutes (F.S.), over the area of the Property described on Exhibit "B" ("Conservation Easement Area"); and

WHEREAS, Grantor grants this Conservation Easement as a condition of the Permit, solely to off-set or prevent adverse impacts to natural resources, fish and wildlife, and wetland functions; and

WHEREAS, Grantor desires to preserve the Conservation Easement Area in perpetuity in its natural condition, or, in accordance with the Permit, in an enhanced, restored, or created condition; and

NOW, THEREFORE, in consideration of the issuance of the Permit to construct and operate the permitted activity, and as an inducement to Grantee in issuing the Permit, together with other good and valuable consideration provided to the Grantor, the adequacy and receipt of which are hereby



acknowledged, Grantor hereby voluntarily grants, creates, conveys, and establishes a perpetual Conservation Easement for and in favor of the Grantee upon the Conservation Easement Area which shall run with the land and be binding upon the Grantor, and shall remain in full force and effect forever.

The scope, nature, and character of this Conservation Easement shall be as follows:

1. Recitals. The recitals hereinabove set forth are true and correct and are hereby incorporated into and made a part of this Conservation Easement.

2. Purpose. It is the purpose of this Conservation Easement to retain land or water areas in their existing, natural, vegetative, hydrologic, scenic, open or wooded condition and to retain such areas as suitable habitat for fish, plants, or wildlife in accordance with Section 704.06, F.S. Those wetland and upland areas included in this Conservation Easement which are to be preserved, enhanced, restored, or created pursuant to the Permit (or any modification thereto) and any Management Plan attached hereto as Exhibit "C" ("Management Plan") which has been approved in writing by the Grantee, shall be retained and maintained in the preserved, enhanced, restored, or created condition required by the Permit (or any modification thereto).

To carry out this purpose, the following rights are conveyed to Grantee by this easement:

a. To enter upon the Conservation Easement Area at reasonable times with any necessary equipment or vehicles to inspect, determine compliance with the covenants and prohibitions contained in this easement, and to enforce the rights herein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Conservation Easement Area by Grantor at the time of such entry; and

b. To proceed at law or in equity to enforce the provision of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and to require the restoration of such areas or features of the Conservation Easement Area that may be damaged by any activity or use that is inconsistent with this Conservation Easement.

3. Prohibited Uses. Except for activities that are permitted or required by the Permit (or any modification thereto) (which may include restoration, creation, enhancement, maintenance, and monitoring activities, or surface water management improvements) or other activities described herein or in the Management Plan (if any), any activity on or use of the Conservation Easement area inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities are expressly prohibited in or on the Conservation Easement Area (except as authorized or required by the Permit (or any modification thereof) or in a Management Plan which has been approved in writing by the Grantee):

a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;

b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;

c. Removing, destroying or trimming trees, shrubs, or other vegetation, except:

i. The removal of dead trees and shrubs or leaning trees that could cause damage property is authorized;

ii. The destruction and removal of noxious, nuisance or exotic invasive plant species as listed on the most recent Florida Exotic Pest Plant Council's List of Invasive Species is authorized;

iii. Activities authorized by the Permit or described in the Management Plan or otherwise approved in writing by the Grantee are authorized; and

iv. Activities conducted in accordance with a wildfire mitigation plan developed with the Florida Forest Service that has been approved in writing by the Grantee are authorized. No later than thirty (30) days before commencing any activities to implement the approved wildfire mitigation plan, Grantor shall notify the Grantee in writing of its intent to commence such activities. All such activities may only be completed during the time period for which the Grantee approved the plan;

d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;

e. Surface use except for purposes that permit the land or water area to remain in its natural, restored, enhanced, or created condition;

f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking, clearing, and fencing;

g. Acts or uses detrimental to such aforementioned retention of land or water areas; and

h. Acts or uses which are detrimental to the preservation of the structural integrity or physical appearance of sites or properties having historical, archaeological, or cultural significance.

4. Grantor's Reserved Rights. Grantor reserves all rights as owner of the Conservation Easement Area, including the right to engage or to permit or invite others to engage in all uses of the Conservation Easement Area that are not prohibited herein and which are not inconsistent with the Permit (or any modification thereto), Management Plan, or the intent and purposes of this Conservation Easement.

5. Rights of the U.S. Army Corps of Engineers ("Corps"). The Corps, as a third-party beneficiary, shall have the right to enforce the terms and conditions of this Conservation Easement, including:

a. The right to take action to preserve and protect the environmental value of the Conservation Easement Area;

b. The right to prevent any activity on or use of the Conservation Easement Area that is inconsistent with the purpose of this Conservation Easement, and to require the restoration of areas or features of the Conservation Easement Area that may be damaged by any inconsistent activity or use;

c. The right to enter upon and inspect the Conservation Easement Area in a reasonable manner and at reasonable times to determine if Grantor or its successors and assigns are complying with the covenants and prohibitions contained in this Conservation Easement; and

d. The right to enforce this Conservation Easement by injunction or proceed at law or in equity to enforce the provisions of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and the right to require Grantor, or its successors or assigns, to restore such areas or features of the Conservation Easement Area that may be damaged by any inconsistent activity or use or unauthorized activities.

The Grantor, including their successors or assigns, shall provide the Corps at least 60 days advance notice in writing before any action is taken to amend, alter, release, or revoke this Conservation Easement. The Grantee shall provide reasonable notice and an opportunity to comment or object to the release or amendment to the U.S. Army Corps of Engineers. The Grantee shall consider any comments or objections from the U.S. Army Corps of Engineers when making the final decision to release or amend this Conservation Easement.

6. No Dedication. No right of access by the general public to any portion of the Conservation Easement Area is conveyed by this Conservation Easement.

7. Grantee's and Third Party Beneficiary's Liability. Grantee's liability is limited as provided in Subsection 704.06(10) and Section 768.28, F.S. Additionally, Grantee and Third Party Beneficiary shall not be responsible for any costs or liabilities related to the operation, upkeep or maintenance of the Conservation Easement Area.

8. Enforcement. Enforcement of the terms, provisions and restrictions of this Conservation Easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder. Grantee shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement.

9. Third Party Beneficiary's Enforcement Rights. The Third Party Beneficiary of this Conservation Easement shall have all the rights of the Grantee under this Conservation Easement, including third party enforcement rights of the terms, provisions and restrictions of this Conservation Easement. Third Party Beneficiary's enforcement of the terms, provisions and restrictions shall be at the discretion of the Third Party Beneficiary, and any forbearance on behalf of the Third Party Beneficiary to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Third Party Beneficiary's rights hereunder. Third Party Beneficiary shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement.

10. Taxes. When perpetual maintenance is required by the Permit, Grantor shall pay before delinquency any and all taxes, assessments, fees, and charges of whatever description levied on or assessed by competent authority on the Conservation Easement Area, and shall furnish the Grantee with satisfactory evidence of payment upon request.

11. Assignment. Grantee will hold this Conservation Easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this Conservation Easement except to another organization or entity qualified to hold such interests under the applicable state laws.

12. Severability. If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.

13. Terms and Restrictions. Grantor shall insert the terms and restrictions of this Conservation Easement (or incorporate the terms and restrictions by reference) in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the Conservation Easement.

14. Written Notice. All notices, consents, approvals or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

15. Modifications. This Conservation Easement may be amended, altered, released or revoked only by written agreement between the parties hereto or their heirs, assigns or successors-in-interest, which shall be filed in the public records in Pasco County, Florida.

16. Recordation. Grantor shall record this Conservation Easement in timely fashion in the Official Records of Pasco County, Florida, and shall rerecord it at any time Grantee may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in the public records. Grantor will hold Grantee harmless from any

recording costs or taxes necessary to record this Conservation Easement in the public records.

TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions and purposes imposed with this Conservation Easement shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the Conservation Easement Area.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said Conservation Easement Area in fee simple; that the Conservation Easement is free and clear of all encumbrances that are inconsistent with the terms of this Conservation Easement; all mortgages and liens on the Conservation Easement area, if any, have been subordinated to this Conservation Easement; that Grantor has good right and lawful authority to convey this Conservation Easement; and that it hereby fully warrants and defends record title to the Conservation Easement Area hereby conveyed against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, _____ ("Grantor") has
hereunto set its authorized hand this _____ day of _____, 20____.

☐ A Florida corporation or ☐ _____ (choose one)

By: _____
(Signature)

Name: _____
(Print)

Title: _____

Signed, sealed and delivered in our presence as witnesses:

By: _____
(Signature)

By: _____
(Signature)

Name: _____
(Print)

Name: _____
(Print)

STATE OF FLORIDA

COUNTY OF _____

On this _____, 20____, before me, the undersigned notary public, personally
appeared _____, the person who subscribed to the
foregoing instrument, as the _____ (title), of _____
_____ ☐ (corporation), a Florida corporation, or ☐ _____
_____ (choose one) and acknowledged that he/she executed the same on behalf of said ☐
corporation, or ☐ _____ (choose one) and the he/she was duly authorized to do
so. He/She is personally known to me or has produced a _____ (state)
driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

(Signature)

(Name)

My Commission Expires: _____

MORTGAGEE JOINDER, CONSENT AND SUBORDINATION

For Ten Dollars (\$10.00) and other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, _____, the owner and holder of a mortgage dated _____, in the original principal amount of \$ _____, given by _____ ("Grantor") to _____ ("Mortgagee"), encumbering the real property described on Exhibit "B" attached hereto ("Conservation Easement Area"), which is recorded in Official Records Book _____ at Page _____, (together with that certain Assignment of Leases and Rents recorded in Official Records Book _____, at Page _____, and those certain UCC-1 Financing Statement(s) recorded in Official Records Book _____, at Page _____, all of the Public Records of _____ County, Florida (said mortgage, assignment of leases and rents, and UCC-1 Financing Statements, as modified, are hereinafter referred to as the "Mortgage"), hereby joins in, consents to and subordinates the lien of its Mortgage, as it has been, and as it may be, modified, amended and assigned from time to time, to the foregoing Conservation Easement, executed by _____, in favor of _____ applicable to the Conservation Easement, as said Conservation Easement may be modified, amended, and assigned from time to time, with the intent that the Mortgage shall be subject and subordinate to the Conservation Easement.

IN WITNESS WHEREOF, this Mortgagee Joinder, Consent and Subordination is made this

_____ day of _____, 20__.

By: _____
(Signature)

(Mortgagee)

Name: _____

Title: _____
(Print)

WITNESSES:

By: _____
(Signature)

By: _____
(Signature)

Name: _____
(Print)

Name: _____
(Print)

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____ (print name), as _____ (title) of _____ (Grantor of Mortgage), on behalf of the _____ (Mortgagee, Grantor of the conservation Easement). He/She is personally known to me or has produced a _____ (state) driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

(Signature)

(Name)

My Commission Expires: _____

EXHIBIT A

[LOCATION MAP]

EXHIBIT B

[LEGAL DESCRIPTION AND SKETCH OF CONSERVATION EASEMENT AREA]

EXHIBIT C

[MANAGEMENT PLAN OR "INTENTIONALLY LEFT BLANK"]

Reset Form

Save & Print

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION


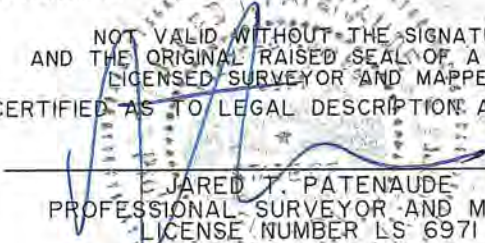
LEGAL DESCRIPTION:

A parcel of land being a portion of TRACT "D-3", according to the plat of CYPRESS PRESERVE PHASE 1A, as recorded in Plat Book 75, Page 108, of the Public Records of Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of Section 16, Township 25 South, Range 18 East, Pasco County, Florida; thence N00°07'13"E along the East line of said Section 16, (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION), for 331.02 feet to a Westerly corner of ASBEL CREEK PHASE ONE, as recorded in Plat Book 50, page 122, of the Public Records of Pasco County, Florida; thence S76°56'58"W, along the Westerly line of said ASBEL CREEK PHASE ONE, for 360.08 feet to a Northerly corner of ASBEL CREEK PHASE TWO as recorded in Plat Book 54, page 50, of the Public Records of Pasco County, Florida; thence N20°09'32"W along the North line of said ASBEL CREEK PHASE TWO, for 884.81 feet; thence leaving said North line of ASBEL CREEK PHASE TWO, S87°43'16"W, for 1037.91 feet to the POINT OF BEGINNING; thence S45°00'21"W, for 104.25 feet; thence S79°16'21"W, for 44.74 feet; thence S89°39'44"W, for 52.22 feet; thence N68°19'48"W, for 148.11 feet; thence N47°48'15"W, for 76.50 feet; thence N04°01'54"W, for 104.74 feet; thence S85°58'06"W, for 24.89 feet; thence N43°09'29"W, for 0.18 feet to the point of intersection with a non-tangent curve, concave Easterly; thence Northerly along the arc of said curve, with a radial bearing of N86°17'18"E, having a radius of 25.00 feet, a central angle of 38°44'18", an arc length of 16.90 feet, and a chord bearing N15°39'27"E, for 16.58 feet, to the point of tangent; thence N35°01'36"E, for 75.43 feet to the point of intersection with a non-tangent curve, concave Northerly; thence Easterly along the arc of said curve, with a radial bearing of N11°13'09"E, having a radius of 556.00 feet, a central angle of 09°12'11", an arc length of 89.31 feet, and a chord bearing S83°22'57"E, for 89.21 feet, to the point of tangent; thence S00°25'02"W, for 11.04 feet; thence S89°34'18"E, for 15.00 feet; thence N00°25'02"E, for 10.83 feet to the point of intersection with a non-tangent curve, concave Northerly; thence Easterly along the arc of said curve, with a radial bearing of N00°28'13"E, having a radius of 556.00 feet, a central angle of 08°57'13", an arc length of 86.89 feet, and a chord bearing N85°59'36"E, for 86.80 feet, to the point of tangent; thence S56°45'35"E, for 83.04 feet; thence S45°02'24"E, for 24.13 feet; thence S44°57'36"W, for 25.00 feet; thence S45°02'24"E, for 58.95 feet; thence S31°38'27"E, for 91.47 feet to the POINT OF BEGINNING.

Containing 78,232 square feet or 1.796 acres, more or less.

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THE RECORD DOCUMENTS AS NOTED HEREIN AS THE PLAT OF CYPRESS PRESERVE PHASE 1A, AS RECORDED IN PLAT BOOK 75, PAGE 108, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:					CYPRESS PRESERVE
SHEET DESCRIPTION:					WETLAND I
SCALE: NONE	DATE: 9-20-2016	DRAWN: CRF	CALCED: JTP	CHECKED: JTP	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEET 2 FOR SKETCH
JOB No.: 2016-026E	EPN: 535	SECTION: 16	TOWNSHIP: 25 S	RANGE: 18 E	REVISION 2: 3-14-2019
 <div>FLORIDA DESIGN CONSULTANTS, INC. — THINK IT. ACHIEVE IT. —</div> <div>3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655 PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707</div>					<div>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH</div> <div> E. JARED T. PATENAUDE PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER LS 6971 STATE OF FLORIDA</div>

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S45°00'21"W	104.25'	L7	S85°58'06"W	24.89'	L13	S56°45'35"E	83.04'
L2	S79°16'21"W	44.74'	L8	N43°09'29"W	0.18'	L14	S45°02'24"E	24.13'
L3	S89°39'44"W	52.22'	L9	N35°01'36"E	75.43'	L15	S44°57'36"W	25.00'
L4	N68°19'48"W	148.11'	L10	S00°25'02"W	11.04'	L16	S45°02'24"E	58.95'
L5	N47°48'15"W	76.50'	L11	S89°34'18"E	15.00'	L17	S31°38'27"E	91.47'
L6	N04°01'54"W	104.74'	L12	N00°25'02"E	10.83'			

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING
C1	25.00'	16.90'	16.58'	N15°39'27"E	38°44'18"	N86°17'18"E
C2	556.00'	89.31'	89.21'	S83°22'57"E	9°12'11"	N11°13'09"E
C3	556.00'	86.89'	86.80'	N85°59'36"E	8°57'13"	N00°28'13"E

LEGEND:

COR = CORNER

DB = DEED BOOK

ESMT = EASEMENT

FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION

HWY = HIGHWAY

LB = LICENSED BUSINESS

LLC = LIMITED LIABILITY COMPANY

NO = NUMBER

N'LY = NORTHERLY

ORB = OFFICIAL RECORDS BOOK

PB = PLAT BOOK

PG = PAGE

POB = POINT OF BEGINNING

POC = POINT OF COMMENCEMENT

R/W = RIGHT-OF-WAY

SQ FT = SQUARE FEET

SEC = SECTION

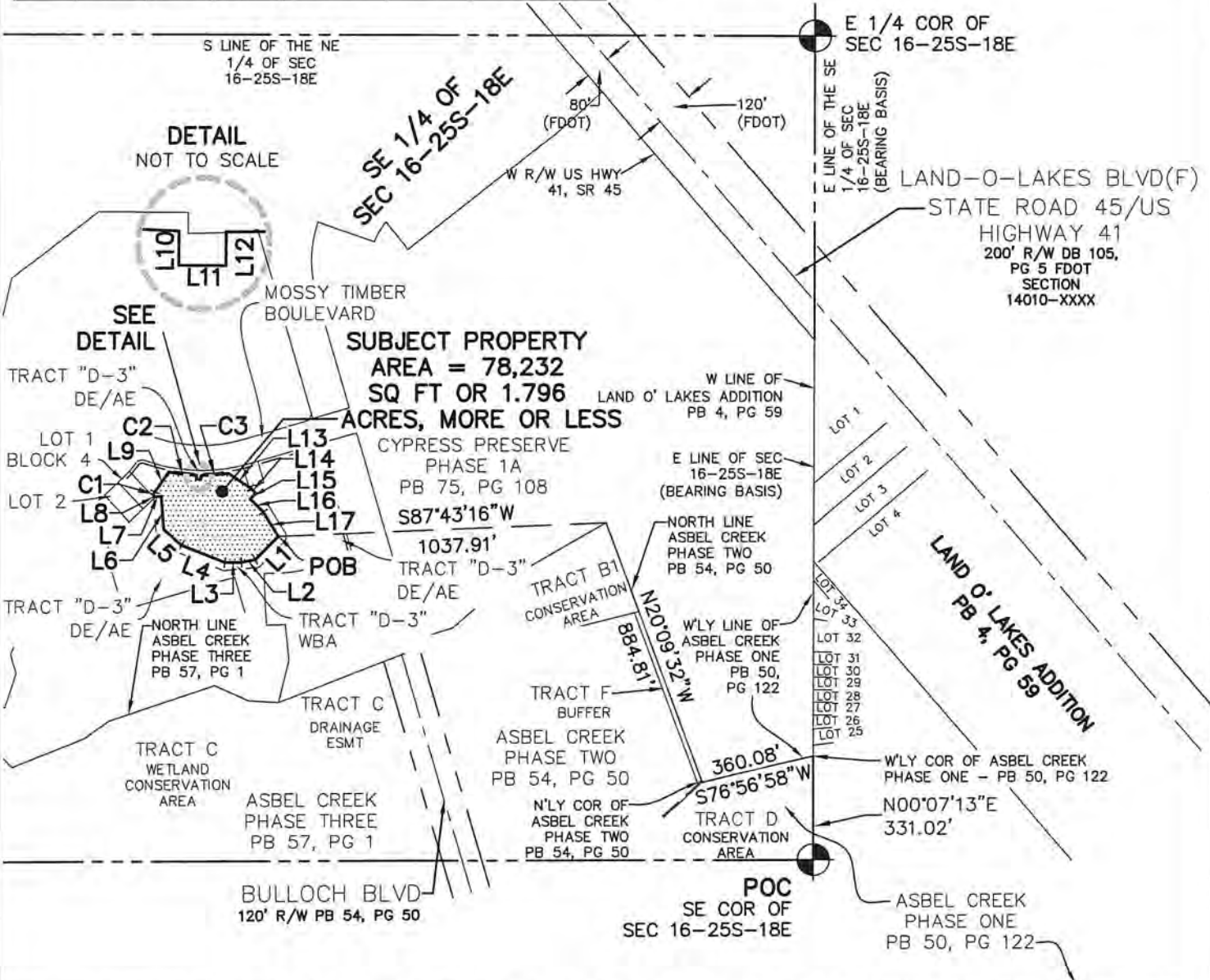
SR = STATE ROAD

W'LY = WESTERLY

N

0250500

1" = 500'



NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THE RECORD DOCUMENTS AS NOTED HEREIN AS THE PLAT OF CYPRESS PRESERVE PHASE 1A, AS RECORDED IN PLAT BOOK 75, PAGE 108, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

CYPRESS PRESERVE

SHEET DESCRIPTION:

WETLAND I

SCALE: <div>1"=500'</div>	DATE: <div>9-20-2016</div>	DRAWN: <div>CRF</div>	CALCED: <div>JTP</div>	CHECKED: <div>JTP</div>	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEET 2 FOR SKETCH
JOB No.: <div>2016-026E</div>	EPN: <div>535</div>	SECTION: <div>16</div>	TOWNSHIP: <div>25 S</div>	RANGE: <div>18 E</div>	REVISION 2: <div>3-14-2019</div>

FLORIDA DESIGN CONSULTANTS, INC.

THINK IT. ACHIEVE IT.

