

**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
NOVEMBER 5, 2019**

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT AGENDA

Tuesday, November 5, 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 regular 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) 873-7300 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) 873-7300, 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 Regular Meeting of Cypress Preserve Community Development District will be held on **November 5, 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. VENDOR & STAFF REPORTS**
 - A. District Engineer
 - B. District Counsel
 - C. District Manager
 - i. Community Inspection Reports..... Tab 01
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2020-02; Amending FY 2020 Budget..... Tab 02
 - B. Discussion on Landscape Proposals- Phase 3C Tab 03
 - C. Discussion on Weekly Incident Reports from Amenity Security
 - D. Discussion on Holiday Decorations
- 5. CONSENT AGENDA**
 - A. Consideration of Board of Supervisor Public Hearing & Regular Meeting Minutes October 01, 2019 Tab 04
 - B. Consideration of Operations and Maintenance Expenditures September 2019 Tab 05
 - C. Review of Financial Statements through September 30, 2019 Tab 06
- 6. SUPERVISORS REQUESTS**
- 7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 8. 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) 873-7300.

Sincerely,

Gene Roberts



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Preserve

Date: 10/24/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	25	0	None observed
INVASIVE MATERIAL (FLOATING)	20	18	-2	A little algae
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	Alligator weed
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	Mulch needs to be blown off.
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	Good
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	25	0	Good



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Preserve

Date: 10/24/19

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	
RECREATIONAL AREAS	30	25	-5	Dead plants/Palm tree
SUBDIVISION MONUMENTS	30	25	-5	The one across from the mail kiosk needs cleaning.
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	684	-16	98%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____



Meritus

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Cypress Preserve

Date: 10/24/19

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	4	-1	Fair
TURF FERTILITY	10	9	-1	Better
TURF EDGING	5	5	0	good
WEED CONTROL - TURF AREAS	5	4	-1	Dollar weed
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	10	0	Ok
CLEANLINESS	5	4	-1	Some trash in the beds.
MULCHING	5	3	-2	Some areas need fresh mulch
WATER/IRRIGATION MGMT	8	8	0	OK
CARRYOVERS	5	4	-1	Plant fertility

SEASONAL COLOR/PERENNIAL MAINTENANCE

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

SCORE

100	88	12	88%
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Contractor Signature: _____

Manager's Signature: Gene Roberts 10/24/2019

Cypress Preserve October



Some dollar weed in the turf at the entrance needs to be treated.



The dead Pindo palm at the entrance has been replaced.



A landscape border should be added around the pool patio perimeter to prevent the mulch from washing onto the deck.



The dead Sabal palm next to the pool still needs to be replaced.



The Blue daze perennials near the mail kiosk needs fertility.



The speed humps have been installed in front of the clubhouse.



Some Primrose willow and other weeds need to be removed from the Fakahatchee grass.



The landscape beds along Mossy Timber are in decent condition.



The ponds had a small amount of algae.





RESOLUTION 2020-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT AMENDING THE ANNUAL OPERATING BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (the “**Board**”) adopted an Annual Operating Budget on August 6, 2019 for the fiscal year beginning October 1, 2019, and ending September 30, 2020;

WHEREAS, pursuant to Section 189.016, Florida Statutes the Board desires to specifically include the collection costs and early payment discounts for collecting the non-ad valorem special assessments on the Pasco County tax bill and therefore desires to adjust the schedule of annual assessments to show the gross amount of the assessments per unit rather than showing the net amount.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Amending the Annual Operating Budget for Fiscal Year 2019/2020.** The Annual Operating Budget for Fiscal Year 2019/2020 is hereby amended as shown in **Exhibit A** attached hereto. The District Manager shall post the amended budget on the District’s official website within 5 days after adoption and ensure it remains on the website for at least 2 years.
2. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 5TH DAY OF NOVEMBER, 2019.

Attest:

**Cypress Preserve
Community Development District**

Secretary/Assistant Secretary

Brian Howell
Chair of the Board of Supervisors

Exhibit A: Amended Annual Operating Budget for Fiscal Year 2019/2020

2020



CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

AMENDED FISCAL YEAR 2020 FINAL ANNUAL OPERATING BUDGET

NOVEMBER 5, 2019

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

AMENDED FISCAL YEAR 2020 FINAL ANNUAL OPERATING BUDGET

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NOVEMBER 5, 2019

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

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

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

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

Maintenance of the Facilities

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

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

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

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2019 Final Operating Budget	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19	Fiscal Year 2020 Final Operating Budget	Increase / (Decrease) from FY 2019 to FY 2020
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Off Roll	228,374.70	90,143.25	(138,231.45)	133,346.73	(95,027.97)
Operations & Maintenance Assmts-Tax Roll	83,702.72	0.00	(83,702.72)	176,578.14	92,875.42
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$312,077.42	\$90,143.25	(\$221,934.17)	\$309,924.87	(\$2,152.55)
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	187,237.58	5,268,080.42	5,080,842.84	189,390.13	2,152.55
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$187,237.58	\$5,268,080.42	\$5,080,842.84	\$189,390.13	\$2,152.55
TOTAL REVENUES	\$499,315.00	\$5,358,223.67	\$4,858,908.67	\$499,315.00	\$0.00
EXPENDITURES					
ADMINISTRATIVE					
District Management	42,500.00	42,500.00	0.00	42,500.00	0.00
District Engineer	5,000.00	13,447.20	8,447.20	5,000.00	0.00
Disclosure Report	5,000.00	4,200.00	(800.00)	8,400.00	3,400.00
Trustees Fees	6,000.00	4,100.00	(1,900.00)	8,500.00	2,500.00
Assessment Roll	0.00	1,450.00	1,450.00	150.00	150.00
Accounting Services	4,500.00	9,000.00	4,500.00	4,500.00	0.00
Auditing Services	5,500.00	6,500.00	1,000.00	6,500.00	1,000.00
Postage, Phone, Faxes, Copies	150.00	37.54	(112.46)	150.00	0.00
Public Officials Insurance	2,500.00	8,400.12	5,900.12	2,500.00	0.00
Legal Advertising	2,500.00	1,343.76	(1,156.24)	2,000.00	(500.00)
Bank Fees	400.00	255.26	(144.74)	275.00	(125.00)
Dues, Licenses & Fees	175.00	792.00	617.00	175.00	0.00
Office Supplies	150.00	0.00	(150.00)	500.00	350.00
Website Administration	1,200.00	4,800.00	3,600.00	1,500.00	300.00
TOTAL ADMINISTRATIVE	\$75,575.00	\$96,825.88	\$21,250.88	\$82,650.00	\$7,075.00
LEGAL COUNSEL					
District Counsel	12,500.00	2,165.16	(10,334.84)	10,000.00	(2,500.00)
TOTAL LEGAL COUNSEL	\$12,500.00	\$2,165.16	(\$10,334.84)	\$10,000.00	(\$2,500.00)
UTILITY SERVICES					
Street Lights	74,790.00	1,550.54	(73,239.46)	74,790.00	0.00
Other Electric Services	18,000.00	1,816.92	(16,183.08)	15,000.00	(3,000.00)
Potable Water Utility Services	5,000.00	1,718.14	(3,281.86)	5,000.00	0.00
TOTAL UTILITY SERVICES	\$97,790.00	\$5,085.60	(\$92,704.40)	\$94,790.00	(\$3,000.00)
OTHER PHYSICAL ENVIRONMENT					
Waterway Management System	19,000.00	22,020.00	3,020.00	22,000.00	3,000.00
General, Property & Casualty Insurance	7,500.00	6,600.00	(900.00)	15,000.00	7,500.00
Landscape Maintenance	211,250.00	72,245.64	(139,004.36)	211,250.00	0.00
Miscellaneous Repairs & Maintenance	15,000.00	26,827.68	11,827.68	15,000.00	0.00
Hardscape Maintenance	12,000.00	0.00	(12,000.00)	7,500.00	(4,500.00)
Plant Replacement Program	15,000.00	0.00	(15,000.00)	10,000.00	(5,000.00)
Capital Improvements	0.00	5,126,175.94	5,126,175.94	0.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$279,750.00	\$5,253,869.26	\$4,974,119.26	\$280,750.00	\$1,000.00
ROAD & STREET FACILITIES					
Sidewalk & Pavement Repairs	2,500.00	0.00	(2,500.00)	1,000.00	(1,500.00)
TOTAL ROAD & STREET FACILITIES	\$2,500.00	\$0.00	(\$2,500.00)	\$1,000.00	(\$1,500.00)
PARKS & RECREATION					
Cabana Janitorial & Cleaning	6,000.00	0.00	(6,000.00)	5,000.00	(1,000.00)
Recreation Facility Maintenance	2,500.00	277.78	(2,222.22)	2,000.00	(500.00)
Recreation Equipment Maintenance	3,500.00	0.00	(3,500.00)	2,500.00	(1,000.00)
Pool Operations & Maintenance	18,000.00	0.00	(18,000.00)	15,000.00	(3,000.00)
Security System	1,200.00	0.00	(1,200.00)	5,625.00	4,425.00
TOTAL PARKS & RECREATION	\$31,200.00	\$277.78	(\$30,922.22)	\$30,125.00	(\$1,075.00)
TOTAL EXPENDITURES	\$499,315.00	\$5,358,223.67	\$4,858,908.67	\$499,315.00	\$0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

FINANCIAL & ADMINISTRATIVE

District Manager

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

District Engineer

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

Disclosure Reporting

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

Trustees Fees

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

Auditing Services

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

Postage, Phone, Fax, Copies

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

Public Officials Insurance

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

Legal Advertising

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

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

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

Office Supplies

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

Website Administration

Cost of maintenance and administration of the District's website

LEGAL COUNSEL

District Counsel

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

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

OTHER PHYSICAL ENVIRONMENT

Waterway Management System

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

Landscape Maintenance

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

Plant Replacement Program

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

Property & Casualty Insurance

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

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2017

REVENUES

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

EXPENDITURES

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

ANALYSIS OF BONDS OUTSTANDING

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

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2019

REVENUES

CDD Debt Service Assessments - CAPI

TOTAL REVENUES	\$	-
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EXPENDITURES

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

Bonds Outstanding - Period Ending 11/1/2019

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

CYPRESS PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

			Fiscal Year 2020			
Lot Size	EBU Value	Unit Count	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	\$1,094.40	\$81.82	\$467.84	\$1,644.06
Single Family 40'	1.00	173	\$1,250.74	\$93.51	\$534.68	\$1,878.93
Single Family 50'	1.25	216	\$1,563.43	\$116.88	\$668.35	\$2,348.66
Subtotal	489					
ASSESSMENT AREA TWO - SERIES 2019						
Villa - 35'	0.88	186	\$957.45	\$81.82	\$467.84	\$1,507.11
Single Family 40'	1.00	110	\$1,276.60	\$93.51	\$534.68	\$1,904.79
Single Family 50'	1.25	47	\$1,595.75	\$116.88	\$668.35	\$2,380.98
Subtotal	343					

Notations:

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

AMENDED
FISCAL YEAR 2020
FINAL ANNUAL OPERATING BUDGET



Cornerstone Solutions Group

14620 Bellamy Brothers Blvd Dade City, FL 33525

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

www.CornerstoneSolutionsGroup.com

Estimate

Date	Proposal #
10/30/2019	EST-1173

Name / Address
Ripa & Associates 1409 Tech Boulevard Ste 1 Tampa, FL 33619

Ship To	
Cypress Preserve Ph2 Subphase 3C	
Proposal Submitted By:	Work Requested By:

Description	Qty	U/M	Rate	Total
Cornerstone Solutions Group proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:				
PP: Longleaf Pine (Pinus palustris) - 30 Gal./2" Caliper/6' min ht.	4	ea	235.00	940.00
AR: Red Maple (Acer Rubrum) - 30 Gal./2" Caliper/6' min ht.	2	ea	250.00	500.00
UA: Winged Elm (Ulmus alata) - 30 Gal./2" Caliper/6' min ht.	1	ea	255.00	255.00
IC: Dahoon Holly (Ilex cassine) - 30 Gal./2" Caliper/6' min ht.	4	ea	250.00	1,000.00
ML: Little Gem Magnolia (Magnolia grandiflora 'Little Gem')	3	ea	250.00	750.00
QV: Cathedral Live Oak (Quercus virginiana 'Cathedral')	3	ea	300.00	900.00
Gator Bag (Temporary Irrigation)	17		24.00	408.00
Plant Fertilizer and Tree Bracing	1		700.00	700.00
Pine Bark Mulch - CY	4	ea	47.50	190.00
<p>**BID NOTES: Proposal for Landscape Install does NOT include Irrigation. Per Client request, Gator Bags are proposed as means for temporary irrigation to be monitored and filled by project owner/GC. No Warranty will be provided for any of the proposed materials to be installed.</p> <p>A down payment of \$0 is required to initiate contract. Periodic invoices will be rendered as project progresses with Final Invoice upon completion of project. No Finance Charge will be imposed if the total of such purchases is paid in full within 15 days of invoice date. If not paid in full within 15 days, Then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1.5% per month (18% Annual) until paid and Tree Farm 2, Inc DBA Cornerstone Solutions Group shall have the right to elect to stop work under this Contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event any or all of the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys fees.</p> <p>ESCALATION CLAUSE- The parties agree that work commencing within One Hundred Eighty (180) days of the effective date of the Agreement shall not constitute a delay nor shall Contractor be entitled to a change in Contract Price. Any work commencing after One Hundred Eighty (180) days from the effective date of the Agreement may, but shall not automatically, constitute a delay that would allow Contractor to submit a claim for an adjustment in the Contract Price. For purposes of this provision work shall be defined as any quantifiable portion of the contract regardless of whether or not the contract is divided into phases, segments or any such division. Any work that is delayed for any reason that is not the fault of the contractor shall be considered not to have commenced until the date at which such work is no longer delayed.</p>				
This Proposal is open for acceptance by client for 30 days from the date printed above, after which it will be with drawn by Cornerstone Solutions Group and may be subject to re-negotiation.			Total	\$5,643.00