3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655

PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.S. NO.6707

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

JARED T. PATENAUBE

PROFESSIONAL SURVEYOR AND MAPPER

LICENSE NUMBER LS 6971

STATE OF FLORIDA

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THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION


LEGAL DESCRIPTION:

A parcel of land being a portion of TRACT 'D-1', according to the plat of CYPRESS PRESERVE PHASE 1A, as recorded in Plat Book 75, Page 108, of the Public Records of Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of Section 16, Township 25 South, Range 18 East, Pasco County, Florida; thence N00°07'13"E along the East line of said Section 16, (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION), for 331.02 feet to a Westerly corner of ASBEL CREEK PHASE ONE, as recorded in Plat Book 50, page 122 of the Public Records of Pasco County, Florida; thence S76°56'58"W, along the Westerly line of said ASBEL CREEK PHASE ONE, for 360.08 feet to a Northerly corner of ASBEL CREEK PHASE TWO as recorded in Plat Book 54, page 50 of the Public Records of Pasco County, Florida; thence N20°09'32"W along the North line of said ASBEL CREEK PHASE TWO, for 462.10 feet; thence leaving said North line of ASBEL CREEK PHASE TWO, N69°50'28"E, for 16.48 feet to the POINT OF BEGINNING; thence N20°51'43"W, for 85.21 feet; thence N01°15'01"E, for 26.04 feet; thence N19°10'20"W, for 53.08 feet; thence N33°51'17"W, for 24.84 feet; thence N24°29'41"W, for 35.90 feet; thence N13°03'53"W, for 38.95 feet; thence N16°50'02"W, for 32.27 feet; thence N15°26'15"W, for 29.56 feet; thence N15°59'27"W, for 43.75 feet; thence N16°23'22"W, for 36.10 feet; thence N89°30'20"E, for 15.15 feet; thence N67°09'08"E, for 44.90 feet; thence N27°44'58"E, for 41.11 feet; thence N39°23'45"E, for 31.44 feet; thence N49°59'40"E, for 25.98 feet; thence N23°18'42"E, for 30.88 feet; thence N11°24'24"E, for 19.85 feet; thence N22°05'32"E, for 39.50 feet; thence N00°58'26"W, for 68.45 feet; thence N11°09'04"E, for 38.31 feet; thence N00°01'38"W, for 33.04 feet; thence N17°16'05"E, for 49.12 feet; thence N00°13'33"W, for 21.97 feet; thence N08°47'24"E, for 41.86 feet; thence N29°07'46"E, for 25.98 feet; thence N77°56'31"W, for 10.03 feet; thence N68°51'04"W, for 8.38 feet; thence N78°05'32"W, for 56.19 feet to the point of curvature of a curve concave Northeasterly; thence Northwestery along the arc of said curve, having a radius of 36.09 feet, a central angle of 56°47'11", an arc length of 35.77 feet, and a chord bearing N49°41'56"W, for 34.32 feet to the point of tangent; thence N28°39'08"W, for 39.05 feet; thence N40°22'38"W, for 85.34 feet to the point of curvature of a curve concave Southerly; thence Westerly along the arc of said curve, having a radius of 33.00 feet, a central angle of 55°10'20", an arc length of 31.78 feet, and a chord bearing N67°57'48"W, for 30.56 feet to the point of tangent; thence S84°27'02"W, for 18.64 feet; thence S83°14'17"W, for 29.97 feet to the point of intersection with a non-tangent curve, concave Northeasterly; thence Northwestery along the arc of said curve, with a radial bearing of N02°19'24"E, having a radius of 35.33 feet, a central angle of 53°20'34", an arc length of 32.90 feet, and a chord bearing N61°00'19"W, for 31.72 feet, to the point of intersection with a non-tangent line; thence N59°04'15"W, for 79.96 feet; thence N88°48'26"W, for 12.15 feet; thence N74°57'37"W, for 10.09 feet to the point of curvature of a curve concave Northeasterly; thence Northwestery along the arc of said curve, having a radius of 18.50 feet, a central angle of 82°27'39", an arc length of 26.63 feet, and a chord bearing N33°43'48"W, for 24.39 feet to the point of tangent; thence N07°30'02"E, for 6.01 feet; thence N26°58'19"E, for 30.18 feet; thence N24°33'06"W, for 12.79 feet; thence N10°32'45"W, for 11.06 feet; thence N12°20'55"E, for 4.83 feet to the point of intersection with a non-tangent curve, concave Southeasterly; thence Northeasterly along the arc of said curve, with a radial bearing of S39°16'30"E, having a radius of 2,430.00 feet, a central angle of 01°03'29", an arc length of 44.87 feet, and a chord bearing N51°15'14"E, for 44.87 feet, to the point of intersection with a non-tangent line; thence N51°46'59"E, for 227.66 feet; thence S84°34'18"E, for 25.06 feet; thence S40°55'36"E, for 12.59 feet; thence S40°09'25"E, for 34.15 feet; thence S37°49'51"E, for 29.04 feet; thence N75°42'19"W, for 15.71 feet; thence S04°57'31"W, for 30.24 feet; thence S82°08'03"E, for 50.16 feet; thence S39°51'07"E, for 88.93 feet; thence S39°15'37"E, for 93.67 feet; thence S39°54'55"E, for 98.77 feet; thence S25°29'31"W, for 18.32 feet; thence S61°17'54"W, for 23.74 feet; thence S58°52'54"W, for 3.98 feet; thence S47°25'27"W, for 42.62 feet; thence S52°46'58"W, for 15.89 feet; thence S00°33'21"E, for 35.00 feet; thence S63°54'30"W, for 15.90 feet; thence S50°32'38"W, for 8.97 feet; thence S37°12'09"W, for 14.83 feet; thence S21°27'36"W, for 12.25 feet; thence S10°08'28"E, for 7.51 feet; thence S04°51'34"W, for 21.69 feet; thence S14°20'45"W, for 35.41 feet; thence S14°55'31"W, for 12.38 feet; thence S05°55'59"E, for 19.14 feet; thence S27°17'42"W, for 20.31 feet; thence S12°53'37"W, for 36.24 feet; thence S11°38'09"W, for 25.93 feet; thence S06°34'37"E, for 31.78 feet; thence S01°25'13"W, for 40.73 feet; thence S01°06'26"W, for 32.41 feet; thence S04°06'22"E, for 12.04 feet; thence S04°47'02"W, for 24.03 feet; thence S26°14'50"W, for 22.90 feet; thence S56°03'54"W, for 22.00 feet; thence S43°13'39"W, for 18.78 feet; thence S43°28'36"W, for 28.76 feet; thence S41°25'36"W, for 20.81 feet; thence S39°38'22"W, for 29.37 feet; thence S30°37'09"W, for 16.66 feet; thence S07°00'12"E, for 12.40 feet; thence S03°44'29"W, for 17.49 feet; thence S19°39'06"E, for 27.21 feet; thence S23°16'03"E, for 29.35 feet; thence S24°17'11"E, for 31.66 feet; thence S18°22'49"E, for 19.35 feet; thence S03°53'14"E, for 6.94 feet; thence S44°00'04"E, for 13.74 feet; thence S66°18'27"E, for 11.36 feet; thence S71°58'01"E, for 6.26 feet; thence N51°00'27"E, for 25.68 feet; thence N33°29'50"E, for 11.22 feet; thence S40°38'46"E, for 19.44 feet; thence S36°33'19"E, for 9.43 feet; thence S08°51'05"W, for 18.67 feet; thence S56°34'07"E, for 14.17 feet; thence S34°13'15"W, for 8.18 feet; thence N72°58'25"W, for 15.41 feet; thence N40°15'43"W, for 10.74 feet; thence N40°47'57"W, for 11.16 feet; thence S63°05'08"W, for 17.51 feet; thence S41°49'55"W, for 15.46 feet; thence S30°29'56"E, for 15.29 feet; thence S23°31'25"E, for 36.76 feet; thence S16°51'52"W, for 24.05 feet; thence S09°43'58"E, for 25.66 feet; thence S19°57'51"E, for 17.26 feet; thence S31°48'53"E, for 27.93 feet; thence S39°26'31"E, for 26.91 feet; thence S46°08'04"E, for 28.44 feet; thence S19°51'30"E, for 28.96 feet; thence S77°37'37"W, for 93.20 feet to the POINT OF BEGINNING.

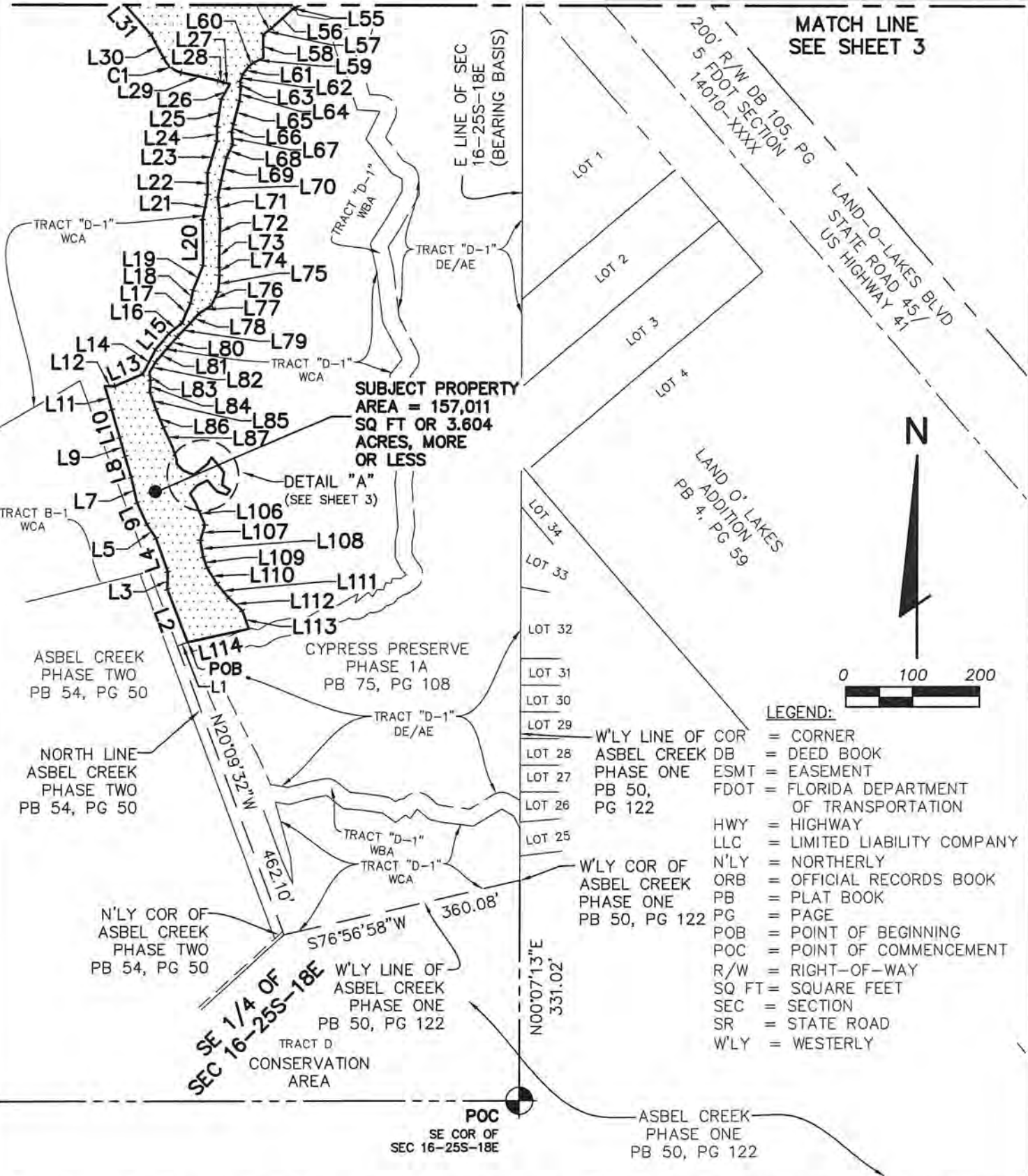
Containing 157,011 square feet or 3.604 acres, more or less.

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THE RECORD DOCUMENTS AS NOTED HEREIN AS THE PLAT OF CYPRESS PRESERVE PHASE 1A, AS RECORDED IN PLAT BOOK 75, PAGE 108, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.


PREPARED FOR:					CYPRESS PRESERVE	
SHEET DESCRIPTION:					MITIGATION 2	
SCALE:	DATE:	DRAWN:	CALCED:	CHECKED:	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEET 2-4 FOR SKETCH AND TABLES	
NONE	09-20-2016	GMS	JTP	JTP		
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:	REVISION 2: 3-14-2019 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. JARED T. CPATENAUDE PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER LS 6971 STATE OF FLORIDA	
2016-026E	535	16	25 S	18 E		
<div><div>FLORIDA DESIGN CONSULTANTS, INC. — THINK IT. ACHIEVE IT. —</div></div> <div>3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655 PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707</div>						

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION



NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THE RECORD DOCUMENTS AS NOTED HEREIN AS THE PLAT OF CYPRESS PRESERVE PHASE 1A, AS RECORDED IN PLAT BOOK 75, PAGE 108, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:						CYPRESS PRESERVE					
SHEET DESCRIPTION:						MITIGATION 2					
SCALE:	DATE:	DRAWN:	CALCED:	CHECKED:	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEET 2-4 FOR SKETCH AND TABLES REVISION 2: 3-14-2019 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. JARED T. PATENAUDE PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER LS 6971 STATE OF FLORIDA						
1"=200'	09-20-2016	GMS	JTP	JTP							
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:							
2016-026E	535	16	25 S	18 E							
 FLORIDA DESIGN CONSULTANTS, INC. — THINK IT. ACHIEVE IT. — 3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655 PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.B. NO.6707											

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

LINE TABLE		
LINE	BEARING	LENGTH
L1	N69°50'28"E	16.48'
L2	N20°51'43"W	85.21'
L3	N01°15'01"E	26.04'
L4	N19°10'20"W	53.08'
L5	N33°51'17"W	24.84'
L6	N24°29'41"W	35.90'
L7	N13°03'53"W	38.95'
L8	N16°50'02"W	32.27'
L9	N15°26'15"W	29.56'
L10	N15°59'27"W	43.75'
L11	N16°23'22"W	36.10'
L12	N89°30'20"E	15.15'
L13	N67°09'08"E	44.90'
L14	N27°44'58"E	41.11'
L15	N39°23'45"E	31.44'
L16	N49°59'40"E	25.98'
L17	N23°18'42"E	30.88'
L18	N11°24'24"E	19.85'
L19	N22°05'32"E	39.50'
L20	N00°58'26"W	68.45'
L21	N11°09'04"E	38.31'
L22	N00°01'38"W	33.04'
L23	N17°16'05"E	49.12'
L24	N00°13'33"W	21.97'
L25	N08°47'24"E	41.86'
L26	N29°07'46"E	25.98'
L27	N77°56'31"W	10.03'
L28	N68°51'04"W	8.38'
L29	N78°05'32"W	56.19'
L30	N28°39'08"W	39.05'

LINE TABLE		
LINE	BEARING	LENGTH
L31	N40°22'38"W	85.34'
L32	S84°27'02"W	18.64'
L33	S83°14'17"W	29.97'
L34	N59°04'15"W	79.96'
L35	N88°48'26"W	12.15'
L36	N74°57'37"W	10.09'
L37	N07°30'02"E	6.01'
L38	N26°58'19"E	30.18'
L39	N24°33'06"W	12.79'
L40	N10°32'45"W	11.06'
L41	N12°20'55"E	4.83'
L42	N51°46'59"E	227.66'
L43	S84°34'18"E	25.06'
L44	S40°55'36"E	12.59'
L45	S40°09'25"E	34.15'
L46	S37°49'51"E	29.04'
L47	N75°42'19"W	15.71'
L48	S04°57'31"W	30.24'
L49	S82°08'03"E	50.16'
L50	S39°51'07"E	88.93'
L51	S39°15'37"E	93.67'
L52	S39°54'55"E	98.77'
L53	S25°29'31"W	18.32'
L54	S61°17'54"W	23.74'
L55	S58°52'54"W	3.98'
L56	S47°25'27"W	42.62'
L57	S52°46'58"W	15.89'
L58	S00°33'21"E	35.00'
L59	S63°54'30"W	15.90'
L60	S50°32'38"W	8.97'

LINE TABLE		
LINE	BEARING	LENGTH
L61	S37°12'09"W	14.83'
L62	S21°27'36"W	12.25'
L63	S10°08'28"E	7.51'
L64	S04°51'34"W	21.69'
L65	S14°20'45"W	35.41'
L66	S14°55'31"W	12.38'
L67	S05°55'59"E	19.14'
L68	S27°17'42"W	20.31'
L69	S12°53'37"W	36.24'
L70	S11°38'09"W	25.93'
L71	S06°34'37"E	31.78'
L72	S01°25'13"W	40.73'
L73	S01°06'26"W	32.41'
L74	S04°06'22"E	12.04'
L75	S04°47'02"W	24.03'
L76	S26°14'50"W	22.90'
L77	S56°03'54"W	22.00'
L78	S43°13'39"W	18.78'
L79	S43°28'36"W	28.76'
L80	S41°25'36"W	20.81'
L81	S39°38'22"W	29.37'
L82	S30°37'09"W	16.66'
L83	S07°00'12"E	12.40'
L84	S03°44'29"W	17.49'
L85	S19°39'06"E	27.21'
L86	S23°16'03"E	29.35'
L87	S24°17'11"E	31.66'
L88	S18°22'49"E	19.35'
L89	S03°53'14"E	6.94'
L90	S44°00'04"E	13.74'

LINE TABLE		
LINE	BEARING	LENGTH
L91	S66°18'27"E	11.36'
L92	S71°58'01"E	6.26'
L93	N51°00'27"E	25.68'
L94	N33°29'50"E	11.22'
L95	S40°38'46"E	19.44'
L96	S36°33'19"E	9.43'
L97	S08°51'05"W	18.67'
L98	S56°34'07"E	14.17'
L99	S34°13'15"W	8.18'
L100	N72°58'25"W	15.41'
L101	N40°15'43"W	10.74'
L102	N40°47'57"W	11.16'
L103	S63°05'08"W	17.51'
L104	S41°49'55"W	15.46'
L105	S30°29'56"E	15.29'
L106	S23°31'25"E	36.76'
L107	S16°51'52"W	24.05'
L108	S09°43'58"E	25.66'
L109	S19°57'51"E	17.26'
L110	S31°48'53"E	27.93'
L111	S39°26'31"E	26.91'
L112	S46°08'04"E	28.44'
L113	S19°51'30"E	28.96'
L114	S77°37'37"W	93.20'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING
C1	36.09'	35.77'	34.32'	N49°41'56"W	56°47'11"	-
C2	33.00'	31.78'	30.56'	N67°57'48"W	55°10'20"	-
C3	35.33'	32.90'	31.72'	N61°00'19"W	53°20'34"	N02°19'24"E
C4	18.50'	26.63'	24.39'	N33°43'48"W	82°27'39"	-
C5	2430.00'	44.87'	44.87'	N51°15'14"E	1°03'29"	S39°16'30"E

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THE RECORD DOCUMENTS AS NOTED HEREIN AS THE PLAT OF CYPRESS PRESERVE PHASE 1A, AS RECORDED IN PLAT BOOK 75, PAGE 108, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

CYPRESS PRESERVE

SHEET DESCRIPTION:

MITIGATION 2

SCALE:	DATE:	DRAWN:	CALCED:	CHECKED:
NONE	09-20-2016	GMS	JTP	JTP
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:
2016-026E	535	16	25 S	18 E

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2-4 FOR SKETCH AND TABLES

REVISION 2: 3-14-2019



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

3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

NOT VALID WITHOUT THE SIGNATURE
AND THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

JARED T. PATENAUE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

BEARINGS ARE BASED UPON THE NORTH LINE OF THE SW 1/4 OF SECTION 16, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING N89°51'36"W.

LEGAL DESCRIPTION:

A parcel of land being a portion of Section 17, Township 25 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Southwest 1/4 of Section 16, Township 25 South, Range 18 East, Pasco County, Florida; thence N89°51'36"W along the North line of said Southwest 1/4 of Section 16, (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION), for 2624.08 feet to the Northwest corner of said Southwest 1/4 of Section 16, same being the East 1/4 corner of Section 17, Township 25 South, Range 18 East, Pasco County, Florida; thence S00°05'18"W along the West line of said Southwest 1/4 of Section 16, same being the East line of the SE 1/4 of said Section 17, for 60.64 feet; thence leaving said West line of the Southwest 1/4 of Section 16, same being said East line of the Southeast 1/4 of Section 17, S89°22'13"W, for 218.54 feet to the POINT OF BEGINNING; thence S12°32'11"W, for 9.63 feet; thence S02°20'19"W, for 8.53 feet; thence S00°38'39"W, for 15.49 feet; thence S08°15'53"W, for 10.90 feet; thence S15°43'05"W, for 5.78 feet; thence S38°51'32"W, for 7.87 feet; thence S41°43'45"W, for 10.73 feet; thence S64°40'04"W, for 7.32 feet; thence S73°18'39"W, for 9.09 feet; thence S86°59'21"W, for 9.94 feet; thence N81°28'28"W, for 10.56 feet; thence N72°39'23"W, for 8.76 feet; thence N60°52'52"W, for 12.16 feet; thence N57°28'00"W, for 9.71 feet; thence N61°08'54"W, for 15.51 feet; thence N71°17'58"W, for 11.40 feet; thence N71°44'06"W, for 10.66 feet; thence N80°24'03"W, for 11.48 feet; thence N83°27'28"W, for 10.69 feet; thence N70°28'29"W, for 5.73 feet; thence N57°02'50"W, for 7.68 feet; thence N41°30'53"W, for 6.04 feet; thence N29°45'39"W, for 5.61 feet; thence N18°06'53"W, for 9.52 feet; thence N10°20'06"W, for 37.85 feet; thence N09°42'07"W, for 141.62 feet; thence N09°52'47"W, for 94.42 feet; thence N09°48'19"W, for 109.07 feet; thence N18°37'44"W, for 21.31 feet; thence N08°41'43"W, for 113.26 feet; thence N88°10'47"E, for 332.27 feet; thence S48°50'27"W, for 88.28 feet; thence S00°02'21"W, for 41.01 feet; thence S01°47'28"E, for 24.31 feet; thence S04°28'06"W, for 16.91 feet; thence S07°02'03"W, for 15.83 feet; thence S13°14'18"W, for 64.34 feet; thence S01°49'09"E, for 49.48 feet; thence S33°52'05"E, for 67.67 feet; thence S40°54'42"E, for 48.45 feet; thence S05°16'37"E, for 64.01 feet; thence S08°01'58"W, for 34.17 feet; thence S19°59'42"W, for 10.18 feet; thence S32°50'42"W, for 6.42 feet; thence S50°24'26"W, for 6.55 feet; thence S68°12'40"W, for 3.75 feet; thence S85°14'22"W, for 4.19 feet; thence N88°12'40"W, for 11.15 feet; thence S78°26'50"W, for 15.64 feet; thence S72°54'27"W, for 9.47 feet; thence S52°08'34"W, for 7.94 feet; thence S42°53'50"W, for 6.65 feet; thence S30°35'43"W, for 4.45 feet; thence S25°12'55"W, for 9.81 feet to the POINT OF BEGINNING.

Containing 127,975 square feet or 2.938 acres, more or less.

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THE RECORD DOCUMENTS AS NOTED HEREIN AND A CERTAIN BOUNDARY SURVEY TITLED, "LESTER DAIRY, D.W. LESTER AND SONS PARCEL", PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., LAST DATE OF FIELD WORK: 8-II-2014, JOB NUMBER: 2014-0042.

PREPARED FOR:

CYPRESS PRESERVE

SHEET DESCRIPTION:

WETLAND CREATION AREA C-1

SCALE: NONE	DATE: 09-20-2016	DRAWN: GMS	CALCED: JTP	CHECKED: JTP	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEET 2 FOR SKETCH
JOB No.: 2016-026E	EPN: 535	SECTION: 17	TOWNSHIP: 25 S	RANGE: 18 E	REVISION 2: 3-13-2019
 <div>FLORIDA DESIGN CONSULTANTS, INC. — THINK IT. ACHIEVE IT. —</div> <div>3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655 PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707</div>					<div>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.</div> <div><p>JARED T. PATENAUDE PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER LS 6971 STATE OF FLORIDA</p></div>

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

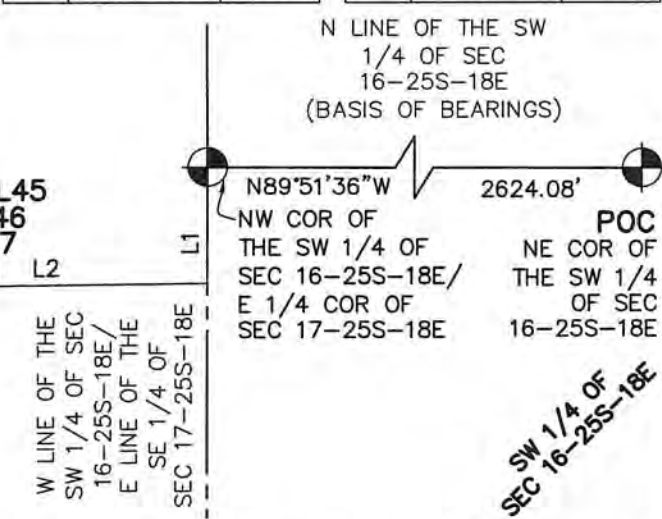
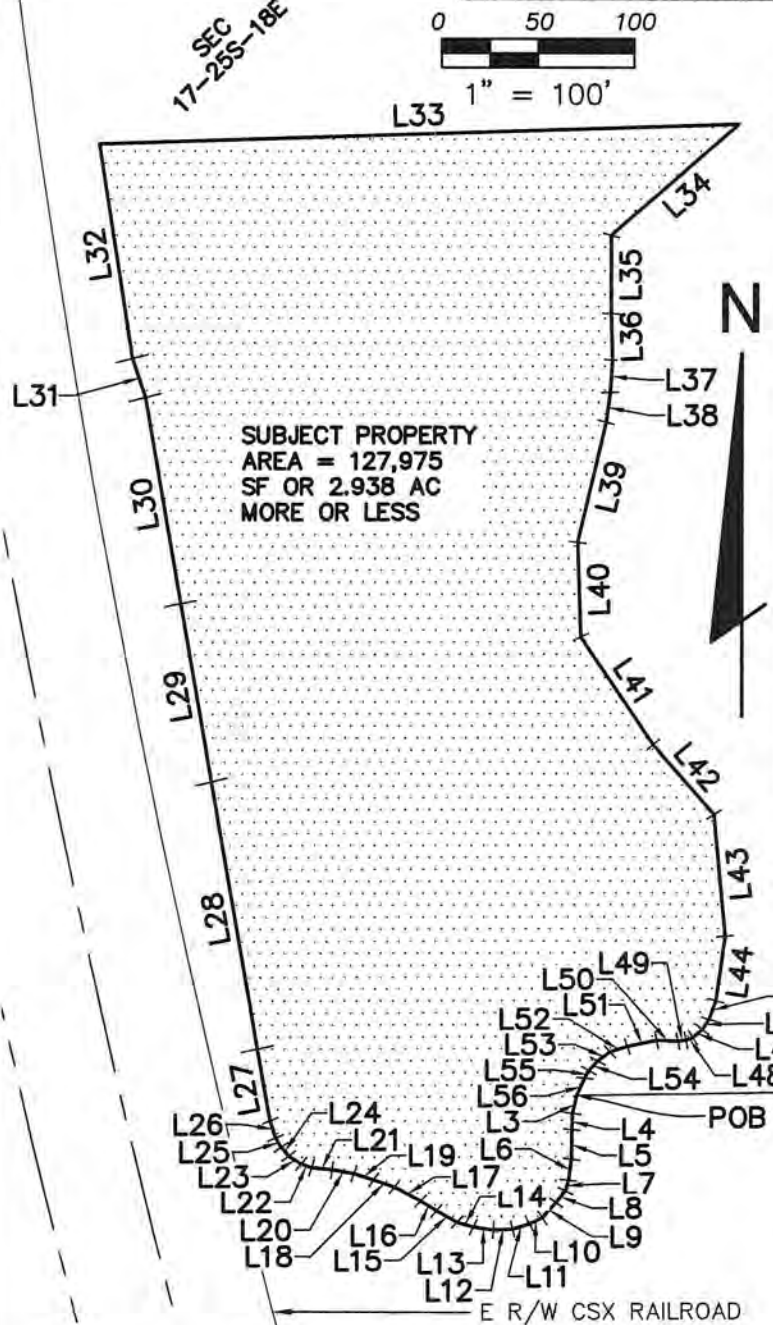
BEARINGS ARE BASED UPON THE NORTH LINE OF THE SW 1/4 OF SECTION 16, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING N89°51'36"W.