Accepted Date

Accepted Signature

Page 1



Cornerstone Solutions Group

14620 Bellamy Brothers Blvd Dade City, FL 33525

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

www.CornerstoneSolutionsGroup.com

Estimate

Date	Proposal #
10/30/2019	EST-1173

Name / Address
Ripa & Associates 1409 Tech Boulevard Ste 1 Tampa, FL 33619

Ship To	
Cypress Preserve Ph2 Subphase 3C	
Proposal Submitted By:	Work Requested By:

Description	Qty	U/M	Rate	Total
<p>This bid was generated from quantities graphically generated on the plans, if more items are required, or not required, and adjustment to the contract documents will be generated to show the differences using contract pricing.</p> <p>Received grades are assumed to have adequate percolation. Removal of all existing plant material, construction debris, lime rock, etc and any soil which would be deleterious to plant growth completely (if necessary) is not included. Removal of unwanted materials from project site and disposal is not included. All areas disturbed during construction shall be repaired at additional cost as needed.</p> <p>No Tree protection, trimming, relocation or removal was bid. No Gravel paths, weed barrier, perforated drain sock pipe and connections to storm piping systems or root barriers were included. Stone, weed barrier, and planting mix in raised planters and planting beds on grade is not included.</p> <p>Soil for annuals and backfilling are not included. No Soil Testing. Site prep, grading, asphalt cutting and patching, root pruning, and all Hardscapes items will be done by others. Parking Island prep and fill by others.</p> <p>PVC sleeves to be installed. Directional Bores for road crossings are not included.</p> <p>Supplemental/hand watering to be provided at an additional cost if required. Irrigation point of connection: Well & Pump to be provided and installed by others prior to installation of landscape materials. Back flow, drainage systems and high voltage electrical by others.</p> <p>Tree Material to be warranted for a period of one year following installation pending the proper establishment and maintenance irrigation practices by the maintenance contractor.</p>				
Total				\$5,643.00

This Proposal is open for acceptance by client for 30 days from the date printed above, after which it will be with drawn by Cornerstone Solutions Group and may be subject to re-negotiation.

Accepted Date

Accepted Signature

**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

October 1, 2019 Minutes of the Regular Meeting & Public Hearing

Minutes of the Regular Meeting & Public Hearing

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

1. CALL TO ORDER/ROLL CALL

Gene Roberts called the Regular Meeting & Public Hearing of the Cypress Preserve Community Development District to order on **Tuesday, October 1, 2019 at 2:30 p.m.**

Board Members Present and Constituting a Quorum:

Brian Howell	Chair
Eric Davidson	Vice Chair
Debby Nussel	Supervisor
Kathy Swanson	Supervisor

Staff Members Present:

Gene Roberts	District Manager, Meritus	
Vivek Babbar	District Counsel, Straley Robin Vericker	<i>via conference call</i>
Penny Clark	RIPA	

There were two residents in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

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

3. RECESS TO PUBLIC HEARING

Mr. Roberts directed the Board to recess to the public hearing.

4. PUBLIC HEARING ON LEVYING SPECIAL ASSESSMENTS

A. Open the Public Hearing on Levying Special Assessments

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

B. Staff Presentations

Mr. Babbar explained the resolution. He stated that the bonds would be used for Parcel AA2 construction.

C. Public Comments

There were no public comments.

D. Consideration of Resolution 2020-01; Levying Special Assessments 2019 Bonds (AA2)

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2020-01 in substantial form.
MADE BY:	Supervisor Nussel
SECONDED BY:	Supervisor Howell
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

81
82
83 **5. RETURN AND PROCEED TO REGULAR MEETING**
84

85 Mr. Roberts directed the Board to return and proceed to the regular meeting.
86
87

88 **6. VENDOR/STAFF REPORTS**

89 **A. District Counsel**

90 **B. District Engineer**

91 **C. District Manager**

92 **i. Community Inspection Reports**
93

94 Mr. Roberts went over the community inspection reports with the Board.
95
96

97 **7. BUSINESS ITEMS**

98 **A. Ratification of Deed of Conservation Easement - SWFWMD**
99

100 Mr. Babbar explained the requirement by SWFWMD to implement a conservation easement.
101

MOTION TO:	Accept the Deed of Conservation Easement in substantial form.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

109
110 **B. Discussion on Speed Humps Installation Proposal**
111

112 Mr. Roberts explained that there are two proposals for speed hump installation in front of the
113 amenity center: AKCA, Inc. for \$2,200 and Spearem for \$4,000. The Board discussed and
114 decided to approve the estimate from AKCA. The speeds humps will be installed soon.
115

116 **C. General Matters of the District**
117

118 Supervisor Swanson discussed a list of questions and comments that she had received from
119 residents. She went over that for the community function at the pool, the turf should be sprayed
120 with insecticide for ant control before the event, and the gate between the pool and playground
121 should be unlocked. She said there was a question on the amount of insurance the vendor is
122 providing for the bounce house, and the answer was one million dollars.
123

Supervisor Swanson went over that the CDD will contribute to the purchase of Christmas decorations, but residents will be responsible for decorating. She said that residents are also asking for a bench and cover at the current bus stop. Penny Clark will ask the developers if they will construct a cover, but she recommended asking Pasco County School District to move the bus stop to the mail kiosk where there is an existing cover and plenty of parking.

Supervisor Swanson said that residents would like a Cypress Preserve sign placed on Bulloch as cars are entering from Asbel Creek. Penny Clark said she will address this. Supervisor Swanson was told there is already a marquis at the pool entrance. Mr. Roberts will get her a key so she can post notices. With regards to the dog park, Mr. Roberts will have combination locks placed on the four gates at the park, and the code will be distributed to residents.

8. CONSENT AGENDA

A. Consideration of Board of Supervisors Public Hearing & Regular Meeting Minutes August 6, 2019

B. Consideration of Board of Supervisors Public Hearing & Regular Meeting Minutes August 28, 2019

C. Consideration of Operations and Maintenance Expenditures July 2019

D. Consideration of Operations and Maintenance Expenditures August 2019

The Board reviewed Consent Agenda items A-D.

MOTION TO:	Approve Consent Agenda items A-D.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Nussel
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

E. Review of Financial Statements Month Ending August 31, 2019

The Board reviewed the accepted the financials.

9. SUPERVISOR REQUESTS

There were no supervisor requests.

10. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION

A resident had a question on the location of the new parcel.

11. ADJOURNMENT

MOTION TO:	Adjourn at 2:55 p.m.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Nussel
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 Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
American Ecosystems, Inc.	1909119	\$ 505.00		Water Management Treatment - September
Cornerstone	10 99365	793.00		Lawn Maintenance - August
Cornerstone	10 99368	3,908.33	\$ 4,701.33	Lawn Maintenance - August
Meritus Districts	9270	2,933.33		Management Services - September
Suncoast Pool Service	5554	1,050.00		Swimming Pool Service - September
Monthly Contract Sub-Total		\$ 9,189.66		
Variable Contract				
Straley Robin Vericker	17461	\$ 585.90		Professional Services - General - thru 08/15/19
Straley Robin Vericker	17479	173.80	\$ 759.70	Professional Services - General - thru 09/15/19
Universal Engineering Sciences	368592	6,680.00		Professional Services - thru 06/28/19
Variable Contract Sub-Total		\$ 7,439.70		
Utilities				
Pasco County Utilities	12395167	\$ 72.67		Water Service - thru 08/22/19
Pasco County Utilities	12493774	0.00	\$ 72.67	Reclaim Water Service - thru 08/29/19
Pasco County Utilities	12493797	526.50		Reclaim Water Service - thru 08/29/19
Spectrum	084742901090219	114.98		Internet Service - September
Waste Connections of Florida	4260130	52.00		Waste Service - September
Withlacoochee River Electric	2039647 090519	39.10		Electric Service - thru 08/30/19
Withlacoochee River Electric	2039650 090519	42.59		Electric Service - thru 08/30/19
Withlacoochee River Electric	2044854 090519	1,260.76	\$ 1,342.45	Electric Service - thru 08/30/19
Utilities Sub-Total		\$ 2,108.60		

Cypress Preserve Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Regular Services				
Security Elite Agency Inc.	903	\$ 573.50		Security Service - 09/03/19
Security Elite Agency Inc.	910	573.50		Security Service - 09/10/19
Security Elite Agency Inc.	917	573.50	\$ 1,720.50	Security Service - 09/17/19
Spearem Enterprises, LLC	3989	396.00		Weekly Cleaning - thru 09/09/19
Tampa Bay Times	12206 090619	1,068.00		Special Assessments Affidavit - 09/06/19
Tampa Bay Times	12206 091319	1,064.00	\$ 2,132.00	Special Assessments - 09/13/19
Regular Services Sub-Total		\$ 4,248.50		
Additional Services				
CRS Building Corporation	CRS Misc 2019 21	\$ 245.00		Install Outlet - 09/12/19
Ecological Consultants, Inc.	11608	46,900.00		Gopher Tortoise Relocation - 08/16/19
Southern Automated Access Services, Inc	6872	28.95		Cellular Usage - 09/19/19
Spearem Enterprises, LLC	3980	80.00		Repaired Toilet - 09/10/19
Spearem Enterprises, LLC	3994	200.00	\$ 280.00	Fence Repair - 09/10/19
Additional Services Sub-Total		\$ 47,453.95		
TOTAL:		\$ 70,440.41		

Approved (with any necessary revisions noted):

Signature

Printed Name

Cypress Preserve Community Development District Summary of Operations and Maintenance Invoices

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

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

AMERICAN ECOSYSTEMS, INC

P.O. BOX 40517

ST. PETERSBURG, 33743

Invoice

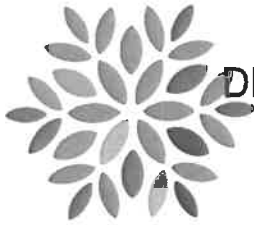
DATE	INVOICE #
9/1/2019	1909119

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
53900.4307 8.20.19 GIL				
			Total	\$505.00

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

REVIEWEDthomas 8/26/2019



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 #
8/30/2019	10-99365

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 Dog Park/Amenity Areas			523.00		523.00
1	Lawn Maintenance - Cypress Perserve Amenity for Irrigation wet checks			270.00		270.00
<div>53900-4104 9.12.19 62</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 9/16/2019



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

Invoice

Date	Invoice #
8/30/2019	10-99368

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 August 2019 - Cypress Preserve		3,908.33	8/30/2019	3,908.33

Received
SEP 16 2019

53160 - 4604
9-17-19
G2

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

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

REVIEWEDdthomas 9/19/2019

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

Invoice Number: 9270
Invoice Date: Sep 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		9/1/19

[illegible]

Subtotal	2,933.33
Sales Tax	
Total Invoice Amount	2,933.33
Payment/Credit Applied	
TOTAL	2,933.33

REVIEWED dthomas 8/20/2019

PN

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
9/1/2019	5554

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

P.O. No.	Terms	Project
September 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>57200.4618</i> <i>9.5.19</i> <i>GR</i>	1,050.00	1,050.00
Thank you for your business.		Total	\$1,050.00
Phone #			
(727) 271-1395			

REVIEWEDdthomas 9/16/2019

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

August 29, 2019
Client: 001490
Matter: 000001
Invoice #: 17461

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
7/3/2019	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT RE SERIES 2017 BONDS.	0.2	
7/22/2019	LB	PREPARE DRAFT RESOLUTION ADOPTING FY 2019/2020 BUDGET, DRAFT BUDGET FUNDING AGREEMENT AND DRAFT RESOLUTION LEVYING AND IMPOSING THE O&M ASSESSMENTS.	1.2	
7/29/2019	VKB	REVIEW AND REVISE RESOLUTION ADOPTING O/M BUDGET, BUDGET FUNDING AGREEMENT, AND RESOLUTION LEVYING O/M ASSESSMENTS.	0.7	
7/31/2019	VKB	REVIEW AND REVISE DISTRICT COUNSEL QUARTERLY REPORT TO DISSEMINATION AGENT FOR PAST BOND ISSUANCE.	0.2	
7/31/2019	LB	REVISE AND FINALIZE RESOLUTION ADOPTING FY 2019/2020 BUDGET, BUDGET FUNDING AGREEMENT AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING SAME; FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED JUNE 30, 2019; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME.	0.5	
8/15/2019	LB	PREPARE LETTER AND MEMOS TO K. SWANSON, NEWLY APPOINTED BOARD SUPERVISOR RE FLORIDA'S SUNSHINE LAWS, TEXTING AND PUBLIC RECORDS.	0.5	
Total Professional Services			3.3	\$585.00

51400.3107
9.5.19
RL

August 29, 2019

Client: 001490

Matter: 000001

Invoice #: 17461

Page: 2

PERSON RECAP

Person	Hours	Amount
VKB Vivek K. Babbar	0.9	\$225.00
LB Lynn Butler	2.4	\$360.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
8/15/2019	Photocopies (6 @ \$0.15)	\$0.90
	Total Disbursements	\$0.90

Total Services	\$585.00
Total Disbursements	\$0.90
Total Current Charges	\$585.90

PAY THIS AMOUNT	\$585.90
------------------------	-----------------

Please Include Invoice Number on all Correspondence

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

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

September 20, 2019
Client: 001490
Matter: 000001
Invoice #: 17479

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
9/3/2019	VKB	REVIEW SWFWMD EASEMENT JOINDER; REVIEW AND REPLY TO EMAILS RE: SAME.	0.3	
9/12/2019	VKB	REVIEW AND REPLY TO EMAIL FROM P. CLARK; TELECONFERENCE WITH P. CLARK RE: SAME.	0.3	
Total Professional Services			0.6	\$165.00