LEGEND:
COR = CORNER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
SF = SQUARE FEET
SEC = SECTION

LINE TABLE		
LINE	BEARING	LENGTH
L51	S78°26'50"W	15.64'
L52	S72°54'27"W	9.47'
L53	S52°08'34"W	7.94'
L54	S42°53'50"W	6.65'
L55	S30°35'43"W	4.45'
L56	S25°12'55"W	9.81'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°05'18"W	60.64'
L2	S89°22'13"W	218.54'
L3	S12°32'11"W	9.63'
L4	S02°20'19"W	8.53'
L5	S00°38'39"W	15.49'
L6	S08°15'53"W	10.90'
L7	S15°43'05"W	5.78'
L8	S38°51'32"W	7.87'
L9	S41°43'45"W	10.73'
L10	S64°40'04"W	7.32'
L11	S73°18'39"W	9.09'
L12	S86°59'21"W	9.94'
L13	N81°28'28"W	10.56'
L14	N72°39'23"W	8.76'
L15	N60°52'52"W	12.16'
L16	N57°28'00"W	9.71'
L17	N61°08'54"W	15.51'
L18	N71°17'58"W	11.40'
L19	N71°44'06"W	10.66'
L20	N80°24'03"W	11.48'
L21	N83°27'28"W	10.69'
L22	N70°28'29"W	5.73'
L23	N57°02'50"W	7.68'
L24	N41°30'53"W	6.04'
L25	N29°45'39"W	5.61'

LINE TABLE		
LINE	BEARING	LENGTH
L26	N18°06'53"W	9.52'
L27	N10°20'06"W	37.85'
L28	N09°42'07"W	141.62'
L29	N09°52'47"W	94.42'
L30	N09°48'19"W	109.07'
L31	N18°37'44"W	21.31'
L32	N08°41'43"W	113.26'
L33	N88°10'47"E	332.27'
L34	S48°50'27"W	88.28'
L35	S00°02'21"W	41.01'
L36	S01°47'28"E	24.31'
L37	S04°28'06"W	16.91'
L38	S07°02'03"W	15.83'
L39	S13°14'18"W	64.34'
L40	S01°49'09"E	49.48'
L41	S33°52'05"E	67.67'
L42	S40°54'42"E	48.45'
L43	S05°16'37"E	64.01'
L44	S08°01'58"W	34.17'
L45	S19°59'42"W	10.18'
L46	S32°50'42"W	6.42'
L47	S50°24'26"W	6.55'
L48	S68°12'40"W	3.75'
L49	S85°14'22"W	4.19'
L50	N88°12'40"W	11.15'



NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THE RECORD DOCUMENTS AS NOTED HEREIN AND A CERTAIN BOUNDARY SURVEY TITLED, "LESTER DAIRY, D.W. LESTER AND SONS PARCEL", PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., LAST DATE OF FIELD WORK: 8-II-2014, JOB NUMBER: 2014-0042.

PREPARED FOR:
CYPRESS PRESERVE

SHEET DESCRIPTION:
WETLAND CREATION AREA C-I

SCALE: 1"=100'	DATE: 09-20-2016	DRAWN: GMS	CALCED: JTP	CHECKED: JTP	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEET 2 FOR SKETCH
JOB No.: 2016-026E	EPN: 535	SECTION: 17	TOWNSHIP: 25 S	RANGE: 18 E	REVISION 2: 3-13-2019

FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —
3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34855
PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.B. NO.6707

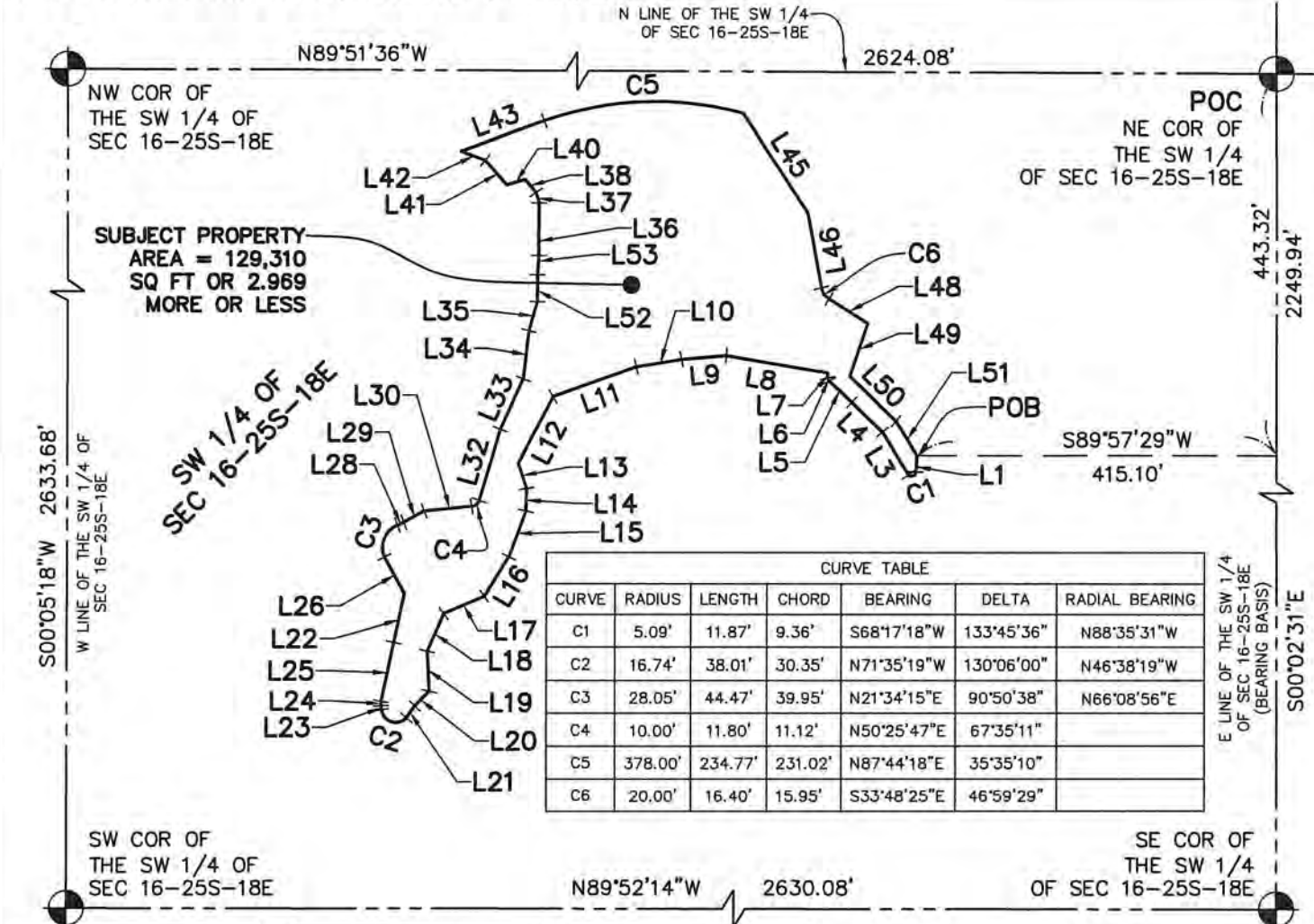
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JARED T. PATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER: LS 6971
STATE OF FLORIDA

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

BEARINGS ARE BASED UPON THE EAST LINE OF THE SW 1/4 OF SECTION 16, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING S00°02'31"E.



CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING
C1	5.09'	11.87'	9.36'	S68°17'18"W	133°45'36"	N88°35'31"W
C2	16.74'	38.01'	30.35'	N71°35'19"W	130°06'00"	N46°38'19"W
C3	28.05'	44.47'	39.95'	N21°34'15"E	90°50'38"	N66°08'56"E
C4	10.00'	11.80'	11.12'	N50°25'47"E	67°35'11"	
C5	378.00'	234.77'	231.02'	N87°44'18"E	35°35'10"	
C6	20.00'	16.40'	15.95'	S33°48'25"E	46°59'29"	

LINE TABLE		
LINE	BEARING	LENGTH
L1	S03°18'28"W	19.07'
L3	N31°06'27"W	57.39'
L4	N45°20'06"W	49.39'
L5	N46°46'48"W	36.05'
L6	N26°46'58"W	3.93'
L7	N00°47'28"E	6.23'
L8	N80°32'16"W	118.67'
L9	S85°14'11"W	52.26'
L10	S80°32'16"W	52.92'
L11	S70°01'39"W	102.43'
L12	S27°32'44"W	86.73'
L13	S18°19'24"E	30.61'
L14	S01°13'13"W	26.17'
L15	S20°25'50"W	56.31'
L16	S31°38'37"W	54.08'
L17	S66°33'22"W	50.56'

LINE TABLE		
LINE	BEARING	LENGTH
L18	S23°21'36"W	47.71'
L19	S02°49'24"E	45.94'
L20	S44°00'13"W	23.83'
L21	S34°11'09"W	17.21'
L22	N11°59'10"E	58.37'
L23	N06°20'37"W	4.73'
L24	N01°28'26"E	5.39'
L25	N11°53'01"E	69.50'
L26	N28°48'46"W	47.48'
L28	N67°15'43"E	8.12'
L29	N60°40'15"E	26.84'
L30	N84°13'23"E	54.92'
L32	N16°38'11"E	85.60'
L33	N24°03'45"E	64.04'
L34	N06°37'13"E	55.20'
L35	N16°08'13"E	35.30'

LINE TABLE		
LINE	BEARING	LENGTH
L36	N00°28'13"E	61.28'
L37	N15°12'54"W	12.67'
L38	N39°55'40"W	20.00'
L40	S73°11'42"W	21.99'
L41	N40°59'20"W	37.86'
L42	N68°48'06"W	29.62'
L43	N69°56'43"E	101.74'
L45	S32°40'57"E	137.18'
L46	S10°18'41"E	88.42'
L48	S57°18'09"E	53.00'
L49	S19°05'25"W	63.97'
L50	S45°43'44"E	74.51'
L51	S31°18'53"E	46.28'
L52	N00°20'24"E	31.13'
L53	N03°04'31"E	22.64'

LEGEND:
COR = CORNER
ESMT = EASEMENT
LB = LICENSED BUSINESS
NO = NUMBER
ORB = OFFICIAL RECORDS BOOK
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
SQ FT = SQUARE FEET
SEC = SECTION

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THE RECORD DOCUMENTS AS NOTED HEREIN AND A CERTAIN BOUNDARY SURVEY TITLED, "LESTER DAIRY, D.W. LESTER AND SONS PARCEL", PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., LAST DATE OF FIELD WORK: 8-II-2014, JOB NUMBER: 2014-0042.

PREPARED FOR:

CYPRESS PRESERVE

SHEET DESCRIPTION:

WETLAND CREATION AREA C-2, C-3 & E-1

SCALE, 1"=200'	DATE, 09-20-2016	DRAWN, GMS	CALCED, JTP	CHECKED, JTP
JOB No., 2016-026E	EPN, 535	SECTION, 16	TOWNSHIP, 25 S	RANGE, 18 E

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR SKETCH

FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —
3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655
PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLODESIGN.COM L.B. NO. 6707

NOT VALID WITHOUT THE SIGNATURE
AND THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.
JARED T. PATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER PSM 6971
STATE OF FLORIDA

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
BEARINGS ARE BASED UPON THE EAST LINE OF THE SW 1/4 OF SECTION 16, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING S00°02'31"E.

LEGAL DESCRIPTION:

A parcel of land being a portion of Section 16, Township 25 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Southwest 1/4 of Section 16, Township 25 South, Range 18 East, Pasco County, Florida; thence S00°02'31"E, along the East line of said Southwest 1/4 of Section 16, (BEING THE BASIS OF BEARINGS OF THIS LEGAL DESCRIPTION), for 443.32 feet; thence leaving said East line of the Southwest 1/4 of Section 16, S89°57'29"W, for 415.10 feet to the POINT OF BEGINNING; thence S03°18'28"W, for 19.07 feet to the point of intersection with a non-tangent curve, concave Northerly; thence Westerly along the arc of said curve, with a radial bearing of N88°35'31"W, having a radius of 5.09 feet, a central angle of 133°45'36", an arc length of 11.87 feet, and a chord bearing S68°17'18"W for 9.36 feet to the point of intersection with a non-tangent line; thence N31°06'27"W, for 57.39 feet; thence N45°20'06"W, for 49.39 feet; thence N46°46'48"W, for 36.05 feet; thence N26°46'58"W, for 3.93 feet; thence N00°47'28"E, for 6.23 feet; thence N80°32'16"W, for 118.67 feet; thence S85°14'11"W, for 52.26 feet; thence S80°32'16"W, for 52.92 feet; thence S70°01'39"W, for 102.43 feet; thence S27°32'44"W, for 86.73 feet; thence S18°19'24"E, for 30.61 feet; thence S01°13'13"W, for 26.17 feet; thence S20°25'50"W, for 56.31 feet; thence S31°38'37"W, for 54.08 feet; thence S66°33'22"W, for 50.56 feet; thence S23°21'36"W, for 47.71 feet; thence S02°49'24"E, for 45.94 feet; thence S44°00'13"W, for 23.83 feet; thence S34°11'09"W, for 17.21 feet to the point of intersection with a non-tangent curve, concave Northerly; thence Westerly along the arc of said curve, with a radial bearing of N46°38'19"W, having a radius of 16.74 feet, a central angle of 130°06'00", an arc length of 38.01 feet, and a chord bearing N71°35'19"W for 30.35 feet to the point of intersection with a non-tangent line; thence N06°20'37"W, for 4.73 feet; thence N01°28'26"E, for 5.39 feet; thence N11°53'01"E, for 69.50 feet; thence N11°59'10"E, for 58.37 feet; thence N28°48'46"W, for 47.48 feet to the point of intersection with a non-tangent curve, concave Easterly; thence Northerly along the arc of said curve, with a radial bearing of N66°08'56"E, having a radius of 28.05 feet, a central angle of 90°50'38", an arc length of 44.47 feet, and a chord bearing N21°34'15"E for 39.95 feet to the point of intersection with a non-tangent line; thence N67°15'43"E, for 8.12 feet; thence N60°40'15"E, for 26.84 feet; thence N84°13'23"E, for 54.92 feet to the point of curvature of a curve concave Northwesterly; thence Northeasterly along the arc of said curve, having a radius of 10.00 feet, a central angle of 67°35'11", an arc length of 11.80 feet, and a chord bearing N50°25'47"E for 11.12 feet to the point of tangent; thence N16°38'11"E, for 85.60 feet; thence N24°03'45"E, for 64.04 feet; thence N06°37'13"E, for 55.20 feet; thence N16°08'13"E, for 35.30 feet; thence N00°20'24"E, for 31.13 feet; thence N03°04'31"E, for 22.64 feet; thence N00°28'13"E, for 61.28 feet; thence N15°12'54"W, for 12.67 feet; thence N39°55'40"W, for 20.00 feet; thence S73°11'42"W, for 21.99 feet; thence N40°59'20"W, for 37.86 feet; thence N68°48'06"W, for 29.62 feet; thence N69°56'43"E, for 101.74 feet to the point of curvature of a curve concave Southerly; thence Easterly along the arc of said curve, having a radius of 378.00 feet, a central angle of 35°35'10", an arc length of 234.77 feet, and a chord bearing N87°44'18"E for 231.02 feet to the point of intersection with a non-tangent line; thence S32°40'57"E, for 137.18 feet; thence S10°18'41"E, for 88.42 feet to the point of curvature of a curve concave Northeasterly; thence Southeasterly along the arc of said curve, having a radius of 20.00 feet, a central angle of 46°59'29", an arc length of 16.40 feet, and a chord bearing S33°48'25"E for 15.95 feet to the point of tangent; thence S57°18'09"E, for 53.00 feet; thence S19°05'25"W, for 63.97 feet; thence S45°43'44"E, for 74.51 feet; thence S31°18'53"E, for 46.28 feet to the POINT OF BEGINNING.

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THE RECORD DOCUMENTS AS NOTED HEREIN AND A CERTAIN BOUNDARY SURVEY TITLED, "LESTER DAIRY, D.W. LESTER AND SONS PARCEL", PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., LAST DATE OF FIELD WORK: 8-II-2014, JOB NUMBER: 2014-0042.

PREPARED FOR: CYPRESS PRESERVE

SHEET DESCRIPTION: WETLAND CREATION AREA C-2, C-3 & E-1

SCALE: NONE	DATE: 09-20-2016	DRAWN: GMS	CALCED: JTP	CHECKED: JTP	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEET 2 FOR SKETCH
JOB No.: 2016-026E	EPN: 535	SECTION: 16	TOWNSHIP: 25 S	RANGE: 18 E	



**FLORIDA DESIGN
CONSULTANTS, INC.**
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NOT VALID WITHOUT THE SIGNATURE
AND THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

[Signature] 9-29-19

JARED T. PATENAUBE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER PSM 6971
STATE OF FLORIDA

THIS IS NOT A SURVEY


THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A parcel of land being a portion of TRACT "D-5", according to the plats of CYPRESS PRESERVE PHASE 1A, as recorded in Plat Book 75, Page 108, and CYPRESS PRESERVE PHASE 2A, as recorded in Plat Book 78, Page 68, both of the Public Records of PASCO County, Florida, lying in Section 16, Township 25 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Southwest 1/4 of Section 16, Township 25 South, Range 18 East, Pasco County, Florida; thence N89°51'36"W, along the North line of said Southwest 1/4 of Section 16, (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION), for 48.75 feet; thence leaving said North line of the Southwest 1/4 of Section 16, S00°08'24"W, for 299.54 feet to the POINT OF BEGINNING; thence N26°00'46"E, for 57.44 feet; thence N34°05'23"E, for 59.26 feet; thence N41°36'48"E, for 23.63 feet to the point of curvature of a curve concave Southerly; thence Easterly along the arc of said curve, having a radius of 15.00 feet, a central angle of 73°43'29", an arc length of 19.30 feet, and a chord bearing N78°28'33"E for 18.00 feet to the point of tangent; thence S64°39'42"E, for 198.81 feet to the point of curvature of a curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 219.00 feet, a central angle of 61°18'54", an arc length of 234.36 feet, and a chord bearing S34°00'15"E for 223.34 feet to the point of intersection with a non-tangent line; thence S07°43'12"E, for 38.84 feet; thence S00°21'27"W, for 158.29 feet; thence S06°34'49"W, for 41.98 feet; thence S01°40'10"E, for 223.56 feet; thence S00°42'55"E, for 87.76 feet; thence S00°21'27"W, for 253.14 feet to the point of curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 15.00 feet, a central angle of 46°29'04", an arc length of 12.17 feet, and a chord bearing S23°35'59"W for 11.84 feet to the point of tangent; thence S46°50'31"W, for 130.70 feet to the point of curvature of a curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 15.00 feet, a central angle of 82°50'54", an arc length of 21.69 feet, and a chord bearing S88°15'58"W for 19.85 feet to the point of intersection with a non-tangent line; thence N51°19'35"W, for 48.27 feet to the point of intersection with a non-tangent curve, concave Southerly; thence Westerly along the arc of said curve, with a radial bearing of S38°42'18"W, having a radius of 15.00 feet, a central angle of 43°19'11", an arc length of 11.34 feet, and a chord bearing N72°57'17"W for 11.07 feet, to the point of tangent; thence S85°23'07"W, for 46.94 feet to the point of curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 15.00 feet, a central angle of 54°05'49", an arc length of 14.16 feet, and a chord bearing S58°20'13"W for 13.64 feet to the point of tangent; thence S31°17'18"W, for 139.76 feet to the point of curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 15.00 feet, a central angle of 48°57'33", an arc length of 12.82 feet, and a chord bearing of S55°46'05"W for 12.43 feet, to the point of tangent; thence S80°14'51"W, for 45.26 feet to the point of curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 15.00 feet, a central angle of 52°47'06", an arc length of 13.82 feet, and a chord bearing S53°51'18"W for 13.34 feet to the point of tangent; thence S27°27'45"W, for 82.66 feet to the point of curvature of a curve concave Easterly; thence Southerly along the arc of said curve, having a radius of 15.00 feet, a central angle of 38°15'19", an arc length of 10.02 feet, and a chord bearing S08°20'06"W for 9.83 feet to the point of tangent; thence S10°47'34"E, for 14.96 feet to the point of curvature of a curve concave Westerly; thence Southerly along the arc of said curve, having a radius of 15.00 feet, a central angle of 52°11'15", an arc length of 13.66 feet, and a chord bearing S15°18'04"W for 13.20 feet to the point of tangent; thence S41°23'42"W, for 122.29 feet; thence S55°17'37"W, for 98.97 feet to the point of curvature of a curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 15.00 feet, a central angle of 49°23'03", an arc length of 12.93 feet, and a chord bearing S79°59'09"W for 12.53 feet to the point of tangent; thence N75°19'20"W, for 62.81 feet to the point of curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 15.00 feet, a central angle of 91°23'07", an arc length of 23.92 feet, and a chord bearing S58°59'07"W for 21.47 feet to the point of reverse curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 16.48 feet, a central angle of 77°10'13", an arc length of 22.19 feet, and a chord bearing S51°52'40"W for 20.55 feet, to the point of intersection with a non-tangent curve, concave Southerly; thence Westerly along the arc of said curve, with a radial bearing of S03°04'29"E, having a radius of 792.00 feet, a central angle of 06°18'54", an arc length of 87.29 feet, and a chord bearing S83°46'04"W for 87.25 feet, to the point of reverse curvature of a curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 10.00 feet, a central angle of 40°15'02", an arc length of 7.03 feet, and a chord bearing N79°15'51"W for 6.88 feet, to the point of tangent; thence N59°08'20"W, for 4.81 feet to the point of curvature of a curve concave Easterly; thence Northerly along the arc of said curve, having a radius of 10.00 feet, a central angle of 86°23'28", an arc length of 15.08 feet, and a chord bearing N15°56'36"W for 13.69 feet to the point of tangent; thence N27°15'08"E, for 46.29 feet; thence N19°01'41"E, for 85.14 feet to the point of curvature of a curve concave Westerly; thence Northerly along the arc of said curve, having a radius of 15.00 feet, a central angle of 66°13'18", an arc length of 17.34 feet, and a chord bearing N14°04'58"W for 16.39 feet to the point of tangent; thence N47°11'38"W, for 31.46 feet to the point of curvature of a curve concave Easterly; thence Northerly along the arc of said curve, having a radius of 15.00 feet, a central angle of 67°48'23", an arc length of 17.75 feet, and a chord bearing N13°17'26"W for 16.73 feet to the point of tangent; thence N20°36'46"E, for 61.38 feet; thence N05°29'55"W, for 43.06 feet to the point of curvature of a curve concave Easterly; thence Northerly along the arc of said curve, having a radius of 15.00 feet, a central angle of 36°20'22", an arc length of 9.51 feet, and a chord bearing N12°40'16"E for 9.35 feet to the point of intersection with a non-tangent curve, concave Northwesterly; thence Northeasterly along the arc of said curve, with a radial bearing of N53°34'50"W, having a