PERSON RECAP

Person	Hours	Amount
VKB Vivek K. Babbar	0.6	\$165.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
8/16/2019	Postage	\$1.45
9/13/2019	Photocopies (49 @ \$0.15)	\$7.35
Total Disbursements		\$8.80

51400 3107
9.24.19
62

September 20, 2019
Client: 001490
Matter: 000001
Invoice #: 17479

Page: 2

Total Services	\$165.00	
Total Disbursements	\$8.80	
Total Current Charges		\$173.80

PAY THIS AMOUNT	\$173.80
------------------------	-----------------

Please Include Invoice Number on all Correspondence



9802 Palm River Road, Tampa, FL 33619 • Phone: 813.740.8505 • Fax: 813.740.8706

INVOICE

Remit To: P.O. Box 25316, Tampa, FL 33622-5316

June 28, 2019

Project No: 0830.1900067.0000

Invoice No: 00368592

Ms. Penny Clark
Cypress Preserve Community Development District
3658 Erindale Drive
Valrico, FL 33596

Terms: Net 30 days

We accept American Express, Visa,
Master Card, Discover, and ACH

Project 0830.1900067.0000 Cypress Preserve (Phase III)

Location: EMAIL:
PCLARK@RIPACONSTRUCTION.COM
Keene Rd & Land O Lakes Blvd.
Land O' Lakes, FL

Professional Services through June 28, 2019

Additional Fees

Geotechnical Evaluation

6,680.00

Total Additional Fees

6,680.00

6,680.00

Total this Invoice

\$6,680.00

53900
6403



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



145 1 1
22-70345

CYPRESS PRESERVE AMENITY CENTER

Service Address: **18728 MOSSY TIMBER BOULEVARD**

Bill Number: 12395167

Billing Date: 9/10/2019

Billing Period: 7/23/2019 to 8/22/2019

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	7/23/2019	383	8/22/2019	397	30	14

Usage History

	Water
August 2019	14
July 2019	33
June 2019	87
May 2019	101
April 2019	10
March 2019	72
February 2019	80

Transactions

Previous Bill	106.61
Payment 9/4/2019	-106.61 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	35.69
Water Tier 1 14.0 Thousand Gals X \$1.88	26.32
Adjustments	
Late Payment Charge	10.66
Total Current Transactions	72.67
TOTAL BALANCE DUE	\$72.67



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
SEP 12 2019

Account # 0986155
Customer # 01366618
Balance Forward 0.00
Current Transactions 72.67

Total Balance Due \$72.67
Due Date 9/27/2019

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

Round Up Donation to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

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

013666187098615501239516720000072674



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



280 1 1
29-10014

CYPRESS PRESERVE AMENITY CENTER

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

Bill Number: 12493774

Billing Date: 9/26/2019

Billing Period: 7/29/2019 to 8/29/2019

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	7/29/2019	1027	8/29/2019	1027	31	0

Usage History

Reclaimed

August 2019	0
July 2019	33
June 2019	245
May 2019	150
April 2019	166
March 2019	167
February 2019	266
January 2019	0

Transactions

Previous Bill	21.45
Payment 9/10/2019	-21.45 CR
Balance Forward	0.00
TOTAL BALANCE DUE	\$0.00

REVIEWEDdthomas 10/1/2019



Please return this portion with payment

TO PAY ONLINE, VISIT 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

SEP 30 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

013666187098616041249377430000000000



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



281 1 1
29-10021

CYPRESS PRESERVE CDD

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

Bill Number: 12493797
Billing Date: 9/26/2019
Billing Period: 7/29/2019 to 8/29/2019

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	7/29/2019	5558	8/29/2019	6368	31	810

Usage History
Reclaimed

August 2019	810
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

Transactions

Previous Bill	204.75
Payment 9/10/2019	-204.75 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	810 Thousand Gals X \$0.65 526.50
Total Current Transactions	526.50
TOTAL BALANCE DUE	\$526.50

REVIEWED dthomas 10/1/2019



Please return this portion with payment

TO PAY ONLINE, VISIT 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
SEP 30 2019

Account #	0993870
Customer #	01372506
Balance Forward	0.00
Current Transactions	526.50
Total Balance Due	\$526.50
Due Date	10/15/2019

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

September 2, 2019

Invoice Number: 084742901090219
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 09/01/19 through 09/30/19
details on following pages*

Previous Balance	114.98
Payments Received	0.00
Past Due Balance - Due Now	\$114.98
Spectrum Business™ Internet	114.98
Current Charges Due by 09/18/19	\$114.98
Total Due	\$229.96



Your account is past due.

The past due amount is due now. Please pay the total past due amount to avoid further collection activity and interruption of service. If service is disconnected, you will need to pay your full past due amount, first month of service and a reconnection fee to resume service.



4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1610 NO RP 02 09022019 NNNNNY 01 000672 0002

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



September 2, 2019

CYPRESS PRESERVE CDD

Invoice Number: 084742901090219
Account Number: 0050847429-01
Service At: 18728 MOSSY TIMBER BLVD
CBHS
LAND O LAKES, FL 34638

\$114.98

Total Due	\$229.96
Amount you are enclosing	\$

Received

Please Remit Payment To:

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

SEP 09 2019



Invoice Number: 084742901090219
 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 09022019 NNNNNY 01 000672 0002

Charge Details

Previous Balance	114.98
Past Due Balance - Due Now	\$114.98

Payments received after 09/02/19 will appear on your next bill.

Services from 09/01/19 through 09/30/19

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 Due by 09/18/19	\$114.98
Total Due	\$229.96

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.

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.

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

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.

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. 4260130
STATEMENT DATE 08/25/19
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
08/25/19	BASIC CONTAINER CHARGE 9/1/2019-9/30/2019 Invoice Total	1.00 4.00YD \$ 52.00 \$ 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.

57200
4616

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. 4260130
STATEMENT DATE 08/25/19
DUE DATE Upon Receipt
PAY THIS AMOUNT \$52.00

AB 01 010842 51077 B 35 A



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

Received

SEP 03 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
PO BOX 535233
PITTSBURGH PA 15253-5233



6425 000000000000X1031797 000000520004260130 8

REVIEWED dthomas 9/16/2019



**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 **09/05/2019**
Amount Due **39.10**
Current Charges Due **09/25/2019**

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
Sep 2019	29	0
Aug 2019	31	0
Sep 2018	34	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	KW Demand	kWh Used
08/01	57	08/30	61				4

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

Late Charge **5.00**
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 **39.10**
Total Due **39.10** Please Pay

REVIEWED dtmomas 9/16/2019

**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: **09/05/2019**

District: BP 03

Use above space for address change ONLY.



2039647 **0007457**
CYPRESS PRESERVE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Received
SEP 09 2019

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

Current Charges Due Date	09/25/2019
TOTAL CHARGES DUE	39.10
Total Charges Due After Due Date	44.10

**Withlacoochee River Electric
Cooperative, Inc.**

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

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

Bill Date **09/05/2019**
Amount Due **42.59**
Current Charges Due **09/25/2019**

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
Sep 2019	29	1
Aug 2019	31	1
Sep 2018	34	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
08/01	752	08/30	795		

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

Late Charge **5.00**
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 **42.59**
Total Due **42.59** Please Pay

REVIEWED dtm 9/16/2019

**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: **09/05/2019**

District: BP 03

Use above space for address change ONLY.