(CONTINUED ON SHEET 2)
NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THE RECORD DOCUMENTS AS NOTED HEREIN AS THE PLAT OF CYPRESS PRESERVE PHASE 2A, AS RECORDED IN PLAT BOOK 78, PAGE 68; AND THE PLAT OF CYPRESS PRESERVE PHASE 1A, AS RECORDED IN PLAT BOOK 75, PAGE 108, BOTH OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:					CYPRESS PRESERVE	
SHEET DESCRIPTION:					WETLAND CREATION AREA E-2	
SCALE:	DATE:	DRAWN:	CALCED:	CHECKED:	SEE SHEET 1-2 FOR LEGAL DESCRIPTION SEE SHEET 3-4 FOR SKETCH & TABLES	
NONE	09-20-2016	GMS	JTP	JTP		
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:	REVISION 2: 3-19-2019 <div>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.</div> <div>JARED T. PATENAUDE PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER LS 6971 STATE OF FLORIDA</div>	
2016-026E	535	16	25 S	18 E		
<div><div>FLORIDA DESIGN CONSULTANTS, INC. — THINK IT. ACHIEVE IT. —</div><div>3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655 PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707</div></div>						

THIS IS NOT A SURVEY

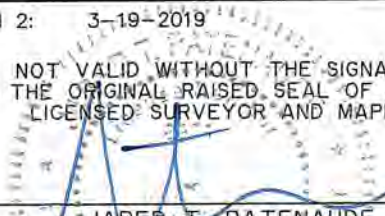

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

(CONTINUED FROM SHEET 1)

radius of 204.47 feet, a central angle of 22°36'19", an arc length of 80.67 feet, and a chord bearing N25°07'00"E for 80.15 feet, to the point of tangent; thence N64°48'46"E, for 4.31 feet; thence N23°25'47"E, for 76.11 feet to the point of curvature of a curve concave Westerly; thence Northerly along the arc of said curve, having a radius of 15.00 feet, a central angle of 52°51'46", an arc length of 13.84 feet, and a chord bearing N03°00'06"W for 13.35 feet to the point of tangent; thence N29°26'00"W, for 83.59 feet; thence N23°55'33"E, for 57.54 feet; thence N34°37'50"W, for 64.46 feet; thence N79°09'05"W, for 78.23 feet; thence S71°27'58"W, for 98.11 feet; thence S69°17'24"W, for 150.18 feet; thence S53°25'49"W, for 127.63 feet; thence S37°06'24"W, for 75.44 feet; thence S55°33'05"W, for 67.98 feet; thence N71°43'54"W, for 22.48 feet; thence N03°26'36"W, for 38.64 feet; thence N19°51'43"E, for 51.78 feet; thence N55°29'29"E, for 40.45 feet; thence S70°33'35"E, for 25.04 feet; thence N68°37'46"E, for 34.30 feet; thence N40°07'02"E, for 98.07 feet; thence N38°20'00"E, for 38.07 feet; thence S89°17'33"E, for 56.25 feet; thence N46°38'11"E, for 51.58 feet; thence N55°21'32"E, for 46.42 feet; thence N54°07'04"E, for 40.28 feet; thence N67°59'19"E, for 35.20 feet; thence N63°26'06"E, for 35.71 feet; thence S84°55'13"E, for 31.37 feet; thence S67°17'08"E, for 32.37 feet; thence S69°46'30"E, for 28.12 feet; thence N82°46'33"E, for 49.70 feet; thence S64°58'59"E, for 34.49 feet; thence S46°19'56"E, for 42.24 feet; thence S34°59'31"E, for 33.91 feet; thence S28°18'03"E, for 20.51 feet; thence S17°58'09"E, for 27.01 feet; thence S14°43'56"E, for 11.25 feet; thence S29°14'06"E, for 11.89 feet to the point of intersection with a non-tangent curve, concave Westerly; thence Southerly along the arc of said curve, with a radial bearing of S45°55'46"W, having a radius of 70.15 feet, a central angle of 66°54'50", an arc length of 81.93 feet, and a chord bearing S10°36'49"E for 77.35 feet, to the point of intersection with a non-tangent line; thence S33°02'27"W, for 12.58 feet; thence S43°34'27"W, for 14.80 feet; thence S37°33'05"W, for 8.36 feet; thence S13°06'47"W, for 115.50 feet; thence S07°30'09"W, for 96.35 feet; thence S13°18'24"E, for 5.85 feet; thence S50°59'30"E, for 80.77 feet; thence S89°43'00"E, for 78.94 feet; thence N43°53'42"E, for 175.18 feet; thence N34°58'40"E, for 105.87 feet; thence N37°17'49"E, for 29.40 feet; thence N36°13'37"E, for 23.43 feet; thence N38°36'25"E, for 21.37 feet; thence N57°54'57"E, for 11.59 feet; thence N69°50'57"E, for 23.02 feet; thence N70°43'58"E, for 39.88 feet; thence N66°48'53"E, for 16.71 feet to the point of intersection with a non-tangent curve, concave Westerly; thence Northerly along the arc of said curve, with a radial bearing of N30°59'01"W, having a radius of 17.00 feet, a central angle of 102°41'22", an arc length of 30.48 feet, and a chord bearing N07°40'18"E for 26.56 feet, to the point of intersection with a non-tangent curve, concave Southwesterly; thence Northwesterly along the arc of said curve, with a radial bearing of S36°01'27"W, having a radius of 50.40 feet, a central angle of 20°56'18", an arc length of 18.42 feet, and a chord bearing N64°26'42"W for 18.32 feet, to the point of tangent; thence N76°15'47"W, for 12.87 feet; thence S83°29'14"W, for 67.48 feet to the point of intersection with a non-tangent curve, concave Northerly; thence Westerly along the arc of said curve, with a radial bearing of N02°28'21"E, having a radius of 49.67 feet, a central angle of 30°22'33", an arc length of 26.33 feet, and a chord bearing N72°20'23"W for 26.03 feet, to the point of intersection with a non-tangent line; thence N27°49'01"W, for 38.71 feet to the point of intersection with a non-tangent curve, concave Southwesterly; thence Northwesterly along the arc of said curve, with a radial bearing of S51°51'31"W, having a radius of 108.41 feet, a central angle of 24°28'27", an arc length of 46.31 feet, and a chord bearing N50°22'43"W for 45.96 feet, to the point of intersection with a non-tangent curve, concave Easterly; thence Northerly along the arc of said curve, with a radial bearing of N53°04'49"E, having a radius of 96.18 feet, a central angle of 49°27'22", an arc length of 83.02 feet, and a chord bearing N12°11'30"W, for 80.47 feet, to the point of intersection with a non-tangent line; thence N12°47'29"E, for 21.16 feet; thence N16°31'22"E, for 44.59 feet; thence N18°01'39"E, for 37.57 feet to the point of intersection with a non-tangent curve, concave Westerly; thence Northerly along the arc of said curve, with a radial bearing of N72°43'25"W, having a radius of 56.45 feet, a central angle of 23°20'22", an arc length of 22.99 feet, and a chord bearing N05°36'24"E for 22.84 feet, to the point of intersection with a non-tangent line; thence N25°59'55"W, for 76.55 feet to the point of intersection with a non-tangent curve, concave Southerly; thence Westerly along the arc of said curve, with a radial bearing of S52°07'05"W, having a radius of 14.18 feet, a central angle of 72°12'14", an arc length of 17.87 feet, and a chord bearing N73°59'02"W for 16.71 feet, to the point of intersection with a non-tangent line; thence S65°42'13"W, for 91.73 feet to the point of intersection with a non-tangent curve, concave Northerly; thence Westerly along the arc of said curve, with a radial bearing of N07°08'02"W, having a radius of 16.62 feet, a central angle of 49°47'21", an arc length of 14.45 feet, and a chord bearing N72°14'22"W for 14.00 feet, to the point of intersection with a non-tangent line; thence N22°21'39"W, for 16.62 feet; thence N23°36'02"W, for 108.13 feet; thence N29°04'24"W, for 95.64 feet; thence N67°53'31"E, for 60.80 feet; thence N54°07'39"E, for 63.83 feet; thence N49°20'55"E, for 51.13 feet; thence N11°19'22"E, for 8.13 feet to the point of intersection with a non-tangent curve, concave Northwesterly; thence Northeasterly along the arc of said curve, with a radial bearing of N47°58'03"W, having a radius of 191.00 feet, a central angle of 15°58'42", an arc length of 53.26 feet, and a chord bearing N34°02'36"E for 53.09 feet, to the point of reverse curvature of a curve concave Southeasterly; thence Northeasterly along the arc of said curve, having a radius of 15.00 feet, a central angle of 37°34'19", an arc length of 9.84 feet, and a chord bearing N44°50'25"E for 9.66 feet, to the point of tangent; thence N63°37'35"E, for 26.87 feet to the point of curvature of a curve concave Northwesterly; thence Northeasterly along the arc of said curve, having a radius of 15.00 feet, a central angle of 67°01'55", an arc length of 17.55 feet, and a chord bearing N30°06'37"E, for 16.57 feet to the point of tangent; thence N03°24'20"W, for 44.40 feet; thence N10°30'19"W, for 125.95 feet; thence N06°51'42"W, for 48.35 feet to the POINT OF BEGINNING.

Containing 587,066 square feet or 13.477 acres, more or less.

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THE RECORD DOCUMENTS AS NOTED HEREIN AS THE PLAT OF CYPRESS PRESERVE PHASE 2A, AS RECORDED IN PLAT BOOK 78, PAGE 68; AND THE PLAT OF CYPRESS PRESERVE PHASE 1A, AS RECORDED IN PLAT BOOK 75, PAGE 108, BOTH OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:					
CYPRESS PRESERVE					
SHEET DESCRIPTION:					
WETLAND CREATION AREA E-2					
SCALE:	DATE:	DRAWN:	CALCED:	CHECKED:	SEE SHEET 1-2 FOR LEGAL DESCRIPTION SEE SHEET 3-4 FOR SKETCH & TABLES
NONE	09-20-2016	GMS	JTP	JTP	
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:	REVISION 2: 3-19-2019 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  JARED T. PATENAUDE PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER LS 6971 STATE OF FLORIDA
2016-026E	535	16	25 S	18 E	
<div><div>FLORIDA DESIGN CONSULTANTS, INC. — THINK IT. ACHIEVE IT. —</div><div>3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655 PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.B. NO.6707</div></div>					

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°51'36"W	48.75'
L2	N26°00'46"E	57.44'
L3	N34°05'23"E	59.26'
L4	N41°36'48"E	23.63'
L6	S64°39'42"E	198.81'
L8	S07°43'12"E	38.84'
L9	S00°21'27"W	158.29'
L10	S06°34'49"W	41.98'
L11	S01°40'10"E	223.56'
L12	S00°42'55"E	87.76'
L13	S00°21'27"W	253.14'
L15	S46°50'31"W	130.70'
L17	N51°19'35"W	48.27'
L19	S85°23'07"W	46.94'
L21	S31°17'18"W	139.76'
L24	S80°14'51"W	45.26'
L26	S27°27'45"W	82.66'
L28	S10°47'34"E	14.96'
L30	S41°23'42"W	122.29'
L31	S55°17'37"W	98.97'

LINE TABLE		
LINE	BEARING	LENGTH
L33	N75°19'20"W	62.81'
L38	N59°08'20"W	4.81'
L40	N27°15'08"E	46.29'
L41	N19°01'41"E	85.14'
L43	N47°11'38"W	31.46'
L45	N20°36'46"E	61.38'
L46	N05°29'55"W	43.06'
L49	N64°48'46"E	4.31'
L50	N23°25'47"E	76.11'
L52	N29°26'00"W	83.59'
L53	N23°55'33"E	57.54'
L54	N34°37'50"W	64.46'
L55	N79°09'05"W	78.23'
L56	S71°27'58"W	98.11'
L57	S69°17'24"W	150.18'
L58	S53°25'49"W	127.63'
L59	S37°06'24"W	75.44'
L60	S55°33'05"W	67.98'
L61	N71°43'54"W	22.48'
L62	N03°26'36"W	38.64'

LINE TABLE		
LINE	BEARING	LENGTH
L63	N19°51'43"E	51.78'
L64	N55°29'29"E	40.45'
L65	S70°33'35"E	25.04'
L66	N68°37'46"E	34.30'
L67	N40°07'02"E	98.07'
L68	N38°20'00"E	38.07'
L69	S89°17'33"E	56.25'
L70	N46°38'11"E	51.58'
L71	N55°21'32"E	46.42'
L72	N54°07'04"E	40.28'
L73	N67°59'19"E	35.20'
L74	N63°26'06"E	35.71'
L75	S84°55'13"E	31.37'
L76	S67°17'08"E	32.37'
L77	S69°46'30"E	28.12'
L78	N82°46'33"E	49.70'
L79	S64°58'59"E	34.49'
L80	S46°19'56"E	42.24'
L81	S34°59'31"E	33.91'
L82	S28°18'03"E	20.51'

LINE TABLE		
LINE	BEARING	LENGTH
L83	S17°58'09"E	27.01'
L84	S14°43'56"E	11.25'
L85	S29°14'06"E	11.89'
L87	S33°02'27"W	12.58'
L88	S43°34'27"W	14.80'
L89	S37°33'05"W	8.36'
L90	S13°06'47"W	115.50'
L91	S07°30'09"W	96.35'
L92	S13°18'24"E	5.85'
L93	S50°59'30"E	80.77'
L94	S89°43'00"E	78.94'
L95	N43°53'42"E	175.18'
L96	N34°58'40"E	105.87'
L97	N37°17'49"E	29.40'
L98	N36°13'37"E	23.43'
L99	N38°36'25"E	21.37'
L100	N57°54'57"E	11.59'
L101	N69°50'57"E	23.02'
L102	N70°43'58"E	39.88'
L103	N66°48'53"E	16.71'

LINE TABLE		
LINE	BEARING	LENGTH
L106	N76°15'47"W	12.87'
L107	S83°29'14"W	67.48'
L109	N27°49'01"W	38.71'
L112	N12°47'29"E	21.16'
L113	N16°31'22"E	44.59'
L114	N18°01'39"E	37.57'
L116	N25°59'55"W	76.55'
L118	S65°42'13"W	91.73'
L120	N22°21'39"W	16.62'
L121	N23°36'02"W	108.13'
L122	N29°04'24"W	95.64'
L123	N67°53'31"E	60.80'
L124	N54°07'39"E	63.83'
L125	N49°20'55"E	51.13'
L126	N11°19'22"E	8.13'
L129	N63°37'35"E	26.87'
L131	N03°24'20"W	44.40'
L132	N10°30'19"W	125.95'
L133	N06°51'42"W	48.35'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING
C1	15.00'	19.30'	18.00'	N78°28'33"E	73°43'29"	-
C2	219.00'	234.36'	223.34'	S34°00'15"E	61°18'54"	-
C3	15.00'	12.17'	11.84'	S23°35'59"W	46°29'04"	-
C4	15.00'	21.69'	19.85'	S88°15'58"W	82°50'54"	-
C5	15.00'	11.34'	11.07'	N72°57'17"W	43°19'11"	S38°42'18"W
C6	15.00'	14.16'	13.64'	S58°20'13"W	54°05'49"	-
C7	15.00'	12.82'	12.43'	S55°46'05"W	48°57'33"	-
C8	15.00'	13.82'	13.34'	S53°51'18"W	52°47'06"	-
C9	15.00'	10.02'	9.83'	S08°20'06"W	38°15'19"	-
C10	15.00'	13.66'	13.20'	S15°18'04"W	52°11'15"	-
C11	15.00'	12.93'	12.53'	S79°59'09"W	49°23'03"	-
C12	15.00'	23.92'	21.47'	S58°59'07"W	91°23'07"	-
C13	16.48'	22.19'	20.55'	S51°52'40"W	77°10'13"	-
C14	792.00'	87.29'	87.25'	S83°46'04"W	6°18'54"	S03°04'29"E
C15	10.00'	7.03'	6.88'	N79°15'51"W	40°15'02"	-
C16	10.00'	15.08'	13.69'	N15°56'36"W	86°23'28"	-
C17	15.00'	17.34'	16.39'	N14°04'58"W	66°13'18"	-

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING
C18	15.00'	17.75'	16.73'	N13°17'26"W	67°48'23"	-
C19	15.00'	9.51'	9.35'	N12°40'16"E	36°20'22"	-
C20	204.47'	80.67'	80.15'	N25°07'00"E	22°36'19"	N53°34'50"W
C21	15.00'	13.84'	13.35'	N03°00'06"W	52°51'46"	-
C22	70.15'	81.93'	77.35'	S10°36'49"E	66°54'50"	S45°55'46"W
C23	17.00'	30.48'	26.56'	N07°40'18"E	102°41'22"	N30°59'01"W
C24	50.40'	18.42'	18.32'	N64°26'42"W	20°56'18"	S36°01'27"W
C25	49.67'	26.33'	26.03'	N72°20'23"W	30°22'33"	N02°28'21"E
C26	108.41'	46.31'	45.96'	N50°22'43"W	24°28'27"	S51°51'31"W
C27	96.18'	83.02'	80.47'	N12°11'30"W	49°27'22"	N53°04'49"E
C28	56.45'	22.99'	22.84'	N05°36'24"E	23°20'22"	N72°43'25"W
C29	14.18'	17.87'	16.71'	N73°59'02"W	72°12'14"	S52°07'05"W
C30	16.62'	14.45'	14.00'	N72°14'22"W	49°47'21"	N07°08'02"W
C31	191.00'	53.26'	53.09'	N34°02'36"E	15°58'42"	N47°58'03"W
C32	15.00'	9.84'	9.66'	N44°50'25"E	37°34'19"	-
C33	15.00'	17.55'	16.57'	N30°06'37"E	67°01'55"	-

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THE RECORD DOCUMENTS AS NOTED HEREIN AS THE PLAT OF CYPRESS PRESERVE PHASE 2A, AS RECORDED IN PLAT BOOK 78, PAGE 68, AND THE PLAT OF CYPRESS PRESERVE PHASE 1A, AS RECORDED IN PLAT BOOK 75, PAGE 106, BOTH OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

CYPRESS PRESERVE

SHEET DESCRIPTION:

WETLAND CREATION AREA E-2

SCALE:	DATE:	DRAWN:	CALCED:	CHECKED:
NONE	09-20-2016	GMS	JTP	JTP
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:
2016-026E	535	16	25 S	18 E



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

3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655
PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.B. NO.6707

SEE SHEET 1-2 FOR LEGAL DESCRIPTION
SEE SHEET 3-4 FOR SKETCH & TABLES

REVISION 2: 3-19-2019

NOT VALID WITHOUT THE SIGNATURE
AND THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

JARED T. PATENAUE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

BEARINGS ARE BASED UPON THE EAST LINE OF THE NW 1/4 OF SECTION 16, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING N00°02'31"W,


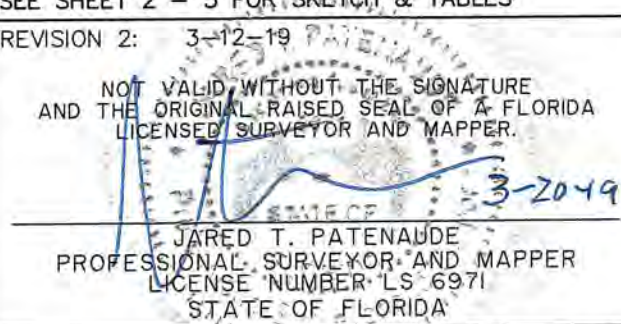
LEGAL DESCRIPTION:

A parcel of land being a portion of Section 16, Township 25 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of the Northwest 1/4 of Section 16, Township 25 South, Range 18 East, Pasco County, Florida; thence N00°02'31"W, along the East line said Northwest 1/4 of Section 16, (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION), for 1,314.26 feet; thence leaving said East line of the Northwest 1/4 of Section 16, S89°57'29"W, for 142.59 feet to the POINT OF BEGINNING; thence S26°36'58"W, for 6.31 feet; thence S81°52'30"W, for 28.30 feet; thence N45°34'17"W, for 28.49 feet; thence N55°55'52"W, for 16.58 feet; thence N19°39'56"W, for 16.91 feet; thence N42°12'09"W, for 6.14 feet; thence N71°20'39"W, for 22.22 feet; thence N31°53'17"W, for 32.31 feet; thence N07°52'10"W, for 24.02 feet; thence N17°08'00"W, for 29.45 feet; thence N07°34'06"W, for 29.17 feet; thence N08°44'37"W, for 37.45 feet; thence N00°26'07"W, for 74.54 feet; thence N09°01'02"E, for 21.79 feet; thence N07°56'26"W, for 23.68 feet; thence N16°57'01"E, for 22.96 feet; thence N10°46'26"E, for 47.21 feet; thence N20°04'43"E, for 82.50 feet; thence N09°24'17"E, for 84.44 feet; thence N00°11'20"E, for 45.16 feet; thence N04°14'51"E, for 53.83 feet; thence N08°41'04"W, for 96.12 feet; thence N06°39'01"W, for 71.40 feet; thence N54°24'46"W, for 56.67 feet; thence N62°26'49"W, for 57.34 feet; thence N80°52'18"W, for 74.24 feet; thence N74°03'25"W, for 138.16 feet; thence S47°27'29"W, for 40.57 feet; thence N31°04'10"W, for 54.37 feet; thence N78°20'09"W, for 69.91 feet; thence N69°00'40"W, for 32.48 feet; thence N54°08'59"W, for 49.29 feet; thence N53°35'38"W, for 138.12 feet; thence N77°50'28"W, for 62.34 feet; thence N00°08'18"W, for 61.41 feet; thence N11°37'55"W, for 30.66 feet; thence N00°24'44"E, for 25.18 feet; thence S77°50'28"E, for 117.00 feet; thence S53°43'52"E, for 196.27 feet; thence S69°00'40"E, for 8.24 feet; thence S78°20'09"E, for 76.29 feet; thence S69°55'06"E, for 46.13 feet; thence S74°03'25"E, for 139.30 feet; thence S80°52'18"E, for 85.80 feet; thence S62°26'49"E, for 83.54 feet; thence S54°24'46"E, for 76.39 feet; thence S07°39'34"E, for 249.67 feet; thence S04°14'51"W, for 60.42 feet; thence S00°11'20"W, for 49.01 feet; thence S09°24'17"W, for 99.49 feet; thence S20°06'43"W, for 83.26 feet; thence S10°46'26"W, for 44.91 feet; thence S16°57'01"W, for 8.75 feet; thence S07°56'26"E, for 17.58 feet; thence S09°01'02"W, for 27.44 feet; thence S00°26'07"E, for 61.33 feet; thence S08°15'09"E, for 55.00 feet; thence S17°08'00"E, for 29.25 feet; thence S08°04'38"E, for 20.13 feet to the point of curvature of a curve concave Northeasterly; thence Southeasterly along the arc of said curve, having a radius of 5.00 feet, a central angle of 54°56'25", an arc length of 4.79 feet, and a chord bearing S35°32'50"E, for 4.61 feet to the point of tangent; thence S63°01'02"E, for 66.10 feet; thence S26°38'35"W, for 70.74 feet to the POINT OF BEGINNING.

Containing 164,361 square feet or 3.773 acres, more or less.