2039650 **0007458**
CYPRESS PRESERVE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Received
SEP 09 2019

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

Current Charges Due Date	09/25/2019
TOTAL CHARGES DUE	42.59
Total Charges Due After Due Date	47.59

**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 **09/05/2019**
Amount Due **1,260.76**
Current Charges Due **09/25/2019**

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
Sep 2019	29	398
Aug 2019	31	302
Sep 2018	34	2

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



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
08/01	61804	08/30	73347				11543

Previous Balance **1,066.75**
Payment **1,066.75 CR**
Balance Forward **0.00**

Customer Charge **32.90**
Energy Charge 11,543 KWH @ 0.05191 **599.20**
Fuel Adjustment 11,543 KWH @ 0.03530 **407.47**
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 **26.89**

Total Current Charges **1,260.76**
Total Due **1,260.76** Please Pay

Lights/PolesType/Qty Type/Qty
212 6 960 6

REVIEWEDdtthomas 9/16/2019

**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: **09/05/2019**

District: BP 03

Use above space for address change ONLY.



2044854 **0007455**
CYPRESS PRESERVE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Received

SEP 09 2019

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

Current Charges Due Date	09/25/2019
TOTAL CHARGES DUE	1,260.76
Total Charges Due After Due Date	1,279.67



INVOICE

DATE	INVOICE #
09/03/19	903

BILL TO

Meritus/Cypress Preserve.

LINE ITEM	DESCRIPTION	HOURS	RATE	AMOUNT
1	8/26-9/01 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

57200.4904
9.5.19
GJR

REVIEWEDdtomas 9/16/2019



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a review on Google!



INVOICE

DATE	INVOICE #
09/10/19	910

BILL TO

Meritus/Cypress Preserve.

LINE ITEM	DESCRIPTION	HOURS	RATE	AMOUNT
1	9/02-9/08 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

57200-4904
9.12.19
62



REVIEWEDdtomas 9/16/2019



INVOICE

DATE	INVOICE #
09/17/19	917

BILL TO

Meritus/Cypress Preserve.

LINE ITEM	DESCRIPTION	HOURS	RATE	AMOUNT
1	9/09-9/15 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

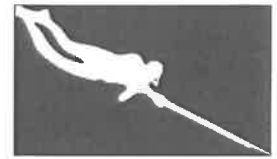
57200 4904
9.19.19
GR

REVIEWEDthomas 9/24/2019



Click here to leave us
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 # 3989

DATE 09/10/2019

DUE DATE 09/25/2019

TERMS Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Labor week of 8-18-2019 Weekly Cleaning Service of pool area and restrooms. Restock paper goods Two times per week.	1	99.00	99.00
Labor week of 8-25-2019 Weekly Cleaning Service of pool area and restrooms. Restock paper goods Two times per week.	1	99.00	99.00
Labor week of 9-2-2019 Weekly Cleaning Service of pool area and restrooms. Restock paper goods Two times per week.	1	99.00	99.00
Labor week of 9-9-2019 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
 9.12.19
 62

REVIEWEDdthomas 9/16/2019

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	
09/ 6/19	CYPRESS PRESERVE	
Billing Date	Sales Rep	Customer Account
09/06/2019	Deirdre Almeida	163473
Total Amount Due		Ad Number
\$1,068.00		0000012206

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/06/19	09/06/19	0000012206	Times	Comm News	Special Assessments AffidavitMaterial	1	4x14.00 IN	\$1,064.00 \$4.00

51300
4801
9.17.19
BR

REVIEWEDdthomas 9/19/2019

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	
09/ 6/19	CYPRESS PRESERVE	
Billing Date	Sales Rep	Customer Account
09/06/2019	Deirdre Almeida	163473
Total Amount Due		Ad Number
\$1,068.00		0000012206

Received

SEP 12 2019

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY


REMIT TO:

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

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

} ss

DA

by Public  X

Type of identification produced _____



Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Special Assessments Pursuant to Chapters 170, 190 and 197, Florida Statutes, by the Cypress Preserve Community Development District

The Board of Supervisors ("Board") of the Cypress Preserve Community Development District ("District") will hold a regular meeting and public hearing at 2:30 p.m., on Tuesday October 1, 2019, at the Land O'Lakes Branch Library located at 2818 Collier Parkway, Land O'Lakes, Florida 34639.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection and enforcement of proposed non-ad valorem special assessments that will secure the District's proposed Special Assessment Revenue Bonds, Series 2019. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the special assessments on all benefitting lands within Assessment Area Two of the District, more fully described in the Master Assessment Methodology Report dated August 26, 2019. The proposed bonds will fund the public improvements described in the Engineer's Report dated March 27, 2019. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$11,520,000 principal plus interest in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment. The proposed schedule of assessments is as follows:

Preliminary Assessment Roll

ASSESSMENT ROLL			
TOTAL ASSESSMENT:	\$6,355,000.00		
ANNUAL ASSESSMENT:	\$399,844.00	(30 Installments)	
TOTAL GROSS ASSESSABLE ACRES +/-	166.47		
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE	\$38,175.05		
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE	\$7,341.83	(30 Installments)	
PER PARCEL ASSESSMENTS			
	Gross Unplatted Assessable Acres	Total P&H Debt	Total Annual
Landowner Name, Hillsborough County Folio ID & Address			
Cypress Preserve 841, LLC	166.47	\$6,355,000.00	\$399,844.00
3659 Brindale Drive			
Valrico, FL 33596-6318			
Tampa, FL 33609			
Totals:	166.47	\$6,355,000.00	\$399,844.00

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

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

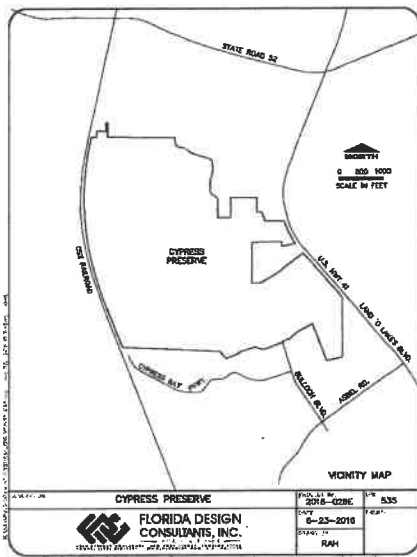
At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue and special assessments to finance public improvements, to consider the services and facilities to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

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

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

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

Brian Lamb, District Manager



RESOLUTION NO. 2019-12

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

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

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the 2019 Project by imposing, levying, and collecting special assessments pursuant to Chapter 180, Uniform Community Development District Act of 1980, Chapter 170, Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the "Assessments");

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

WHEREAS, the District hereby determines that benefits will accrue to the certain property within Assessment Area Two of the District, the amount of those benefits, and that the Assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology Report (Assessment Area Two) dated August 26, 2019, (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the District Office; and

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

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

- The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- The Assessments shall be levied to defray the cost of the 2019 Project.
- The nature of the 2019 Project generally consists of public improvements consisting of stormwater management facilities, public roadways, landscaping and irrigation, and water/wastewater facilities, all as described more particularly in the Engineer's Report.
- The general locations of the 2019 Project are as shown in the Engineer's Report.
- As stated in the Engineer's Report the estimated cost of the 2019 Project is approximately \$9,746,950 (hereinafter referred to as the "Estimated Cost").
- As stated in the Assessment Report the Assessments will defray approximately \$11,520,000 of the expenses, which includes the Estimated Cost, financing related costs, capitalized interest, a debt service reserve and contingency, all which shall be financed by the District's proposed Special Assessment Revenue Bond, Series 2019.
- The manner in which the Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the 2019 Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the Assessments will be levied initially on a per acre basis in Assessment Area Two since the 2019 Project increases the value of all the lands within the District. On and after the date benefited lands within the District are specifically platted, the Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on a combination of a front foot basis and a per unit basis. Until such time that all benefited lands within the District are specifically platted, the manner by which the Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.
- In the event the actual cost of the Project exceeds the Estimated Cost, such excess shall also be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
- The Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the 2019 Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
- There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the 2019 Project and the Estimated Cost, all of which shall be open to inspection by the public.
- The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll, a copy of which is attached in the Assessment Report, which shows the lots and lands assessed in Assessment Area Two, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
- In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost of the 2019 Project acquired by the District, the Assessments shall be paid in not more than thirty annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes the Assessments may be collected as is otherwise permitted by law.

PASSED AND ADOPTED this 26th day of August, 2019.



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	
09/13/19		CYPRESS PRESERVE	
Billing Date	Sales Rep	Customer Account	
09/13/2019	Deirdre Almeida	163473	
Total Amount Due		Ad Number	
\$1,064.00		0000012206	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/13/19	09/13/19	0000012206	Times	Comm News	Special Assessments	1	4x14.00 IN	\$1,064.00

51300 4801
9.24.19
62

REVIEWEDthomas 9/24/2019

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

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

Advertising Run Dates		Advertiser Name	
09/13/19		CYPRESS PRESERVE	
Billing Date	Sales Rep	Customer Account	
09/13/2019	Deirdre Almeida	163473	
Total Amount Due		Ad Number	
\$1,064.00		0000012206	

Received
SEP 23 2019

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

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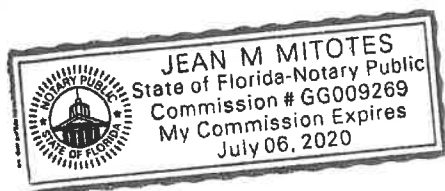
Affiant further says the said **Tampa Bay Times** is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, 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.

DA

Sworn to and subscribed before me this 09/13/2019

Secretary Public

Type of identification produced _____



Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Special Assessments Pursuant to Chapters 170, 190 and 197, Florida Statutes, by the Cypress Preserve Community Development District

The Board of Supervisors ("Board") of the Cypress Preserve Community Development District ("District") will hold a regular meeting and public hearing at 2:30 p.m., on Tuesday October 1, 2019, at the Land O'Lakes Branch Library located at 2818 Collier Parkway, Land O'Lakes, Florida 34639.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection and enforcement of proposed non-ad valorem special assessments that will secure the District's proposed Special Assessment Revenue Bonds, Series 2019. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the special assessments on all benefitting lands within Assessment Area Two of the District, more fully described in the Master Assessment Methodology Report dated August 26, 2019. The proposed bonds will fund the public improvements described in the Engineer's Report dated March 27, 2019. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$11,520,000 principal plus interest in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment. The proposed schedule of assessments is as follows:

Preliminary Assessment Roll

ASSESSMENT ROLL			
TOTAL ASSESSMENT:	\$6,355,000.00		
ANNUAL ASSESSMENT:	\$389,844.00	(30 Installments)	
TOTAL GROSS ASSESSABLE ACRES +/-	166.47		
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:	\$38,175.03		
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:	\$2,341.83	(30 Installments)	
PER PARCEL ASSESSMENTS			
	Cypress Unplatted Assessable Acres	Total PAR Debt	Total Annual
Landowner Name, Hillsborough County Folio ID & Address			
Cypress Preserve 041, LLC 3638 Erlinda Drive Valrico, FL 33596-6311 Tampa, FL 33609	166.47	\$6,355,000.00	\$389,844.00
Totals	166.47	\$6,355,000.00	\$389,844.00

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

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

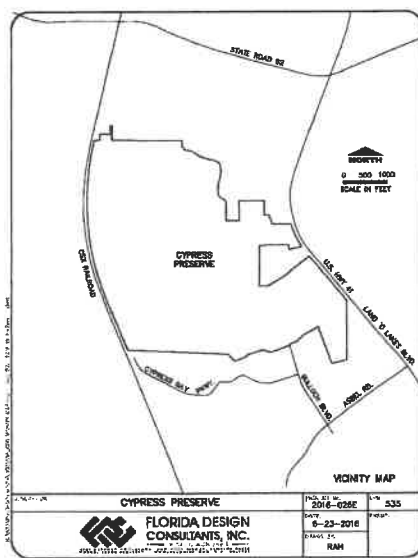
At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue and special assessments to finance public improvements, to consider the services and facilities to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

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

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

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

Brian Lamb, District Manager



RESOLUTION NO. 2019-12

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

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

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the 2019 Project by imposing, levying, and collecting special assessments pursuant to Chapter 190, Uniform Community Development District Act of 1980, Chapter 170, Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the "Assessments");

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

WHEREAS, the District hereby determines that benefits will accrue to the certain property within Assessment Area Two of the District, the amount of those benefits, and that the Assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology Report (Assessment Area Two) dated August 26, 2019, (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the District Office; and

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

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

- The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- The Assessments shall be levied to defray the cost of the 2019 Project.
- The nature of the 2019 Project generally consists of public improvements consisting of stormwater management facilities, public roadways, landscaping and irrigation, and water/wastewater facilities, all as described more particularly in the Engineer's Report.
- The general locations of the 2019 Project are as shown in the Engineer's Report.
- As stated in the Engineer's Report the estimated cost of the 2019 Project is approximately \$9,746,950 (hereinafter referred to as the "Estimated Cost").
- As stated in the Assessment Report the Assessments will defray approximately \$11,520,000 of the expenses, which includes the Estimated Cost, financing related costs, capitalized interest, a debt service reserve and contingency, all which shall be financed by the District's proposed Special Assessment Revenue Bond, Series 2019.
- The manner in which the Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the 2019 Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the Assessments will be levied initially on a per acre basis in Assessment Area Two since the 2019 Project increases the value of all the lands within the District. On and after the date the lands within the District are specifically platted, the Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on a combination of a front foot basis and a per unit basis. Until such time that all benefited lands within the District are specifically platted, the manner by which the Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.
- In the event the actual cost of the Project exceeds the Estimated Cost, such excess shall also be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
- The Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the 2019 Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
- There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the 2019 Project and the Estimated Cost, all of which shall be open to inspection by the public.
- The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll, a copy of which is attached in the Assessment Report, which shows the lots and lands assessed in Assessment Area Two, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
- In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost of the 2019 Project acquired by the District, the Assessments shall be paid in not more than thirty annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes the Assessments may be collected as is otherwise permitted by law.