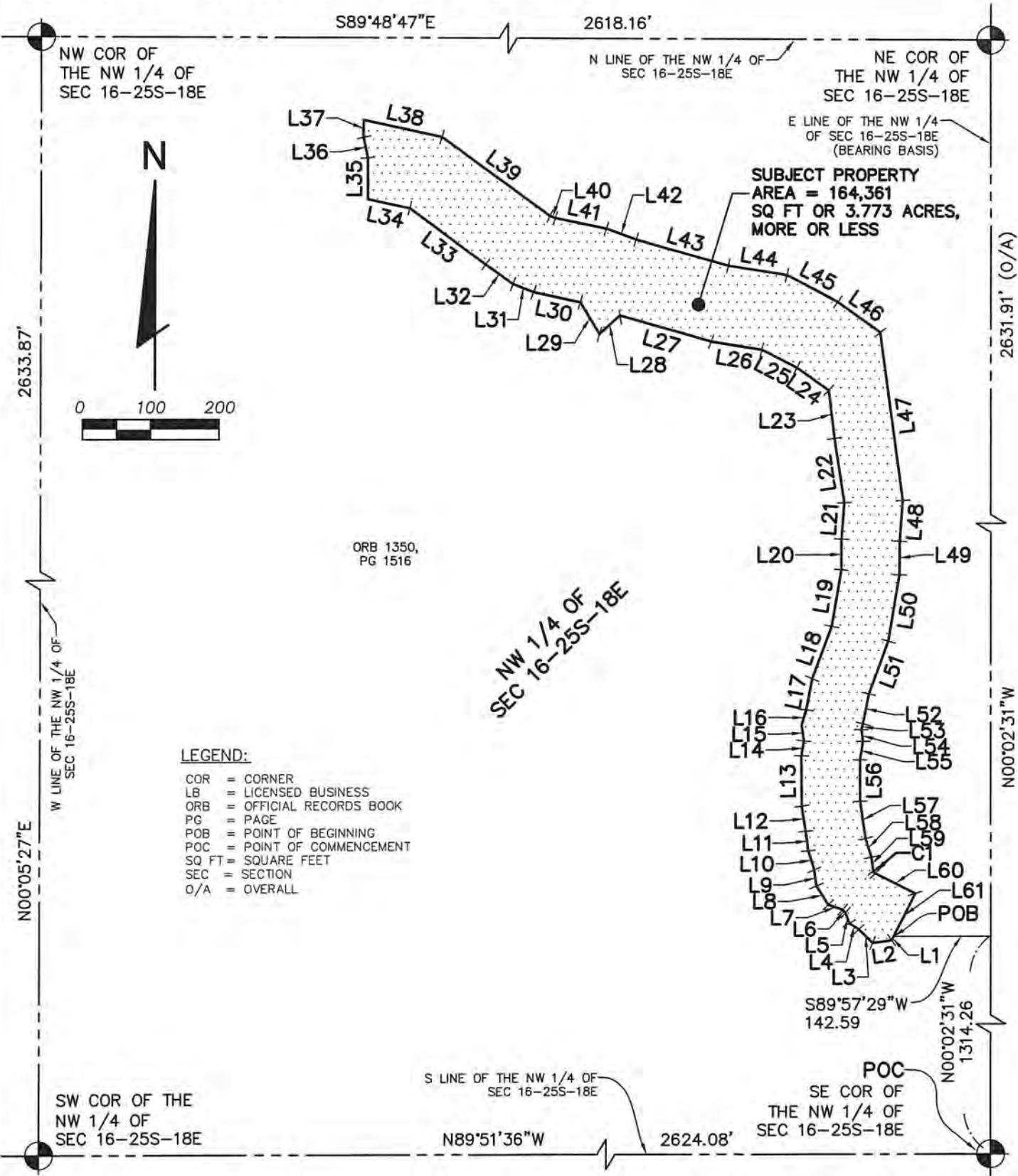
NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THE RECORD DOCUMENTS AS NOTED HEREIN AND A CERTAIN BOUNDARY SURVEY TITLED, "LESTER DAIRY, D.W. LESTER AND SONS PARCEL", PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., LAST DATE OF FIELD WORK: 8-II-2014, JOB NUMBER: 2014-0042.

PREPARED FOR:						CYPRESS PRESERVE	
SHEET DESCRIPTION:						WETLAND CREATION AREA C-5	
SCALE: NONE	DATE: 09-20-2016	DRAWN: GMS	CALCED: JTP	CHECKED: JTP	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEET 2 - 3 FOR SKETCH & TABLES		
JOB No.: 2016-026E	EPN: 535	SECTION: 16	TOWNSHIP: 25 S	RANGE: 18 E	REVISION 2: 3-12-19		
 FLORIDA DESIGN CONSULTANTS, INC. — THINK IT. ACHIEVE IT. — 3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655 PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.B. NO.6707				 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. JARED T. PATENAUDE PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER LS 6971 STATE OF FLORIDA			


THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

BEARINGS ARE BASED UPON THE EAST LINE OF THE NW 1/4 OF SECTION 16, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING N00°02'31"W.



NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THE RECORD DOCUMENTS AS NOTED HEREIN AND A CERTAIN BOUNDARY SURVEY TITLED, "LESTER DAIRY, D.W. LESTER AND SONS PARCEL", PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., LAST DATE OF FIELD WORK: 8-11-2014, JOB NUMBER: 2014-0042.

PREPARED FOR:						CYPRESS PRESERVE					
SHEET DESCRIPTION:						WETLAND CREATION AREA C-5					
SCALE:	DATE:	DRAWN:	CALCED:	CHECKED:	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEET 2 - 3 FOR SKETCH & TABLES						
1"=200'	09-20-2016	GMS	JTP	JTP							
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:	REVISION 2: 3-12-19						
2016-026E	535	16	25 S	18 E							
					NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.						
FLORIDA DESIGN CONSULTANTS, INC.					JARED T. PATENAUDE						
THINK IT. ACHIEVE IT.					PROFESSIONAL SURVEYOR AND MAPPER						
3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655					LICENSE NUMBER: LS 6971						
PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.B. NO.6707					STATE OF FLORIDA						

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

BEARINGS ARE BASED UPON THE EAST LINE OF THE NW 1/4 OF SECTION 16, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING N00°02'31"W.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S26°36'58"W	6.31'
L2	S81°52'30"W	28.30'
L3	N45°34'17"W	28.49'
L4	N55°55'52"W	16.58'
L5	N19°39'56"W	16.91'
L6	N42°12'09"W	6.14'
L7	N71°20'39"W	22.22'
L8	N31°53'17"W	32.31'
L9	N07°52'10"W	24.02'
L10	N17°08'00"W	29.45'
L11	N07°34'06"W	29.17'
L12	N08°44'37"W	37.45'
L13	N00°26'07"W	74.54'
L14	N09°01'02"E	21.79'
L15	N07°56'26"W	23.68'
L16	N16°57'01"E	22.96'
L17	N10°46'26"E	47.21'
L18	N20°04'43"E	82.50'
L19	N09°24'17"E	84.44'
L20	N00°11'20"E	45.16'
L21	N04°14'51"E	53.83'

LINE TABLE		
LINE	BEARING	LENGTH
L22	N08°41'04"W	96.12'
L23	N06°39'01"W	71.40'
L24	N54°24'46"W	56.67'
L25	N62°26'49"W	57.34'
L26	N80°52'18"W	74.24'
L27	N74°03'25"W	138.16'
L28	S47°27'29"W	40.57'
L29	N31°04'10"W	54.37'
L30	N78°20'09"W	69.91'
L31	N69°00'40"W	32.48'
L32	N54°08'59"W	49.29'
L33	N53°35'38"W	138.12'
L34	N77°50'28"W	62.34'
L35	N00°08'18"W	61.41'
L36	N11°37'55"W	30.66'
L37	N00°24'44"E	25.18'
L38	S77°50'28"E	117.00'
L39	S53°43'52"E	196.27'
L40	S69°00'40"E	8.24'
L41	S78°20'09"E	76.29'
L42	S69°55'06"E	46.13'

LINE TABLE		
LINE	BEARING	LENGTH
L43	S74°03'25"E	139.30'
L44	S80°52'18"E	85.80'
L45	S62°26'49"E	83.54'
L46	S54°24'46"E	76.39'
L47	S07°39'34"E	249.67'
L48	S04°14'51"W	60.42'
L49	S00°11'20"W	49.01'
L50	S09°24'17"W	99.49'
L51	S20°06'43"W	83.26'
L52	S10°46'26"W	44.91'
L53	S16°57'01"W	8.75'
L54	S07°56'26"E	17.58'
L55	S09°01'02"W	27.44'
L56	S00°26'07"E	61.33'
L57	S08°15'09"E	55.00'
L58	S17°08'00"E	29.25'
L59	S08°04'38"E	20.13'
L60	S63°01'02"E	66.10'
L61	S26°38'35"W	70.74'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	5.00'	4.79'	4.61'	S35°32'50"E	54°56'25"

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THE RECORD DOCUMENTS AS NOTED HEREIN AND A CERTAIN BOUNDARY SURVEY TITLED, "LESTER DAIRY, D.W. LESTER AND SONS PARCEL", PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., LAST DATE OF FIELD WORK: 8-II-2014, JOB NUMBER: 2014-0042.

PREPARED FOR:

CYPRESS PRESERVE

SHEET DESCRIPTION:

WETLAND CREATION AREA C-5

SCALE: NONE	DATE: 09-20-2016	DRAWN: GMS	CALCED: JTP	CHECKED: JTP
JOB No.: 2016-026E	EPN: 535	SECTION: 16	TOWNSHIP: 25 S	RANGE: 18 E

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 - 3 FOR SKETCH & TABLES

REVISION 2: 3-12-19



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

3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

NOT VALID WITHOUT THE SIGNATURE
AND THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

JARED T. PATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER: LS 6971
STATE OF FLORIDA

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A parcel of land being a portion of TRACT "D-4", according to the plat of CYPRESS PRESERVE PHASE 1B as recorded in Plat Book 78, Page 72, of the Public Records of Pasco County, Florida, lying in Section 16, Township 25 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Southeast 1/4 of Section 16, Township 25 South, Range 18 East, Pasco County, Florida; thence S89°51'36"E, along the North line of said Southeast 1/4 of Section 16, (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION), for 269.65 feet; thence leaving said North line of the Southeast 1/4 of Section 16, N00°08'24"E, for 59.56 feet to the POINT OF BEGINNING; thence N07°15'15"W, for 5.32 feet; thence N82°16'54"E, for 22.81 feet; thence N14°05'19"E, for 25.50 feet; thence N64°34'14"W, for 7.96 feet; thence N53°08'51"W, for 13.93 feet; thence N25°39'19"W, for 12.87 feet; thence N05°11'52"W, for 15.38 feet; thence N08°45'06"E, for 18.31 feet; thence N35°09'05"E, for 15.32 feet; thence N55°43'48"E, for 12.36 feet; thence N86°11'18"E, for 20.94 feet; thence S84°57'39"E, for 31.70 feet; thence N79°09'59"E, for 22.22 feet; thence N61°07'44"E, for 15.38 feet; thence N45°01'06"E, for 15.10 feet; thence N32°20'10"E, for 26.91 feet; thence N34°50'48"E, for 42.04 feet; thence N25°28'39"E, for 16.81 feet; thence N31°37'26"E, for 16.55 feet; thence N48°04'37"E, for 16.77 feet; thence N56°04'24"E, for 11.33 feet; thence N71°03'53"E, for 12.81 feet; thence N85°17'42"E, for 15.42 feet; thence S88°15'55"E, for 11.94 feet; thence S79°02'00"E, for 7.59 feet; thence S65°44'21"E, for 48.21 feet; thence S56°37'42"E, for 15.14 feet; thence S51°21'29"E, for 14.71 feet; thence S51°13'17"E, for 18.80 feet; thence S36°53'15"E, for 8.62 feet; thence S29°15'51"E, for 6.45 feet; thence S09°41'04"E, for 3.35 feet; thence S09°53'43"W, for 38.02 feet to the point of curvature of a curve concave Easterly; thence Southerly along the arc of said curve, having a radius of 10.00 feet, a central angle of 21°39'56", an arc length of 3.78 feet, and a chord bearing S00°56'15"E for 3.76 feet to the point of tangent; thence S11°46'13"E, for 27.89 feet to the point of curvature of a curve concave Northeasterly; thence Southeasterly along the arc of said curve, having a radius of 10.00 feet, a central angle of 65°30'06", an arc length of 11.43 feet, and a chord bearing S44°31'16"E for 10.82 feet to the point of tangent; thence S77°16'19"E, for 30.91 feet to the point of intersection with a non-tangent curve, concave Southwesterly; thence Southeasterly along the arc of said curve, with a radial bearing of S13°42'45"W, having a radius of 9.77 feet, a central angle of 82°50'28", an arc length of 14.13 feet, and a chord bearing S34°52'01"E for 12.93 feet to the point of intersection with a non-tangent line; thence S00°21'27"W, for 86.96 feet to point of intersection with a non-tangent curve, concave Northwesterly; thence Southwesterly along the arc of said curve, with a radial bearing of S84°18'45"W; having a radius of 9.32 feet, a central angle of 89°21'11", an arc length of 14.53 feet, and a chord bearing of S38°59'21"W, for 13.10 feet to the point of intersection with a non-tangent curve, concave Northerly; thence Westerly along the arc of said curve, with a radial bearing of N04°40'16"W, having a radius of 10.00 feet, a central angle of 23°44'11", an arc length of 4.14 feet, and a chord bearing N82°48'11"W for 4.11 feet, to the point of tangent; thence N70°56'05"W, for 56.03 feet to the point of curvature of a curve concave Southerly; thence Westerly along the arc of said curve, having a radius of 10.00 feet, a central angle of 41°15'00", an arc length of 7.20 feet, and a chord bearing S88°26'24"W for 7.05 feet to the point of tangent; thence S67°48'54"W, for 38.63 feet to the point of curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 10.00 feet, a central angle of 41°15'00", an arc length of 7.20 feet, and a chord bearing S47°11'24"W for 7.05 feet to the point of tangent; thence S26°33'54"W, for 108.12 feet to the point of curvature of a curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 10.00 feet, a central angle of 101°57'44", an arc length of 17.80 feet, and a chord bearing S77°32'46"W for 15.54 feet to the point of tangent; thence N51°28'21"W, for 46.00 feet to the point of intersection with a non-tangent curve, concave Southwesterly; thence Northwesterly along the arc of said curve, with a radial bearing of S36°06'39"W, having a radius of 513.53 feet, a central angle of 10°51'50", an arc length of 97.37 feet, and a chord bearing N59°19'16"W for 97.23 feet; thence N64°39'42"W, for 94.32 feet to the POINT OF BEGINNING.

Containing 78,073 square feet or 1.792 acres, more or less.


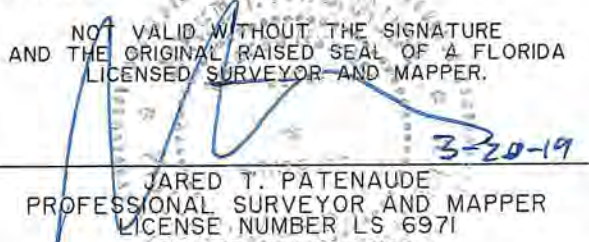
NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS SOLELY BASED UPON THE RECORD DOCUMENTS AS NOTED HEREIN AS THE PLAT OF CYPRESS PRESERVE PHASE 1B, AS RECORDED IN PLAT BOOK 78, PAGE 72, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND IS SUBJECT TO AND ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

CYPRESS PRESERVE

SHEET DESCRIPTION:

WETLAND CREATION AREA E-5

SCALE: NONE	DATE: 09-20-2016	DRAWN: GMS	CALCED: JTP	CHECKED: JTP	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEET 2-3 FOR SKETCH & TABLES
JOB No.: 2016-026E	EPN: 535	SECTION: 16	TOWNSHIP: 25 S	RANGE: 18 E	REVISION 2: 3-19-2019
 <div>FLORIDA DESIGN CONSULTANTS, INC. — THINK IT. ACHIEVE IT. —</div> <div>3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655 PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707</div>					NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  JARED T. PATENAUDE PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER LS 6971 STATE OF FLORIDA

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

LINE TABLE		
LINE	BEARING	LENGTH
L1	N07°15'15"W	5.32'
L2	N82°16'54"E	22.81'
L3	N14°05'19"E	25.50'
L4	N64°34'14"W	7.96'
L5	N53°08'51"W	13.93'
L6	N25°39'19"W	12.87'
L7	N05°11'52"W	15.38'
L8	N08°45'06"E	18.31'
L9	N35°09'05"E	15.32'
L10	N55°43'48"E	12.36'
L11	N86°11'18"E	20.94'

LINE TABLE		
LINE	BEARING	LENGTH
L12	S84°57'39"E	31.70'
L13	N79°09'59"E	22.22'
L14	N61°07'44"E	15.38'
L15	N45°01'06"E	15.10'
L16	N32°20'10"E	26.91'
L17	N34°50'48"E	42.04'
L18	N25°28'39"E	16.81'
L19	N31°37'26"E	16.55'
L20	N48°04'37"E	16.77'
L21	N56°04'24"E	11.33'
L22	N71°03'53"E	12.81'

LINE TABLE		
LINE	BEARING	LENGTH
L23	N85°17'42"E	15.42'
L24	S88°15'55"E	11.94'
L25	S79°02'00"E	7.59'
L26	S65°44'21"E	48.21'
L27	S56°37'42"E	15.14'
L28	S51°21'29"E	14.71'
L29	S51°13'17"E	18.80'
L30	S36°53'15"E	8.62'
L31	S29°15'51"E	6.45'
L32	S09°41'04"E	3.35'
L33	S09°53'43"W	38.02'

LINE TABLE		
LINE	BEARING	LENGTH
L34	S11°46'13"E	27.89'
L35	S77°16'19"E	30.91'
L36	S00°21'27"W	86.96'
L37	N70°56'05"W	56.03'
L38	S67°48'54"W	38.63'
L39	S26°33'54"W	108.12'
L40	N51°28'21"W	46.00'
L41	N64°39'42"W	94.32'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING
C1	10.00'	3.78'	3.76'	S00°56'15"E	21°39'56"	-
C3	10.00'	11.43'	10.82'	S44°31'16"E	65°30'06"	-
C5	9.77'	14.13'	12.93'	S34°52'01"E	82°50'28"	S13°42'45"W
C7	9.32'	14.53'	13.10'	S38°59'21"W	89°21'11"	S84°18'45"W
C8	10.00'	4.14'	4.11'	N82°48'11"W	23°44'11"	N04°40'16"W
C10	10.00'	7.20'	7.05'	S88°26'24"W	41°15'00"	-
C12	10.00'	7.20'	7.05'	S47°11'24"W	41°15'00"	-
C14	10.00'	17.80'	15.54'	S77°32'46"W	101°57'44"	-
C16	513.53'	97.37'	97.23'	N59°19'16"W	10°51'50"	S36°06'39"W

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS SOLELY BASED UPON THE RECORD DOCUMENTS AS NOTED HEREIN AS THE PLAT OF CYPRESS PRESERVE PHASE 1B, AS RECORDED IN PLAT BOOK 78, PAGE 72, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

CYPRESS PRESERVE

SHEET DESCRIPTION:

WETLAND CREATION AREA E-5

SCALE:	DATE:	DRAWN:	CALCED:	CHECKED:
NONE	09-20-2016	GMS	JTP	JTP
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:
2016-026E	535	16	25 S	18 E

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2-3 FOR SKETCH & TABLES

REVISION 2: 3-19-2019

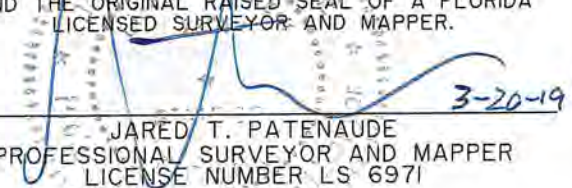


**FLORIDA DESIGN
CONSULTANTS, INC.**

— THINK IT. ACHIEVE IT. —

3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655
PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.B. NO.6707

NOT VALID WITHOUT THE SIGNATURE
AND THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.



JARED T. PATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA



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

Estimate 1615

ADDRESS

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

DATE
09/05/2019

TOTAL
\$4,000.00

ACTIVITY	QTY	RATE	AMOUNT
----------	-----	------	--------

Labor

1

4,000.00

4,000.00

Installation of two, 22 ft. Surface Mount, Residentail Speed Humps includes anchors, washers and sleeves with 2 inch gap. Locations of speed humps according to map. Cost includes Labor and material.

PLEASE NOTE THAT THIS APPLICATION IS INTENDED FOR RESIDENTIAL APPLICATIONS ONLY , NOT INTENDED FOR APPLICATIONS WHERE HEAVY TRUCKS OR COMMERCIAL GRADE TRUCKS WILL BE IN USE.

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.

TOTAL

\$4,000.00

THANK YOU.

Accepted By

Accepted Date



**AKCA
INC.**

The Pavement Marking Company

4603 Reece Road
Plant City, FL 33566
(813) 752-4471 Office
(813) 752-2357 Fax

Estimate

Number:
Bid Date: September 25, 2019
Revised Date:

TO:
Cypress Preserve CDD c/o Penny Clark

PLANS DATED	TERMS	COUNTY		PROJECT	
	Net 30 Days	<i>Hillsborough</i>		<i>Cypress Preserve PH 1 Amenity Center</i>	
Item	Description	Quantities	Unit	Unit Price	Amount
Lump Sum	Speed Bumps 10 ft with End Caps Includes Installation	4.000	ea	\$ 550.00	\$ 2,200.00
	Please allow 7 days for ordering materials				
				Total	\$ 2,200.00

NOTE:

Bid quantities are approximate and will be invoiced per actual quantities installed.
Thermoplastic price is based on actual cost at time of bid. Any change + or - will be adjusted at time of installation.
This Proposal is contingent upon acceptance. A three week notice required before work begins.
Fourteen (14) day notice for crew mobilization required. Retainage not to exceed 2.5% of invoice.
All work shall meet F.D.O.T., Specifications & Standards.
This quotation may be withdrawn if not accepted within 30 days of proposal date.
Above quote is package priced, line items will not be separated.

Respectfully Submitted: _____

Dale Bussey - Sales Manager AKCA, Inc.

Please sign and return original upon acceptance.

Upon execution of this proposal this document becomes a contract.
The above prices, specifications and conditions are satisfactory and are hereby accepted. We authorize Striping Contractor to do the work specified. Payment will be made within 30 days of invoice date following completion of work.

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

August 6, 2019 Minutes of the Regular Meeting & Public Hearings

Minutes of the Regular Meeting & Public Hearings

The Regular Meeting & Public Hearings of the Board of Supervisors for the Cypress Preserve Community Development District was held on **Tuesday, 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.

1. CALL TO ORDER/ROLL CALL

Gene Roberts called the Regular Meeting & Public Hearings of the Cypress Preserve Community Development District to order on **Tuesday, August 6, 2019 at approximately 2:30 p.m.**

Board Members Present and Constituting a Quorum:

Brian Howell	Chair	
Eric Davidson	Vice Chair	
Debby Nussel	Supervisor	
Kathy Swanson	Supervisor	<i>appointed during the meeting</i>

Staff Members Present:

Gene Roberts	Meritus
Penny Clark	RIPA

There were several residents in attendance.

2. APPOINTMENT OF BOARD SUPERVISOR

The Board discussed appointing a new supervisor to the Board.

MOTION TO:	Appoint Kathleen Casey Swanson to the CDD Board.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

Supervisor Nussel led Supervisor Swanson in reciting the Oath of Office.

44 **3. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**

45
46 There were no audience questions or comments on the agenda items.
47

48
49 **4. RECESS TO PUBLIC HEARING**

50
51 Mr. Roberts directed the Board to recess to the public hearing.
52

53
54 **5. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET**

55 **A. Open the Public Hearing on Adopting Proposed Fiscal Year 2020 Budget**
56

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Nussel
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

63
64 **B. Staff Presentations**

65
66 Supervisor Howell went over the budget line items. Mr. Roberts stated that there will be no
67 increase in assessments from fiscal year 2019 to fiscal year 2020.
68

69 **C. Public Comments**

70
71 A resident asked how the CDD is paid. Supervisor Howell explained that it is on the property tax
72 bill. There was also a question regarding what happens if a line item is over budget. Supervisor
73 Howell said it is acceptable as long as the total expenditures are on or under budget. Ms. Clark
74 explained to the audience that because there are not many residents yet, the community is being
75 deficit funded by the developer.
76

77 **D. Consideration of Resolution 2019-07; Adopting Fiscal Year 2020 Budget**
78

79 The Board reviewed the resolution.
80

MOTION TO:	Approve Resolution 2019-07.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

E. Close the Public Hearing on Proposed Fiscal Year 2020 Budget

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Davidson
SECONDED BY:	Supervisor Howell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

6. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS

A. Open the Public Hearing on Levying O&M Assessments

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Davidson
SECONDED BY:	Supervisor Nussel
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

B. Staff Presentations

Mr. Roberts and the Board explained the resolution.

C. Public Comments

There were no public comments at this time.

D. Consideration of Resolution 2019-08; Levying O&M Assessments

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2019-08.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Nussel
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

E. Close the Public Hearing on Levying O&M Assessments

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Davidson
SECONDED BY:	Supervisor Howell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

7. RETURN AND PROCEED TO REGULAR MEETING

Mr. Roberts directed the Board to return and proceed to the regular meeting.

MOTION TO:	Return to the regular meeting.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Nussel
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

8. VENDOR/STAFF REPORTS

A. District Counsel

B. District Engineer

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

C. District Manager

i. Community Inspection Reports

Mr. Roberts went over the community inspections with the Board.

9. BUSINESS ITEMS

A. Consideration of Developer Funding Agreement between Cypress Preserve CDD and Cypress Preserve 841, LLC

The Board reviewed the agreement.

MOTION TO: Approve the Developer Funding Agreement.
MADE BY: Supervisor Howell
SECONDED BY: Supervisor Davidson
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

B. Consideration of Resolution 2019-09; Setting Fiscal Year 2020 Meeting Schedule

The Board reviewed the resolution and meeting schedule.

MOTION TO: Approve Resolution 2019-09.
MADE BY: Supervisor Nussel
SECONDED BY: Supervisor Davidson
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

C. Consideration of Resolution 2019-10; Extending the Terms of Office to Coincide with the General Elections

The Board reviewed the resolution.

MOTION TO: Approve Resolution 2019-10.
MADE BY: Supervisor Howell
SECONDED BY: Supervisor Nussel
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

D. Consideration of Resolution 2019-11; Re-Designating Officers.

The Board reviewed the resolution and discussed the officer positions. Supervisor Howell will remain as Chair, and Supervisor Davidson will be Vice Chair. Mr. Roberts and Supervisor Swanson will be added as Assistant Secretaries.

MOTION TO: Approve Resolution 2019-11 adding Mr. Roberts and Supervisor Swanson as Assistant Secretaries and keeping everything else the same.
MADE BY: Supervisor Howell
SECONDED BY: Supervisor Nussel
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

E. Acceptance of Financial Report for FY Ended September 30, 2018

The Board reviewed the audit.

MOTION TO: Accept the Financial Report for Fiscal Year Ended September 30, 2018.
MADE BY: Supervisor Nussel
SECONDED BY: Supervisor Howell
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

E. General Matters of the District

10. CONSENT AGENDA

A. Consideration of Board of Supervisors Public Hearing & Regular Meeting Minutes June 12, 2019

The Board reviewed the minutes.

MOTION TO: Approve the June 12, 2019 meeting minutes.
MADE BY: Supervisor Nussel
SECONDED BY: Supervisor Howell
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

B. Consideration of Operations and Maintenance Expenditures May 2019

The Board reviewed the May 2019 O&Ms.

MOTION TO:	Approve the May 2019 O&Ms.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

C. Consideration of Operations and Maintenance Expenditures June 2019

The Board reviewed the June 2019 O&Ms.

MOTION TO:	Approve the June 2019 O&Ms.
MADE BY:	Supervisor Nussel
SECONDED BY:	Supervisor Howell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

D. Review of Financial Statements Month Ending June 30, 2019

The Board reviewed and accepted the financials.

11. SUPERVISOR REQUESTS

There were no supervisor requests.

12. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION

A resident wanted to give positive feedback about the success of having weekend security patrols at the pool.

There was a question about Asbel residents being allowed to purchase a pool pass. Supervisor Howell responded that it is a state statute that membership has to be made available because tax dollars are used to fund the District.

A resident asked how the Board of Supervisors were elected.

287 There was a resident complaint about flooding in his backyard. Ms. Clark explained the
288 difference between the CDD and HOA and told the resident it would be a builder issue.

289
290 Supervisor Swanson asked about using the pool area to paint rocks, and another resident asked
291 about using the pool for water aerobics. The Board discussed and agreed that it is allowed
292 providing that the water aerobics instructor has proof of insurance.
293

294	MOTION TO:	Allow rock painting and water aerobics pending that
295		the instructor submits proof of insurance to the
296		District.
297	MADE BY:	Supervisor Howell
298	SECONDED BY:	Supervisor Nussel
299	DISCUSSION:	None further
300	RESULT:	Called to Vote: Motion PASSED
301		4/0 - Motion Passed Unanimously

302
303 A resident asked about having the County install stop signs at Mossy Timber and Heron
304 Hideaway.

305
306 Ms. Clark asked for Mr. Roberts to follow up on speed bump installation near the pool
307 clubhouse.

308
309 A resident stated that the fans at the pool are not working. Another resident said the mail kiosk
310 needed cleaning. A resident also asked about adding doggie stations near the villas.

13. ADJOURNMENT

MOTION TO:	Adjourn at 3:14 p.m.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - 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**

August 26, 2019 Minutes of the Special Meeting

Minutes of the Special Meeting

The Special Meeting of the Board of Supervisors for the Cypress Preserve Community Development District was held on **Wednesday, August 26, 2019 at 10:00 a.m.** at The Land O' Lakes Branch Library, located at 2818 Collier Parkway, Land O' Lakes, FL 34639.

1. CALL TO ORDER/ROLL CALL

Gene Roberts called the Special Meeting of the Cypress Preserve Community Development District to order on **Wednesday, August 26, 2019 at approximately 10:02 a.m.**

Board Members Present and Constituting a Quorum:

Brian Howell	Chair
Eric Davidson	Vice Chair
Debby Nussel	Supervisor

Staff Members Present:

Gene Roberts	Meritus	
Kristen Schalter	Straley Robin Vericker	<i>via conference call</i>
Bob Appleyard	Cypress Preserve LLC	

There were no residents in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

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

3. BUSINESS ITEMS

A. Consideration of Master Supplemental Assessment Methodology Report – AA2

Supervisor Howell said he read the report and had no issues. Ms. Schalter said the numbers may change slightly but advised to adopt the report in substantial form.

MOTION TO:	Approve the Master Supplemental Assessment Methodology Report AA2 in substantial form.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Nussel
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

B. Consideration of Resolution 2019-12; Declaring Special Assessments – AA2

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2019-12.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

C. Consideration of Resolution 2019-13; Setting Public Hearing for Levying & Imposing Special Assessments

The Board reviewed the resolution. The public hearing is scheduled for October 1, 2019.

MOTION TO:	Approve Resolution 2019-13.
MADE BY:	Supervisor Nussel
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

4. SUPERVISOR REQUESTS

There were no supervisor requests.

5. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION

There were no audience questions or comments.

6. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Nussel
SECONDED BY:	Supervisor Howell
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.	1907122	\$ 505.00		Water Management Treatment - July
Cornerstone	10 97683	3,908.33		Lawn Maintenance - June
Cornerstone	10 97684	793.00	\$ 4,701.33	Lawn Maintenance - Amenity - June
Meritus Districts	9159	2,934.38		Management Services - July
Suncoast Pool Service	5264	1,050.00		Swimming Pool Service - May
Suncoast Pool Service	5399	1,050.00	\$ 2,100.00	Swimming Pool Service - July
Monthly Contract Sub-Total		\$ 10,240.71		
Variable Contract				
Straley Robin Vericker	17224	\$ 913.95		Professional Services - General - thru 06/15/19
Variable Contract Sub-Total		\$ 913.95		
Utilities				
Pasco County Utilities	12128180	\$ 97.50		Reclaim Water Service - 05/31/19
Pasco County Utilities	12128204	421.20		Reclaim Water Service - 05/31/19
Pasco County Utilities	12167528	404.52	\$ 923.22	Water Service - thru 06/21/19
Spectrum	084742901070219	213.98		Internet Service - thru 07/31/19
Waste Connections of Florida	4197740	52.00		Waste Service - July
Withlacoochee River Electric	2039647 070519	34.10		Electric Service - thru 07/01/19
Withlacoochee River Electric	2039650 070519	37.59		Electric Service - thru 07/01/19
Withlacoochee River Electric	2044854 070519	1,232.41	\$ 1,304.10	Electric Service - thru 07/01/19
Utilities Sub-Total		\$ 2,493.30		
Regular Services				
Grau and Associates	18415	\$ 500.00		FY18 Audit - 06/28/19

Cypress Preserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Security Elite Agency Inc.	624	296.00		Security Guard - 06/24/19
Security Elite Agency Inc.	701	296.00		Security Guard - 07/01/19
Security Elite Agency Inc.	708	296.00		Security Guard - 07/08/19
Security Elite Agency Inc.	715	296.00		Security Guard - 07/15/19
Security Elite Agency Inc.	722	296.00	\$ 1,480.00	Security Guard - 07/22/19
Spearem Enterprises, LLC	3929	396.00		Weekly Cleaning Service - thru 07/15/19
Tampa Bay Times	790492 071219	916.00		FY20 Budget - 07/12/19
Tampa Bay Times	790501 071919	124.00	\$ 1,040.00	Budget Meeting - 07/19/19
Regular Services Sub-Total		\$ 3,416.00		

Additional Services				
AleChris Services	ACS071219	\$ 500.00		Pressure Washing Exterior Walls - 07/12/19
Cypress Preserve of Pasco County HOA	CP072619	2,300.00		Reimburse HOA for Pressure Washing - 07/26/19
Ecological Consultants, Inc.	11587	2,900.00		Cypress Preserve Maintenance - 07/19/19
MHD Communications	17179	1,847.97		Cameras - 05/14/19
Southern Automated Access Services, Inc	6442	502.00		DKS Prox Card - 06/27/19
Southern Automated Access Services, Inc	6553	28.95	\$ 530.95	Cellular Usage - 07/17/19
Spearem Enterprises, LLC	3924	95.00		Disposed of Utility Box - 07/17/19
Additional Services Sub-Total		\$ 8,173.92		

TOTAL:	\$ 25,237.88		
---------------	---------------------	--	--

Approved (with any necessary revisions noted):

Cypress Preserve Community Development District Summary of Operations and Maintenance Invoices

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

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

AMERICAN ECOSYSTEMS, INC

P.O. BOX 40517
ST. PETERSBURG, 33743

Invoice

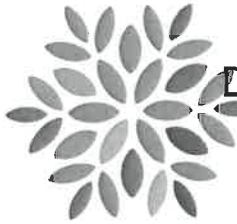
DATE	INVOICE #
7/1/2019	1907122

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 5390 4300 H	1	505.00		505.00
			Total	\$505.00

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

REVIEWEDthomas 7/16/2019



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 #
6/30/2019	10-97683

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

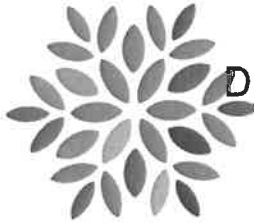
Cypress Preserve CDD
c/o Meritus Districts
2005 Pan Am Circe, Suite 120
Tampa, FL 33607

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 June 2019 - Cypress Preserve		3,908.33	6/30/2019	3,908.33
<p>4604 53500 R8</p> <p>Cornerstone</p>					

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

REVIEWEDthomas 7/17/2019



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 #
6/30/2019	10-97684

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 June-Dog Park/Amenity Areas		523.00		523.00
1	Lawn Maintenance - Cypress Preserve Amenity for June-Irrigation wet checks		270.00		270.00
<div>DA S3 1/2 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	\$793.00
Payments/Credits	\$0.00
Balance Due	\$793.00

REVIEWEDdthomas 7/16/2019

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
5/1/2019	5264

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

P.O. No.	Terms	Project
May 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. <i>5/20</i> <i>4618</i>	1,050.00	1,050.00
Thank you for your business.		Total	\$1,050.00

Phone #

(727) 271-1395

REVIEWEDdthomas 7/24/2019

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
7/2/2019	5399

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

P.O. No.	Terms	Project
July 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. <i>5720</i> <i>BS</i> <i>4618</i>	1,050.00	1,050.00
Thank you for your business.		Total	\$1,050.00

Phone #

(727) 271-1395

REVIEWEDdthomas 7/16/2019

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

June 27, 2019
Client: 001490
Matter: 000001
Invoice #: 17224

Page: 1

RE: General

BSY 5740 3100

For Professional Services Rendered Through June 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
5/21/2019	VKB	REVIEW AND REPLY TO EMAILS FROM P. CLARK RE: CHANGE ORDER TO MITIGATION AGREEMENT WITH ECOLOGICAL CONSULTANTS; TELECONFERENCE WITH P. CLARK RE: SAME; REVIEW AND REPLY TO EMAIL FROM A. WOLFE RE: AUDITOR'S QUESTIONS FOR FISCAL YEAR 2017-2018 AUDIT.	0.8	
6/3/2019	LB	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2018; PREPARE DRAFT AUDIT RESPONSE LETTER RE SAME.	0.5	
6/4/2019	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE LETTER.	0.7	
6/5/2019	KMS	DRAFT NEWSPAPER PUBLICATION FOR 2019-2020 BUDGET ASSESSMENT NOTICE; DRAFT SECOND NEWSPAPER PUBLICATION FOR 2019-2020 BUDGET.	0.8	
6/6/2019	KMS	FINALIZE NEWSPAPER PUBLICATIONS FOR 2019-2020 BUDGET; EMAIL TO B. CRUTCHFIELD.	0.2	
6/11/2019	VKB	REVIEW AGENDA PACKAGE; PREPARE FOR UPCOMING BOARD MEETING.	0.4	
6/12/2019	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TELEPHONE.	0.3	
Total Professional Services			3.7	\$913.50

REVIEWED dthomas 7/16/2019

June 27, 2019

Client: 001490

Matter: 000001

Invoice #: 17224

Page: 2

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	0.7	\$213.50
VKB Vivek K. Babbar	1.5	\$375.00
KMS Kristen M. Schalter	1.0	\$250.00
LB Lynn Butler	0.5	\$75.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
6/15/2019	Photocopies (3 @ \$0.15)	\$0.45

Total Disbursements \$0.45

Total Services	\$913.50
Total Disbursements	\$0.45
Total Current Charges	\$913.95

PAY THIS AMOUNT \$913.95

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



272 1 1
29-10014

CYPRESS PRESERVE AMENITY CENTER

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

Bill Number: 12128180

Billing Date: 6/27/2019

Billing Period: 4/30/2019 to 5/31/2019

New Water & Sewer rates, charges, and fees take effect Oct. 1, 2019, contingent upon Board approval.

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	4/30/2019	599	5/31/2019	749	31	150

Usage History
Reclaimed

May 2019	150
April 2019	166
March 2019	167
February 2019	266
January 2019	0

Transactions

Previous Bill	107.90
Payment 6/12/2019	-107.90 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	150 Thousand Gals X \$0.65 97.50
Total Current Transactions	97.50
TOTAL BALANCE DUE	\$97.50

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



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

Received
JUL 01 2019

Account # 0986160
Customer # 01366618
Balance Forward 0.00
Current Transactions 97.50

Total Balance Due \$97.50
Due Date 7/15/2019

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

013666187098616041212818010000097507



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



273 1 1
29-10021

CYPRESS PRESERVE CDD

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

Bill Number: 12128204

Billing Date: 6/27/2019

Billing Period: 4/30/2019 to 5/31/2019

New Water & Sewer rates, charges, and fees take effect Oct. 1, 2019, contingent upon Board approval.

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	4/30/2019	4166	5/31/2019	4814	31	648

Usage History Reclaimed

May 2019	648
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

Transactions

Previous Bill	181.35
Payment 6/12/2019	-181.35 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	648 Thousand Gals X \$0.65 421.20
Total Current Transactions	421.20
TOTAL BALANCE DUE	\$421.20

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



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 CDD
2005 PAN AM CIR SUITE 300
TAMPA FL 33607

Received
JUL 01 2019

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

Account #	0993870
Customer #	01372506
Balance Forward	0.00
Current Transactions	421.20
Total Balance Due	\$421.20
Due Date	7/15/2019

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

013725066099387021212820440000421203



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



150 1 1
22-70345

CYPRESS PRESERVE AMENITY CENTER

Service Address: **18728 MOSSY TIMBER BOULEVARD**

Bill Number: 12167528

Billing Date: 7/11/2019

Billing Period: 5/23/2019 to 6/21/2019

Contingent upon Board budget adoption, new rates, fees, and charges 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	5/23/2019	263	6/21/2019	350	29	87

Usage History

	Water
June 2019	87
May 2019	101
April 2019	10
March 2019	72
February 2019	80

Transactions

Previous Bill	517.78
Payment 6/18/2019	-517.78 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 12.0 Thousand Gals X \$8.09	97.08
Total Current Transactions	404.52
TOTAL BALANCE DUE	\$404.52

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.



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

Received
JUL 15 2019

Account # 0986155
Customer # 01366618
Balance Forward 0.00
Current Transactions 404.52

Total Balance Due \$404.52
Due Date 7/29/2019

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

013666187098615501216752800000404523

July 2, 2019
 Invoice Number: 084742901070219
 Account Number: **0050847429-01**
 Security Code: **1256**
 Service At: 18728 MOSSY TIMBER BLVD
 CBHS
 LAND O LAKES, FL 34638

SPECTRUM BUSINESS NEWS

Contact Us

Visit us at Spectrumbusiness.net
 Or, call us at 1-877-824-6249

Summary *Services from 07/01/19 through 07/31/19
 details on following pages*

Previous Balance	0.00
Payments Received	0.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	114.98
One-Time Charges	99.00
Current Charges	\$213.98
Total Due by 07/18/19	\$213.98

Welcome to Spectrum Business!

This bill reflects install and service charges from the date of install through your current billing period. If you made a payment at time of install, this bill may not reflect that payment but your next bill will.



4145 S. Falkenburg Rd Riverview, FL 33578-8652
 7635 1610 NO RP 02 07022019 NNNNNY 01 000749 0002

CYPRIS RESERVE CDD
 2005 PAN AM CIR
 STE 300
 TAMPA FL 33607-6008



July 2, 2019

CYPRIS RESERVE CDD

Invoice Number: 084742901070219
 Account Number: 0050847429-01
 Service At: 18728 MOSSY TIMBER BLVD
 CBHS
 LAND O LAKES, FL 34638

Total Due by 07/18/19 \$213.98

Amount you are enclosing

Received

Please Remit Payment To:

BRIGHT HOUSE NETWORKS
 PO BOX 790450
 SAINT LOUIS, MO 63179-0450

JUL 08 2019



Invoice Number:
Account Number:
Security Code:

CYPRIS RESERVE CDD
084742901070219
0050847429-01
1256

Contact Us

Visit us at Spectrumbusiness.net
Or, call us at 1-877-824-6249

7635 1610 NO RP 02 07022019 NNNNNY 01 000749 0002

Charge Details

Previous Balance	0.00
Remaining Balance	\$0.00

Payments received after 07/02/19 will appear on your next bill.

Services from 07/01/19 through 07/31/19

Spectrum Business™ Internet

Spectrum Business Internet Ultra	199.99
Business WiFi	4.99
Promo Discount	-90.00
	\$114.98

Spectrum Business™ Internet Total	\$114.98
-----------------------------------	-----------------

One-Time Charges

Change of Service	07/01	99.00
One-Time Charges Total		\$99.00

Current Charges	\$213.98
Total Due by 07/18/19	\$213.98

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

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

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

Complaint Procedures - You have 60 days from the billing date to register a complaint if you disagree with your charges.

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support or call 1-855-657-7328.

Your WAY can be the GREEN way!
GO GREEN with Spectrum Business.

Online Bill Pay is helping the environment one customer at a time. It's easy - all you need to do is sign up for Online Bill Pay. It will save you money on postage and time - and it will also save trees!

Enrolling is easy, just go to Spectrumbusiness.net. Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.

- Debit Card - Credit Card - Electronic Funds Transfer
- Receive a quick summary of your account at any time
- Access up to 6 months of statements



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

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

Authorization to Convert your Check to an Electronic Funds Transfer Debit - For your convenience, if you provide a check as payment, you authorize Spectrum Business to use the information from your check to make a one-time electronic funds transfer from your account. If you have any questions, please call our office at the telephone number on the front of this invoice. To assist you in future payments, your bank or credit card account information may be electronically stored in our system in a secure, encrypted manner.

**Payment Options**

Pay Online - Create or Login to pay or view your bill online at Spectrumbusiness.net.

Pay by Mail - Detach payment coupon and enclose with your check made payable to Bright House Networks. Please do not include correspondences of any type with payments.

For questions or concerns, please call **1-877-824-6249**.





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

ACCOUNT NO. 6425-103179
INVOICE NO. 4197740
STATEMENT DATE 06/25/19
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
06/25/19	BASIC CONTAINER CHARGE 1.00 4.00YD 7/1/2019-7/31/2019	\$ 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. 4197740
STATEMENT DATE 06/25/19
DUE DATE Upon Receipt
PAY THIS AMOUNT \$52.00

AB 01 001806 84465 B 10 B



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

Received

JUL 01 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 000000520004197740 2

REVIEWED by Thomas 7/16/2019

**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 **07/05/2019**
Amount Due **34.10**
Current Charges Due **07/25/2019**

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
Jul 2019	31	0
Jun 2019	30	0
Jul 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.

ELECTRIC SERVICE							
From	Date	Reading	To	Date	Reading	Multiplier	Dem. Reading
	05/31	49		07/01	53		

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 **34.10**

**Withlacoochee River Electric
Cooperative, Inc.**

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

District: BP 03

Detach at Dotted Line

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

See Reverse Side For Mailing Instructions

Bill Date: 07/05/2019

Received
JUL 11 2019

Use above space for address change ONLY.



2039647 **0007434**
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	07/25/2019
TOTAL CHARGES DUE	34.10
Total Charges Due After Due Date	39.10



0002039647000000341000000391000

REVIEWEDdtthomas 7/16/2019

**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 **07/05/2019**
Amount Due **37.59**
Current Charges Due **07/25/2019**

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
Jul 2019	31	1
Jun 2019	30	1
Jul 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.

ELECTRIC SERVICE						
From	Reading	To	Reading	Multiplier	Dem. Reading	kWh Used
05/31	666	07/01	709			43

Previous Balance **37.50**
Payment **37.50 CR**
Balance Forward **0.00**

Customer Charge **32.90**
Energy Charge 43 KWH @ 0.05191 **2.23**
Fuel Adjustment 43 KWH @ 0.03530 **1.52**
FL Gross Receipts Tax **0.94**

Total Current Charges **37.59**
Total Due **37.59** Please Pay

**Withlacoochee River Electric
Cooperative, Inc.**

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

District: BP 03

Detach at Dotted Line

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

See Reverse Side For Mailing Instructions

Bill Date: **07/05/2019**

Received
JUL 10 2019

Use above space for address change ONLY.

2039650 0007435
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	07/25/2019
TOTAL CHARGES DUE	37.59
Total Charges Due After Due Date	42.59

000203965000000375900000425907

REVIEWED dt homas 7/16/2019

**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 **07/05/2019**
Amount Due **1,232.41**
Current Charges Due **07/25/2019**

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
Jul 2019	31	362
Jun 2019	30	201
Jul 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.

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/31	41204	07/01	52430				11226

Previous Balance **767.37**
Payment **767.37 CR**
Balance Forward **0.00**

Customer Charge **32.90**
Energy Charge 11,226 KWH @ 0.05191 **582.74**
Fuel Adjustment 11,226 KWH @ 0.03530 **396.28**
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 **26.19**

Total Current Charges **1,232.41**
Total Due **1,232.41** Please Pay

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

**Withlacoochee River Electric
Cooperative, Inc.**

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

District: BP 03

Detach at Dotted Line

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

See Reverse Side For Mailing Instructions

Bill Date: **07/05/2019**

Received

JUL 10 2019

Use above space for address change ONLY.



2044854 **0007436**
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	07/25/2019
TOTAL CHARGES DUE	1,232.41
Total Charges Due After Due Date	1,250.90

000204485400012324100012509008

REVIEWED dt homas 7/16/2019

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. 18415
Date 06/28/2019

SERVICE	AMOUNT
Audit FYE 09/30/2018	\$ 500.00
Current Amount Due	\$ 500.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
500.00	(23.00)	0.00	0.00	0.00	477.00

Payment due upon receipt.

REVIEWEDdthomas 7/16/2019



INVOICE

DATE	INVOICE #
06/24/19	624

BILL TO

Meritus/Cypress Preserve.

LINE ITEM	DESCRIPTION	HOURS	RATE	AMOUNT
1	Security Guard- 6/22-23/2019.	16	\$18.50	\$296.0
	(10a-6p/ 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

572w
4904
151

REVIEWEDdthomas 7/16/2019





INVOICE

DATE	INVOICE #
07/01/19	701

BILL TO

Meritus/Cypress Preserve.

LINE ITEM	DESCRIPTION	HOURS	RATE	AMOUNT
1	Security Guard- 6/29-30/2019.	16	\$18.50	\$296.0
	(10a-6p/ 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

JS 5725
4904

REVIEWEDthomas 7/16/2019





INVOICE

DATE	INVOICE #
07/08/19	708

BILL TO

Meritus/Cypress Preserve.

LINE ITEM	DESCRIPTION	HOURS	RATE	AMOUNT
1	Security Guard- 7/06-7/07/2019.	16	\$18.50	\$296.0
	(10a-6p/ 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

BS
4904
5720

REVIEWEDdtomas 7/17/2019



Click here to leave us
a review on Google!



INVOICE

DATE	INVOICE #
07/15/19	715

BILL TO

Meritus/Cypress Preserve.

LINE ITEM	DESCRIPTION	HOURS	RATE	AMOUNT
1	Security Guard- 7/13-7/14/2019.	16	\$18.50	\$296.0
	(10a-6p/ 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



Click here to leave us
a review on Google!

REVIEWEDdtomas 7/24/2019



INVOICE

DATE	INVOICE #
07/22/19	722

BILL TO

Meritus/Cypress Preserve.

LINE ITEM	DESCRIPTION	HOURS	RATE	AMOUNT
1	Security Guard- 7/19-7/20/2019.	16	\$18.50	\$296.0
	(10a-6p/ 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

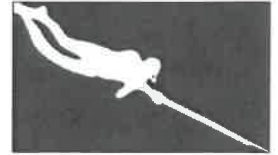
Handwritten notes:
K
4904
5720



Click here to leave us
a review on Google!

REVIEWEDdthomas 7/30/2019

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 # 3929

DATE 07/22/2019

DUE DATE 08/06/2019

TERMS Net 15

Handwritten notes:
 572^u
 B u 4615

ACTIVITY	QTY	RATE	AMOUNT
Labor week of 6-23-2019 Weekly Cleaning Service of pool area and restrooms. Restock paper goods Two times per week.	1	99.00	99.00
Labor week of 6-30-2019 Weekly Cleaning Service of pool area and restrooms. Restock paper goods Two times per week.	1	99.00	99.00
Labor week of 7-8-2019 Weekly Cleaning Service of pool area and restrooms. Restock paper goods Two times per week.	1	99.00	99.00
Labor week of 7-15-2019 Weekly Cleaning Service of pool area and restrooms. Restock paper goods Two times per week.	1	99.00	99.00
	1		0.00
	1		0.00

REVIEWED dthomas 7/30/2019

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 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

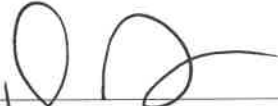
REVIEWED dthomas 7/24/2019

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: 2019/2020 Budget** was published in **Tampa Bay Times: 7/12/19**, 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

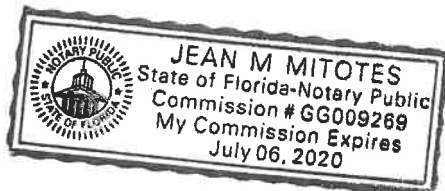

Signature of Affiant

Sworn to and subscribed before me this 07/12/2019.


Signature of Notary Public

Personally known / or produced identification

Type of identification produced _____



CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN TO ALL LANDOWNERS WITHIN CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT"), ADVISING OF A PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2019/2020 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATION AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for the Cypress Preserve Community Development District will hold two public hearings and a regular meeting on **August 6, 2019 at 2:30 p.m.** at the Land O'Lakes Library, 2818 Collier Parkway, Land O' Lakes, Florida 34639.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2019/2020 Proposed Budget. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2019/2020 upon the lands located within the District, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of

the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Meritus, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, Ph: (813) 397-5120 during normal business hours. In accordance with Section 189.016, Florida Statutes, the proposed budget will be posted on the District's website at <http://cypresspreserveccd.com/> at least two days before the budget hearing date.

The special assessments are annually recurring assessments and are in addition to debt assessments, if any. The table below presents the proposed schedule of operation and maintenance assessments ("O&M Assessment"). Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by law.

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2019/2020 O&M ASSESSMENT SCHEDULE

			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.

Annual O&M Assessment (in addition to the Debt Service Assessment) will appear on November 2019 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owners are eligible for a discount of up to 4% if paid early.

The Pasco County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect the assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

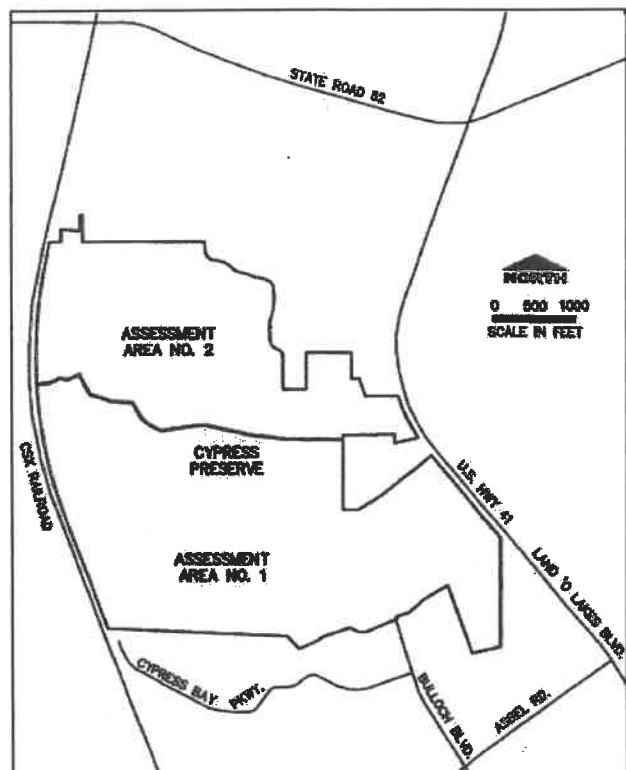
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 397-5120 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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 such appeal is to be based.

Brian Howell
District Manager



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: Budget Meeting** was published in **Tampa Bay Times: 7/19/19**, in said newspaper in the issues of **Baylink 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 07/19/2019.

Signature of Notary Public

Personally known 1 or produced identification

Type of identification produced _____



CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF
THE FISCAL YEAR 2019/2020 BUDGET; AND NOTICE OF REGULAR
BOARD OF SUPERVISORS' MEETING**

The Board of Supervisors for the Cypress Preserve Community Development District (the "District") will hold a public hearing and a regular meeting on August 6, 2019 at 2:30 p.m. at the Land O' Lakes Library, 2818 Collier Parkway, Land O' Lakes, Florida, 34639, for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2019/2020.

A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and budgets may be obtained at the offices of the District Manager, Meritus, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, during normal business hours.

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

There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 397-5120 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Brian Howell
District Manager

Run Date: July 19, 2019

790501

AleChris Services
17907 Holly Brook Dr.
Tampa, Fl. 33647
813-863-7740
Stunna_joc@yahoo.com

Date: July 12, 2019

Client: Cypress Preserve CDD
2005 Pan Am Circle
Suite 300
Tampa, Fl. 33607

Description	Amount
Pressure washing exterior walls and monuments	<u>\$2800.00</u>
Start-up	500.00
Balance payable upon completion	2,300.00

RA

REVIEWEDdtomas 7/16/2019

DISTRICT CHECK REQUEST FORM

Today's Date 07/26/2019
District Name Cypress Preserve CDD
Check Amount \$2,300.00
Payable: Cypress Preserve of Pasco County HOA
Mailing Address 2005 Pan Am Circle Suite 300
Tampa, FL 33607

Check Description reimburse the HOA for paying remaining balance of pressure washing to Ale Chris Services (Christopher Bell, Jr.)

Special Instructions

(Please attach all support documentation: i.e., invoices, training class applications, etc.)



Approved Signature

DM	_____
Fund	_____
G/L	
Object Cd	
CK #	_____
Date	_____

REVIEWEDdthomas 7/30/2019

AleChris Services
17907 Holly Brook Dr.
Tampa, Fl. 33647
813-863-7740
Stunna_joc@yahoo.com

ACSO71819

Date: July 18, 2019

Client: Cypress Preserve CDD
2005 Pan Am Circle
Suite 300
Tampa, Fl. 33607

Description	Amount
Pressure washing exterior walls and monuments	\$2800.00
Start-up Paid	500.00
Balance payable. Complete 7/18/19	Payable \$2,300.00

RN



ECOLOGICAL CONSULTANTS, INC.

5121 Ehrlich Road, Suite 103A • Tampa, Florida 33624
813-264-5859 • FAX 813-264-5957
scrub.eci@verizon.net

INVOICE

July 19, 2019

Cypress Preserve CDD
Meritus District
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

RE: INVOICE #11587 CYPRESS PRESERVE MAINTENANCE

Dear Sir or Madam:

Please remit the sum of **TWO THOUSAND NINE HUNDRED DOLLARS (\$2,900.00)** for the regular scheduled maintenance event of the planting areas for the above referenced project. This maintenance includes area C5 and was completed on July 19, 2019. If you have any questions, please contact my office as soon as possible.

Sincerely,

Donald R. Richardson, Ph.D., CEP

DRR/sec

Received
JUL 22 2019

REVIEWEDdthomas 7/30/2019

340

4307

834



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	5/14/2019

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 # TBD Completion Date: TBD (1) Hikvision 4 Channel NVR w/ 6TB of storage (4) Hikvision 4mp turret 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	\$0.00
		Balance Due	\$3,695.94

REVIEWED dthomas 7/30/2019

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



Southern Automated Access Services, Inc

7842 Land O Lakes Blvd #329

Land O Lakes, FL 34638

Invoice

Date	Invoice #
6/27/2019	6442

Bill To
CYPRESS PRESERVE

			Job Name	Terms
				Due on receipt
Quantity	Description	Rate	Serviced	Amount
100	DKS PROX CARD	4.82		482.00
	Shipping Fees	20.00		20.00
	Sales Tax	7.00%		0.00
<div>5725</div> <div>4964</div>				
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$502.00
<p>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.</p>			Payments/Credits	\$0.00
			Balance Due	\$502.00

REVIEWEDthomas 7/16/2019



Southern Automated Access Services, Inc
7842 Land O Lakes Blvd #329
Land O Lakes, FL 34638

Invoice

Date	Invoice #
7/17/2019	6553

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
	BY 572w 4904			

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 7/24/2019

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 # 3924

DATE 07/17/2019

DUE DATE 08/16/2019

TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Labor	1	95.00	95.00
Removed and disposed of utility box near Mossy Timber			

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

\$95.00

5390
BY 4605

REVIEWEDdthomas 7/24/2019

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.	1906102	\$ 505.00		Water Management - June
American Ecosystems, Inc.	1908102	505.00	\$ 1,010.00	Water Management - August
Cornerstone	10 98549	3,908.33		Lawn Maintenance - July
Cornerstone	10 98550	793.00	\$ 4,701.33	Lawn Maintenance - Amenity - July
Meritus Districts	9210	2,974.58		Management Services - August
Monthly Contract Sub-Total		\$ 8,685.91		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Pasco County Utilities	12246565	\$ 159.25		Reclaim Water Service - thru 06/28/19
Pasco County Utilities	12246589	278.85		Reclaim Water Service - thru 06/28/19
Pasco County Utilities	12284761	106.61		Water Service - thru 07/23/19
Pasco County Utilities	12364852	204.75	\$ 749.46	Reclaim Water Service - thru 07/29/19
Spectrum	084742901080219	114.98		Internet Service - thru 08/31/19
Waste Connections of Florida	4254564	52.00		Waste Service - August
Withlacoochee River Electric	2039647 080619	34.10		Electric Service - thru 08/01/19
Withlacoochee River Electric	2039650 080619	37.59		Electric Service - thru 08/01/19
Withlacoochee River Electric	2044854 080619	1,066.75	\$ 1,138.44	Electric Service - thru 08/01/19
Utilities Sub-Total		\$ 2,054.88		
Regular Services				
Security Elite Agency	827	\$ 573.50		Security Guard - 08/27/19
Security Elite Agency Inc.	729	296.00		Security Guard - 07/29/19
Security Elite Agency Inc.	807	296.00		Security Guard - 08/07/19

Cypress Preserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Security Elite Agency Inc.	812	351.50		Security Guard - 08/12/19
Security Elite Agency Inc.	819	573.50	\$ 1,517.00	Security Guard - 08/19/19
Spearem Enterprises, LLC	3964	396.00		Weekly Cleaning - thru 08/12/19
Supervisor: James Brian Howell	JBH080619	200.00		Supervisor Fee - 08/06/19
Supervisor: James Brian Howell	JH082619	200.00		Supervisor Fee - 08/26/19
Supervisor: Kathleen Swanson	KS080619	200.00	\$ 600.00	Supervisor Fee - 08/06/19
Tampa Bay Times	7885 081719	95.60		Special Meeting - 08/17/19
Regular Services Sub-Total		\$ 3,182.10		

Additional Services				
CRS Building Corporation	CRS073019	\$ 1,980.00		Install Amp Breaker - 07/30/19
Kaesar & Blair	90819238	103.82		Laser Checks - 08/21/19
Ripa	RA1907107	2,135.20		Pool Drain Installation - 07/29/19
Southern Automated Access Services, Inc	6692	28.95		Cellular Usage - 08/19/19
Spearem Enterprises, LLC	3956	40.00		Install Lock - 08/08/19
Spearem Enterprises, LLC	3959	1,100.00		Installed Trash Cans - 08/20/19
Spearem Enterprises, LLC	3960	167.00		Installed Outdoor Clock - 08/20/19
Spearem Enterprises, LLC	3969	250.00	\$ 1,557.00	Pressure Wash Mail Pavilion - 08/22/19
Additional Services Sub-Total		\$ 5,804.97		

TOTAL:	\$ 19,727.86		
---------------	---------------------	--	--

Approved (with any necessary revisions noted):

Cypress Preserve Community Development District Summary of Operations and Maintenance Invoices

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

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

AMERICAN ECOSYSTEMS, INC

P.O. BOX 40517
ST. PETERSBURG, 33743

Invoice

DATE	INVOICE #
6/1/2019	1906102

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 53900 - 4307 8.5.19 GIL	1	505.00	505.00
Total			\$505.00

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

REVIEWEDdtomas 8/20/2019

AMERICAN ECOSYSTEMS, INC

P.O. BOX 40517
ST. PETERSBURG, 33743

Invoice

DATE	INVOICE #
8/1/2019	1908102

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

REVIEWEDdthomas 7/30/2019



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 #
7/31/2019	10-98549

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

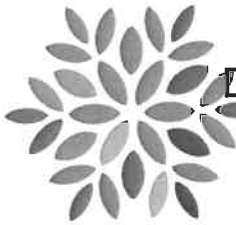
Cypress Preserve CDD
c/o Meritus Districts
2005 Pan Am Circe, Suite 120
Tampa, FL 33607

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 July 2019 - Cypress Preserve			3,908.33	7/31/2019	3,908.33
<div>53900-4604</div> <div>8.12.19</div> <div>62</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

REVIEWEDthomas 8/20/2019



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 #
7/31/2019	10-98550

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 July-Dog Park/Amenity Areas			523.00		523.00
1	Lawn Maintenance - Cypress Perserve Amenity for July-Irrigation wet checks			270.00		270.00
<div>53900-4604 ✓.12.19 62</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

REVIEWED dthomas 8/20/2019

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE


Invoice Number: 9210
Invoice Date: Aug 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	Due Date
	Best Way		8/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - August		2,833.33
		Website Maintenance		100.00
		Postage - June		41.25
				

Subtotal	2,974.58
Sales Tax	
Total Invoice Amount	2,974.58
Payment/Credit Applied	
TOTAL	2,974.58

REVIEWEDthomas 7/29/2019



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



285 1 1
29-10014

CYPRESS PRESERVE AMENITY CENTER

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

Bill Number: 12246565

Billing Date: 7/29/2019

Billing Period: 5/31/2019 to 6/28/2019

Contingent upon Board budget adoption, new rates, fees, and charges 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	5/31/2019	749	6/28/2019	994	28	245

Usage History

Reclaimed

June 2019	245
May 2019	150
April 2019	166
March 2019	167
February 2019	266
January 2019	0

Transactions

Previous Bill	97.50
Payment 7/11/2019	-97.50 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	245 Thousand Gals X \$0.65 159.25
Total Current Transactions	159.25
TOTAL BALANCE DUE	\$159.25

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.



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

Received

AUG 01 2019

Account # 0986160
Customer # 01366618

Balance Forward 0.00
Current Transactions 159.25

Total Balance Due \$159.25
Due Date 8/15/2019

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

013666187098616041224656570000159258



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



286 1 1
29-10021

CYPRESS PRESERVE CDD

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

Bill Number: 12246589

Billing Date: 7/29/2019

Billing Period: 5/31/2019 to 6/28/2019

Contingent upon Board budget adoption, new rates, fees, and charges 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	5/31/2019	4814	6/28/2019	5243	28	429

Usage History

Reclaimed

June 2019	429
May 2019	648
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

Transactions

Previous Bill	421.20
Payment 7/11/2019	-421.20 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	429 Thousand Gals X \$0.65 278.85
Total Current Transactions	278.85
TOTAL BALANCE DUE	\$278.85

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.



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 CDD
2005 PAN AM CIR SUITE 300
TAMPA FL 33607

Received
AUG 01 2019

Account #	0993870
Customer #	01372506
Balance Forward	0.00
Current Transactions	278.85
Total Balance Due	\$278.85
Due Date	8/15/2019
10% late fee will be applied if paid after due date	
Round Up Donation to Charity	
Amount Enclosed	
<input type="checkbox"/> 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

013725066099387021224658910000278852



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



148 1 1
22-70345

CYPRESS PRESERVE AMENITY CENTER

Service Address: **18728 MOSSY TIMBER BOULEVARD**

Bill Number: 12284761

Billing Date: 8/9/2019

Billing Period: 6/21/2019 to 7/23/2019

Contingent upon Board budget adoption, new rates, fees, and charges 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	6/21/2019	350	7/23/2019	383	32	33

Usage History

	Water
July 2019	33
June 2019	87
May 2019	101
April 2019	10
March 2019	72
February 2019	80

Transactions

Previous Bill	404.52
Payment 7/23/2019	-404.52 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 8.0 Thousand Gals X \$2.99	23.92
Total Current Transactions	106.61
TOTAL BALANCE DUE	\$106.61

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.

REVIEWED dthomas 8/20/2019



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.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

Received
AUG 12 2019

Account # 0986155
Customer # 01366618
Balance Forward 0.00
Current Transactions 106.61

Total Balance Due \$106.61
Due Date 8/26/2019

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

013666187098615501228476150000106616



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



279 1 1
29-10021

CYPRESS PRESERVE CDD

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

Bill Number: 12364852

Billing Date: 8/28/2019

Billing Period: 6/28/2019 to 7/29/2019

Contingent upon Board budget adoption, new rates, fees, and charges 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	6/28/2019	5243	7/29/2019	5558	31	315

Usage History

Reclaimed

July 2019	315
June 2019	429
May 2019	648
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

Transactions

Previous Bill	278.85
Payment 8/13/2019	-278.85 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	315 Thousand Gals X \$0.65 204.75
Total Current Transactions	204.75
TOTAL BALANCE DUE	\$204.75

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.

Conserve water and check for leaks to prevent wasting water and money. Please visit www.PascoCountyUtilities.com for conservation tips.

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 CDD
2005 PAN AM CIR SUITE 300
TAMPA FL 33607

Received
AUG 30 2019

Account #	0993870
Customer #	01372506
Balance Forward	0.00
Current Transactions	204.75
Total Balance Due	\$204.75
Due Date	9/16/2019

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

013725066099387021236485210000204750

August 2, 2019
 Invoice Number: 084742901080219
 Account Number: 0050847429-01
 Security Code: 1256
 Service At: 18728 MOSSY TIMBER BLVD
 CBHS
 LAND O LAKES, FL 34638

Contact Us

Visit us at Spectrumbusiness.net
 Or, call us at 1-877-824-6249

Summary *Services from 08/01/19 through 08/31/19
 details on following pages*

Previous Balance	213.98
Payments Received - Thank You	-213.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	114.98
Current Charges	\$114.98
Total Due by 08/18/19	\$114.98

SPECTRUM BUSINESS NEWS

We continue to enhance our services, offer more of the best entertainment choices and deliver the best value. We are committed to offering you products and services we are sure you will enjoy.

Unreturned Equipment Information

Effective on or after 9/8/19 updated fees for Unreturned Equipment will apply. You will only see these charges on future bills if you have any equipment that you haven't returned.

- D3 and newer Modem models (wired and wireless) from \$39.99 to \$59.99
- Session Border Controllers from \$315.00 to \$325.00
- Ethernet Switches from \$123.00 to \$229.00
- Cisco IP Phones (2 Port) from \$40.00 to \$49.99



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

4145 S. Falkenburg Rd Riverview, FL 33578-8652
 7635 1610 NO RP 02 08022019 NYNNY 01 000850 0004

CYPRIS RESERVE CDD
 2005 PAN AM CIR
 STE 300
 TAMPA FL 33607-6008



August 2, 2019

CYPRESS PRESERVE CDD

Invoice Number: 084742901080219
 Account Number: 0050847429-01
 Service At: 18728 MOSSY TIMBER BLVD
 CBHS
 LAND O LAKES, FL 34638

Total Due by 08/18/19 \$114.98

Amount you are enclosing \$

Please Remit Payment To:

BRIGHT HOUSE NETWORKS
 PO BOX 790450
 SAINT LOUIS, MO 63179-0450



Received

AUG 08 2019

Invoice Number: 084742901080219
 Account Number: 0050847429-01
 Security Code: 1256

Contact Us
 Visit us at Spectrumbusiness.net
 Or, call us at 1-877-824-6249

7635 1610 NO RP 02 08022019 NYNNNY 01 000850 0004

Charge Details

Previous Balance	213.98
Payments Received - Thank You 07/16	-213.98
Remaining Balance	\$0.00

Payments received after 08/02/19 will appear on your next bill.

Services from 08/01/19 through 08/31/19

Spectrum Business™ Internet

Spectrum Business Internet Ultra	199.99
Business WiFi	4.99
Promo Discount	-90.00
	\$114.98

Spectrum Business™ Internet Total	\$114.98
-----------------------------------	-----------------

Current Charges	\$114.98
Total Due by 08/18/19	\$114.98

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

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

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

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

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support or call 1-855-657-7328.

Your WAY can be the GREEN way! GO GREEN with Spectrum Business.

Online Bill Pay is helping the environment one customer at a time. It's easy - all you need to do is sign up for Online Bill Pay. It will save you money on postage and time - and it will also save trees!

Enrolling is easy, just go to Spectrumbusiness.net. Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.

- Debit Card - Credit Card - Electronic Funds Transfer
- Receive a quick summary of your account at any time
- Access up to 6 months of statements

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

Authorization to Convert your Check to an Electronic Funds Transfer Debit - For your convenience, if you provide a check as payment, you authorize Spectrum Business to use the information from your check to make a one-time electronic funds transfer from your account. If you have any questions, please call our office at the telephone number on the front of this invoice. To assist you in future payments, your bank or credit card account information may be electronically stored in our system in a secure, encrypted manner.

Complaint Procedures - You have 60 days from the billing date to register a complaint if you disagree with your charges.



Payment Options

Pay Online - Create or Login to pay or view your bill online at Spectrumbusiness.net.

Pay by Mail - Detach payment coupon and enclose with your check made payable to Bright House Networks. Please do not include correspondences of any type with payments.

For questions or concerns, please call **1-877-824-6249**.





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

ACCOUNT NO. 6425-103179
INVOICE NO. 4254564
STATEMENT DATE 07/25/19
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
07/25/19	BASIC CONTAINER CHARGE 8/1/2019-8/31/2019	1.00 4.00YD \$ 52.00
	Invoice Total	\$ 52.00
	Account Balance	\$ 52.00

****To avoid late fees, payment must be posted to your account within 30 days of your invoice date.****

Bank returned checks will be electronically re-presented to your bank
and you may be responsible for a resulting processing fee.

Received

AUG 02 2019

1,2,6

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. 4254564
STATEMENT DATE 07/25/19
DUE DATE Upon Receipt
PAY THIS AMOUNT \$52.00

WRITE IN
AMOUNT
PAID \$

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

MAIL PAYMENT TO:

WASTE CONNECTIONS OF FLORIDA
PO BOX 535233
PITTSBURGH PA 15253-5233

AB 01 005470 21777 B 15 A



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



6425 000000000000X1031797 000000520004254564 6

REVIEWED BY Thomas 8/20/2019

**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 **08/06/2019**
Amount Due **34.10**
Current Charges Due **08/26/2019**

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
Aug 2019	31	0
Jul 2019	31	0
Aug 2018	30	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.

ELECTRIC SERVICE							
From	Date	Reading	To	Date	Reading	Multiplier	Dem. Reading
	07/01	53		08/01	57		

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

**Withlacoochee River Electric
Cooperative, Inc.**

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

District: BP 03

Detach at Dotted Line

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

See Reverse Side For Mailing Instructions

Bill Date: 08/06/2019

Received

AUG 09 2019

Use above space for address change ONLY.



2039647 **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	08/26/2019
TOTAL CHARGES DUE	34.10
Total Charges Due After Due Date	39.10

00020396470000003410000000391000

REVIEWED dt h o m a s 8/20/2019

**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 **08/06/2019**
Amount Due **37.59**
Current Charges Due **08/26/2019**

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
Aug 2019	31	1
Jul 2019	31	1
Aug 2018	30	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.

ELECTRIC SERVICE							
Date	From	Reading	Date	To	Reading	Multiplier	Dem. Reading
07/01		709	08/01		752		
							KW Demand
							KWh Used
							43

Previous Balance **37.59**
Payment **37.59 CR**
Balance Forward **0.00**

Customer Charge **32.90**
Energy Charge 43 KWH @ 0.05191 **2.23**
Fuel Adjustment 43 KWH @ 0.03530 **1.52**
FL Gross Receipts Tax **0.94**

Total Current Charges **37.59**
Total Due **37.59** Please Pay

REVIEWED dthomas 8/20/2019

**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: **08/06/2019**

Received
AUG 09 2019

Use above space for address change ONLY.

District: BP 03

2039650 0007426
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	08/26/2019
TOTAL CHARGES DUE	37.59
Total Charges Due After Due Date	42.59

0002039650000000375900000425907

**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 **08/06/2019**
Amount Due **1,066.75**
Current Charges Due **08/26/2019**

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
Aug 2019	31	302
Jul 2019	31	362
Aug 2018	30	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.

ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/01	52430	08/01	61804				9374

Previous Balance **1,232.41**
Payment **1,232.41 CR**
Balance Forward **0.00**

Customer Charge **32.90**
Energy Charge 9,374 KWH @ 0.05191 **486.60**
Fuel Adjustment 9,374 KWH @ 0.03530 **330.90**
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 **22.05**

Total Current Charges **1,066.75**
Total Due **1,066.75** Please Pay

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

**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: **08/06/2019**

Received

AUG 09 2019

District: **BP 03**

Use above space for address change ONLY.

2044854 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	08/26/2019
TOTAL CHARGES DUE	1,066.75
Total Charges Due After Due Date	1,082.75

000204485400010667500010827501

REVIEWED dt h o m a s 8/20/2019



INVOICE

DATE	INVOICE #
08/27/19	827

BILL TO

Meritus/Cypress Preserve.

LINE ITEM	DESCRIPTION	HOURS	RATE	AMOUNT
1	8/19-8/25 Mon-Fri (6p-9p)	31	\$18.50	\$573.5.
	SAT-SUN (10a-6p/ 10a-6p)			

PAYMENT TERMS: DUE UPON RECEIPT

SUBTOTAL \$573.5

TAX \$0.00

TOTAL DUE \$573.5

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

57200.4909
V.29.19
CZ

REVIEWEDdtomas 8/29/2019



Click here to leave us
a review on Google!



INVOICE

DATE	INVOICE #
07/29/19	729

BILL TO

Meritus/Cypress Preserve.

LINE ITEM	DESCRIPTION	HOURS	RATE	AMOUNT
1	Security Guard- 7/27-7/28/2019.	16	\$18.50	\$296.0
	(10a-6p/ 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

8.5.19
GR
57200
4904

REVIEWEDdtomas 8/20/2019



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a review on Google!



INVOICE

DATE	INVOICE #
08/07/19	807

BILL TO
Meritus/Cypress Preserve.

LINE ITEM	DESCRIPTION	HOURS	RATE	AMOUNT
1	Security Guard- 8/03-8/04/2019.	16	\$18.50	\$296.0
	(10a-6p/ 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

REVIEWEDdtthomas 8/20/2019

57200
4904
8.12.19
62





INVOICE

DATE	INVOICE #
08/12/19	812

BILL TO

Meritus/Cypress Preserve.

LINE ITEM	DESCRIPTION	HOURS	RATE	AMOUNT
1	Security Guard- 8/09-8/11/2019.	19	\$18.50	\$351.50
	(6p-9p/10a-6p/ 10a-6p)			

PAYMENT TERMS: DUE UPON RECEIPT**SUBTOTAL** \$351.50**TAX** \$0.00**TOTAL DUE** \$351.50

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

57200-4904
8.14.19
GR

REVIEWEDdtthomas 8/20/2019



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a review on Google!



INVOICE

DATE	INVOICE #
08/19/19	819

BILL TO

Meritus/Cypress Preserve.

LINE ITEM	DESCRIPTION	HOURS	RATE	AMOUNT
1	Security Guard- 8/12-8/18/2019.	31	\$18.50	\$573.50
	M-F (6P-9P)			
	SAT-SUN (10a-6p/ 10a-6p)			

PAYMENT TERMS: DUE UPON RECEIPT**SUBTOTAL** \$573.50**TAX** \$0.00**TOTAL DUE** \$573.50

Thank you for your business!

57200.4904
8.20.19

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

REVIEWEDdthomas 8/22/2019



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a review on Google!

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 # 3964
DATE 08/21/2019
DUE DATE 09/05/2019
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Labor week of 7-23-2019 Weekly Cleaning Service of pool area and restrooms. Restock paper goods Two times per week.	1	99.00	99.00
Labor week of 7-30-2019 Weekly Cleaning Service of pool area and restrooms. Restock paper goods Two times per week.	1	99.00	99.00
Labor week of 8-4-2019 Weekly Cleaning Service of pool area and restrooms. Restock paper goods Two times per week.	1	99.00	99.00
Labor week of 8-12-2019 Weekly Cleaning Service of pool area and restrooms. Restock paper goods Two times per week.	1	99.00	99.00
	1		0.00
	1		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

57200-4615
 8.22.19
 GR

REVIEWED dthomas 8/26/2019

Cypress Preserve CDD

MEETING DATE: August 26, 2019

DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Brian Howell	/	Salary Accepted	\$200.00
Eric Davidson	/	Salary Waived	\$0.00
Debby Hukill	/	Salary Waived	\$0.00
Kathleen Swanson		Salary Accepted	\$200.00
VACANT		Salary Waived	\$0.00

JH082619

REVIEWEDdthomas 8/29/2019

Cypress Preserve CDD

MEETING DATE: August 6, 2019

DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Brian Howell	✓	Salary Accepted	\$200.00
Eric Davidson	✓	Salary Waived	\$0.00
Debby Hukill	✓	Salary Waived	\$0.00
Kathleen Swanson	✓	Salary Accepted	\$200.00
VACANT		Salary Waived	\$0.00

KS 080619

REVIEWEDdthomas 8/27/2019

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
08/17/19		CYPRESS PRESERVE	
Billing Date	Sales Rep	Customer Account	
08/17/2019	Deirdre Almeida	163473	
Total Amount Due		Ad Number	
\$95.60		0000007885	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/17/19	08/17/19	0000007885	Daily Newspaper		Special Meeting	1	2x40 L	\$93.60
08/17/19	08/17/19	0000007885	Online Upsell		Special Meeting AffidavitMaterial	1	2x40 L	\$0.00 \$2.00
<p>51300.4801</p> <p>8.29.19</p> <p>GR</p>								

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
08/17/19		CYPRESS PRESERVE	
Billing Date	Sales Rep	Customer Account	
08/17/2019	Deirdre Almeida	163473	
Total Amount Due		Ad Number	
\$95.60		0000007885	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

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

Received

AUG 28 2019

REMIT TO:

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

REVIEWEDdthomas 8/29/2019

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

} SS

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Special Meeting** was published in **Tampa Bay Times**: 8/17/19 in said newspaper in the issues of **Baylink 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.

**NOTICE OF SPECIAL MEETING OF
CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The Special meeting of the Board of Supervisors (the "Board") of the Cypress Preserve Community Development District is scheduled to be held on Monday, August 26, 2019 at 10:00 a.m., at the Land O'Lakes Branch Library located at 2818 Collier Parkway, Land O'Lakes, FL 34639.

The Board of Supervisors meeting is open to the public and will be conducted in accordance with the provisions of Florida Law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from Meritus, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

There may be an occasion where one or more supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 397-5120, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Brian Lamb
District Manager

Run Date: August 17, 2019

0000007885

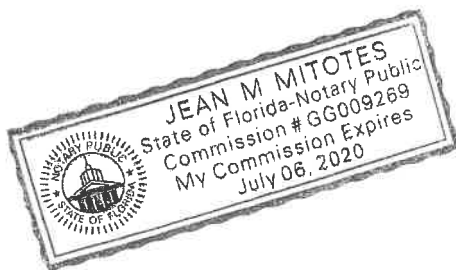
Signature Affiant

Sworn to and subscribed before me this 08/17/2019

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____





INVOICE

Bill To:

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

ATT

Penny Clark

RE:

Cypress Preserve Electrical

Remittance To:

CRS Building Corporation
100 Second Avenue South, Suite 301-S
St. Petersburg, Florida 33701

Telephone: (727) 895-7500

Fax: (727) 895-7560

Invoice**Number:**

CRS Misc. 2019-19

Date:

July 30, 2019

Supply and install new 150 amp breaker and wiring to
pool equipment due to pool equipment electrical
requirements.

Payment Due

\$ 1,980.00

57200-4618
85.19
GR

THANK YOU FOR YOUR BUSINESS !
Craig R. Sas

REVIEWEDdthomas 8/20/2019



4236 Grissom Drive
Batavia, Ohio 45103
(800) 607-8824
FAX (800) 322-6000
credit@kaeser-blair.com

INVOICE

Promotional Advertising • Corporate Identity Wearables • Writing Implements • Calendars

INVOICE NO. 90819238

DATE: 8/26/19

CUSTOMER NUMBER 003075788

DEALER NUMBER 88178

BILL TO:

CYPRESS PRESERVE CDD
ATTN:TERESA TERESA X 340
2005 PAN AM CIRCLE #300
TERESA FARLOW
TAMPA, FL 33607

SHIP TO:

CYPRESS PRESERVE CDD
ATTN:TERESA TERESA X 340
2005 PAN AM CIRCLE #300
TERESA FARLOW
TAMPA, FL 33607

YOUR PO NUMBER

CYPRESS PRESERVE CHECKS

DATE SHIPPED

8/21/19

SHIP VIA

OTHER

TERMS

NET-30

QUANTITY	PRODUCT NO	DESCRIPTION	UNIT PRICE	AMOUNT
1	L1037MB	250-LASER CHECKS, MARBLE BLUE	89.0000	89.00
1		PROOF	.0000	.00

YOUR AUTHORIZED K&B DEALER IS
MG Promotional Products
TO REORDER CALL 813-949-9000
OR EMAIL TO mikeg@mgpromotionalproducts.com

You can now pay your invoice online at
paykaeser.com

SUBTOTAL 89.00
** SALES TAX .00
LESS: PAYMENT/DEPOSIT .00
SHIPPING & HANDLING 14.82
TOTAL DUE 103.82

PLEASE MAKE ALL CHECKS PAYABLE TO KAESER & BLAIR, INC.

Please enclose remittance coupon with payment. See back for additional information.



3771 Solutions Center
Chicago, IL 60677-3007

003075788

88178

REMITTANCE

INVOICE NO. 90819238

DATE: 8/26/19

TOTAL DUE: 103.82
Amount Paid

☐ IF PAYING BY CREDIT CARD,
CHECK THIS BOX AND SEE THE
BACK OF THIS FORM.

CYPRESS PRESERVE CDD
ATTN:TERESA TERESA X 340
2005 PAN AM CIRCLE #300
TERESA FARLOW
TAMPA, FL 33607

REVIEWEDdthomas 8/27/2019

REVIEWED dthomas 8/20/2019



Southern Automated Access Services, Inc

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

Invoice

Date	Invoice #
8/19/2019	6692

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
57200.4904 8.20.19 62				
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 8/26/2019

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 # 3956
DATE 08/08/2019
DUE DATE 09/07/2019
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Labor Installed another lock on sidegate at pool (other had been removed)	1	40.00	40.00

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

\$40.00

57260-4618

8.12.19

GL

REVIEWEDdthomas 8/20/2019

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 # 3959

DATE 08/20/2019

DUE DATE 09/19/2019

TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Material Ordered and installed 2, 32 gallon thermosplastic trash cans, black for pool area. Cost includes labor, material and freight.	1	1,100.00	1,100.00

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

\$1,100.00

57200.4617
8.20.19
G2

REVIEWEDdthomas 8/26/2019

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 # 3960
DATE 08/20/2019
DUE DATE 09/19/2019
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Labor Ordered/Installed 18 inch outdoor clock for pool area. Repaired dog park fence/gate chnage locks on dog waste cans.	1	167.00	167.00

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

\$167.00

57200 4616
8.20.19
672

REVIEWEDdthomas 8/26/2019

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 # 3969
DATE 08/22/2019
DUE DATE 09/21/2019
TERMS Net 30

DESCRIPTION	QTY	RATE	AMOUNT
Labor Pressure Wash mail pavillion, ceiling	1	250.00	250.00

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

\$250.00

53900-4605
8.27.19
GR

REVIEWEDdthomas 8/29/2019

Cypress Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 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 8/31/2019
(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	75,382	0	0	0	0	75,382
Investments - Revenue 2017 (2000)	0	57,087	0	0	0	57,087
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	461	0	0	461
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	75,382	367,765	461	8,581,861	9,630,000	18,655,468
Liabilities						
Accounts Payable	72,527	0	0	0	0	72,527
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	72,527	0	0	0	9,630,000	9,702,527
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	2,855	(177,189)	10,086	0	0	(164,248)
Total Fund Equity & Other Credits	2,855	367,765	461	8,581,861	0	8,952,942
Total Liabilities & Fund Equity	75,382	367,765	461	8,581,861	9,630,000	18,655,468

Cypress Preserve

Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2018 Through 8/31/2019
(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	69,701	(158,674)	(69)%
O&M Assessments - Developer	0	53,710	53,710	0 %
Contributions & Donations From Private Sources				
Developer Contributions	187,238	2,260,634	2,073,396	1,107 %
Other Miscellaneous Revenues				
Miscellaneous	0	3,025	3,025	0 %
Total Revenues	<u>499,315</u>	<u>2,387,069</u>	<u>1,887,754</u>	<u>378 %</u>
Expenditures				
Legislative				
Supervisor Fees	0	600	(600)	0 %
Financial & Administrative				
District Manager	42,500	31,167	11,333	27 %
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	174	(24)	(16)%
Public Officials Insurance	2,500	3,500	(1,000)	(40)%
Legal Advertising	2,500	3,668	(1,168)	(47)%
Bank Fees	400	171	229	57 %
Dues, Licenses & Fees	175	610	(435)	(249)%
Office Supplies	150	104	46	31 %
Website Administration	1,200	2,600	(1,400)	(117)%
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	4,034	13,966	78 %
Potable Water Utility Services	5,000	4,646	354	7 %
Other Physical Environment				
Waterway Management System	19,000	18,005	995	5 %
General Liability & Property Casualty Insurance	7,500	2,750	4,750	63 %
Landscape Maintenance	211,250	53,001	158,249	75 %
Miscellaneous Repairs & Maintenance	15,000	13,788	1,212	8 %
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				
Miscellaneous Repairs & Maintenance	0	95	(95)	0 %
Cabana Janitorial & Cleaning	6,000	4,950	1,050	18 %
Recreation Facility Maintenance	2,500	2,176	324	13 %
Recreation Equipment Maintenance	3,500	1,100	2,400	69 %
Pool Operations & Maintenance	18,000	8,857	9,143	51 %
Security System	1,200	8,690	(7,490)	(624)%
Capital Improvements	0	46,900	(46,900)	0 %
Total Expenditures	<u>499,315</u>	<u>2,384,214</u>	<u>(1,884,899)</u>	<u>(377)%</u>
				185
Excess of Revenues Over (Under) Expenditures	0	2,855	2,855	0 %

Cypress Preserve
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2018 Through 8/31/2019
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Fund Balance, Beginning of Period	0	(0)	(0)	0 %
Fund Balance, End of Period	<u>0</u>	<u>2,855</u>	<u>2,855</u>	<u>0 %</u>

Cypress Preserve
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2017
From 10/1/2018 Through 8/31/2019
(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	133,146	133,146	0 %
DS Assessments - Developer	0	140,010	140,010	0 %
Interest Earnings				
Interest Earnings	0	7,842	7,842	0 %
Total Revenues	618,188	280,998	(337,190)	(55)%
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	(177,189)	(177,189)	0 %
Fund Balance, Beginning of Period	0	544,955	544,955	0 %
Fund Balance, End of Period	0	367,765	367,765	0 %

Cypress Preserve
Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2017
From 10/1/2018 Through 8/31/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2,357	2,357	0 %
Total Revenues	0	2,357	2,357	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	10,086	10,086	0 %
Fund Balance, Beginning of Period	0	(9,626)	(9,626)	0 %
Fund Balance, End of Period	0	461	461	0 %

Cypress Preserve
Statement of Revenues & Expenditures

900 - General Fixed Assets Account Group
 From 10/1/2018 Through 8/31/2019
 (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: 08/31/19
Reconciliation Date: 8/31/2019
Status: Locked

Bank Balance	76,134.99
Less Outstanding Checks/Vouchers	3,053.23
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>2,300.00</u>
Reconciled Bank Balance	75,381.76
Balance Per Books	<u>75,381.76</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: 08/31/19

Reconciliation Date: 8/31/2019

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1467	8/27/2019	System Generated Check/Voucher	500.00	Grau and Associates
1469	8/27/2019	System Generated Check/Voucher	106.61	Pasco County Utilities
1470	8/27/2019	System Generated Check/Voucher	296.00	Security Elite Agency, Inc.
1471	8/27/2019	System Generated Check/Voucher	114.98	Bright House Networks
1472	8/27/2019	System Generated Check/Voucher	913.95	Straley Robin Vericker
1473	8/27/2019	System Generated Check/Voucher	1,050.00	Suncoast Pool Service
1474	8/27/2019	System Generated Check/Voucher	71.69	Withlacoochee River Electric Cooperative, Inc.
Outstanding Checks/Vouchers			3,053.23	

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 08/31/19
Reconciliation Date: 8/31/2019
Status: Locked

Outstanding Suspense Items

Item Number	Date	Description	Amount
1479	8/30/2019	Check 1479 Cashed Early	2,300.00
Outstanding Suspense Items			2,300.00

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 08/31/19

Reconciliation Date: 8/31/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1454	7/25/2019	System Generated Check/Voucher	916.00	Times Publishing Company
1455	8/1/2019	System Generated Check/Voucher	124.00	Times Publishing Company
1456	8/8/2019	System Generated Check/Voucher	1,010.00	American Ecosystems, Inc.
1457	8/8/2019	System Generated Check/Voucher	2,900.00	Ecological Consultants, Inc.
1458	8/8/2019	System Generated Check/Voucher	1,240.00	Florida Design Consultants, Inc.
1459	8/8/2019	System Generated Check/Voucher	2,934.38	Meritus Districts
1460	8/8/2019	System Generated Check/Voucher	438.10	Pasco County Utilities
1461	8/8/2019	System Generated Check/Voucher	296.00	Security Elite Agency, Inc.
1462	8/8/2019	System Generated Check/Voucher	28.95	Southern Automated Access Services, Inc
1463	8/8/2019	System Generated Check/Voucher	1,050.00	Suncoast Pool Service
1464	8/8/2019	System Generated Check/Voucher	3,908.33	Tree Farm 2, Inc. DBA Cornerstone Solutions Group
1465	8/8/2019	System Generated Check/Voucher	52.00	Waste Connections of Florida
1466	8/15/2019	System Generated Check/Voucher	1,066.75	Withlacoochee River Electric Cooperative, Inc.
1468	8/27/2019	System Generated Check/Voucher	200.00	James B. Howell
Cleared Checks/Vouchers			16,164.51	

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 08/31/19

Reconciliation Date: 8/31/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	1297	7/25/2019	Developer Funding - 07.25.19	13,023.58
	139147	7/30/2019	Off Roll - Blk 05 Lot 13	628.19
	139186	7/30/2019	Off Roll - Blk 05 Lot 08	628.19
	139888	8/16/2019	Off Roll - Blk 06 Lot 13	628.19
	139975	8/16/2019	Off Roll - Blk 02 Lot 11	785.24
	61184	8/16/2019	Off Roll - Blk 06 Lot 05	628.19
	140159	8/22/2019	Off Roll - Blk 05 Lot 04 14	1,256.38
	140163	8/22/2019	Off Roll - Blk 01 Lot 27	785.24
	1312	8/23/2019	Developer Funding - 08.23.19	21,870.24
	1318	8/23/2019	Developer Funding Cap Imp - 08.23.19	46,900.00
				<hr/>
Cleared Deposits				87,133.44
				<hr/> <hr/>

SUNTRUST BANK
PO BOX 305183
NASHVILLE TN 37230-5183

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36/E00/0175/0/42

08/31/2019



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		08/01/2019 - 08/31/2019

Description	Amount	Description	Amount
Beginning Balance	\$7,466.06	Average Balance	\$18,884.04
Deposits/Credits	\$87,133.44	Average Collected Balance	\$15,020.46
Checks	\$18,464.51	Number of Days in Statement Period	31
Withdrawals/Debits	\$0.00		
Ending Balance	\$76,134.99		

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
	08/02	1,256.38		DEPOSIT	08/29	2,041.62		DEPOSIT
	08/02	13,023.58		DEPOSIT	08/29	68,770.24		DEPOSIT
	08/16	2,041.62		DEPOSIT				
Deposits/Credits: 5				Total Items Deposited: 10				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1454	916.00	08/01	1459	2,934.38	08/12	1464	3,908.33	08/13
	1455	124.00	08/07	1460	438.10	08/13	1465	52.00	08/14
	1456	1,010.00	08/13	1461	296.00	08/15	1466	1,066.75	08/16
	1457	2,900.00	08/12	1462	28.95	08/14	*1468	200.00	08/30
	1458	1,240.00	08/15	1463	1,050.00	08/13	*1479	2,300.00	08/30

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
	08/01	6,550.06	6,550.06	08/14	8,384.26	8,384.26
	08/02	20,830.02	6,551.02	08/15	6,848.26	6,848.26
	08/05	20,830.02	20,830.02	08/16	7,823.13	5,782.13
	08/07	20,706.02	20,706.02	08/19	7,823.13	7,823.13
	08/12	14,871.64	14,871.64	08/29	78,634.99	7,823.99
	08/13	8,465.21	8,465.21	08/30	76,134.99	76,134.99

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.