PASSED AND ADOPTED this 26th day of August, 2019.



INVOICE

Bill To:

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

ATT

Penny Clark

RE:

Cypress Preserve Electrical

Invoice**Number:**

CRS Misc. 2019-21

Date:

September 12, 2019

Install outlet at Main Entry Feature service

Remittance To:

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

Telephone: (727) 895-7500

Fax: (727) 895-7560

Payment Due \$ 245.00

53900-4604

9.24.19

672

THANK YOU FOR YOUR BUSINESS !

Craig R. Sas

REVIEWED dthomas 9/24/2019



ECOLOGICAL CONSULTANTS, INC.
5121 Ehrlich Road, Suite 103A
Tampa, Florida 33624

INVOICE

Remit: 30 days

August 16, 2019

Cypress Preserve CDD
1409 Tech Blvd., Suite 1
Tampa, FL 33619

**RE: INVOICE #11608 CYPRESS PRESERVE PHASES 2 & 3 GOPHER
TORTOISE RELOCATION**

Dear Sir or Madam:

Please remit the sum of **FORTY SIX THOUSAND NINE HUNDRED DOLLARS (\$46,900.00)** for Professional Services associated with the above referenced project as follows:

Gopher Tortoise Relocation (based on 21 tortoises)

A. Gopher Tortoise Listed Species Survey	complete
B. Permit Application Costs (based on 21 tortoises)	
1. FWC fee for 10 burrows (up to 5 tortoises)	paid
2. FWC fee for each additional tortoise over 5; 16 tortoises @ \$319.00 each	paid
2. Permit application submittal	<u>700.00</u>
Sub-total	\$ 700.00
C. Gopher Tortoise Relocation Costs	
1. Burrow location review prior to excavation (Site visit review completed 5-28-19)	\$ 850.00
2. Excavation per burrow @ \$450 per burrow 47 burrows @ \$450.00 each (all potentially occupied burrows must be checked)	\$ 21,150.00 *
3. Backhoe charges @ \$ 1,300 per day for 2 days	\$ 2,600.00

REVIEWEDdthomas 9/16/2019

Page 2

D. Mitigation Bank fees based on		
18 tortoises @ \$1,200.000 per tortoise		\$ 21,600.00 **
TOTAL		\$ 46,900.00

Relocation services were completed on August 13, 2019. A site visit will be completed within 2 weeks to determine that there are no more tortoises on site. If you have any questions, please contact my office as soon as possible.

Sincerely



Donald R. Richardson, Ph.D., CEP

DRR/sec

Southern Automated Access Services, Inc

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

Invoice

Date	Invoice #
9/19/2019	6872

Bill To
CYPRESS PRESERVE

Job Name	Terms
CELLULAR	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Cellular usage. 813-528-2936	28.95		28.95
	Sales Tax	7.00%		0.00
	57200- 4616 9.24.19 QR			

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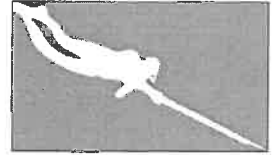
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.

Balance Due	\$28.95
--------------------	----------------

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

REVIEWED dthomas 9/24/2019

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 # 3980

DATE 09/10/2019

DUE DATE 10/10/2019

TERMS Net 30

DESCRIPTION	QTY	RATE	AMOUNT
Labor womens restroom, repaired toilet	1	80.00	80.00

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.

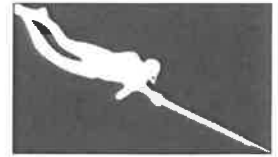
BALANCE DUE

\$80.00

53900.4605
9.12.19
GL

REVIEWEDdthomas 9/16/2019

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 # 3994

DATE 09/10/2019

DUE DATE 10/10/2019

TERMS Net 30

DESCRIPTION	QTY	RATE	AMOUNT
Labor	1	200.00	200.00
Dog Park gate/Fence Repair			
Replaced hardware and wire, rebuilt gate.			

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

\$200.00

53900.4605
9.12.19
GIL

REVIEWEDdthomas 9/16/2019

Cypress Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2019



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

Cypress Preserve

Balance Sheet

As of 9/30/2019

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2017	Capital Projects Fund - Series 2017	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets						
Cash - Operating Account	10,687	0	0	0	0	10,687
Investments - Revenue 2017 (2000)	0	73,520	0	0	0	73,520
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
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
Due from Developer	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
Prepaid Trustee Fees	1,046	0	0	0	0	1,046
Deposits	7,635	0	0	0	0	7,635
Construction Work In Progress	0	0	0	8,581,861	0	8,581,861
Amount Available-Debt Service	0	0	0	0	384,198	384,198
Amount To Be Provided-Debt Service	0	0	0	0	9,245,802	9,245,802
Other	0	0	0	0	0	0
Total Assets	19,368	384,198	461	8,581,861	9,630,000	18,615,888
Liabilities						
Accounts Payable	17,694	0	0	0	0	17,694
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	13,240	0	0	0	0	13,240
Deferred Revenue	0	0	0	0	0	0
Revenue Bonds Payable-2016	0	0	0	0	9,630,000	9,630,000
Total Liabilities	30,934	0	0	0	9,630,000	9,660,934
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	(11,566)	(160,757)	10,087	0	0	(162,236)
Total Fund Equity & Other Credits	(11,566)	384,198	461	8,581,861	0	8,954,954
Total Liabilities & Fund Equity	19,368	384,198	461	8,581,861	9,630,000	18,615,888

Cypress Preserve

Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2018 Through 9/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assessments - Tax Roll	83,703	0	(83,703)	(100)%
O&M Assessments - Off Roll	228,375	131,734	(96,641)	(42)%
Contributions & Donations From Private Sources				
Developer Contributions	187,238	2,273,199	2,085,961	1,114 %
Other Miscellaneous Revenues				
Rental Revenue	0	3,025	3,025	0 %
Total Revenues	499,315	2,407,958	1,908,643	382 %
Expenditures				
Legislative				
Supervisor Fees	0	600	(600)	0 %
Financial & Administrative				
District Manager	42,500	34,000	8,500	20 %
District Engineer	5,000	6,843	(1,843)	(37)%
Disclosure Report	5,000	4,200	800	16 %
Trustees Fees	6,000	3,104	2,896	48 %
Assessment Roll	0	1,600	(1,600)	0 %
Accounting Services	4,500	9,000	(4,500)	(100)%
Auditing Services	5,500	4,523	977	18 %
Postage, Phone, Faxes, Copies	150	214	(64)	(43)%
Public Officials Insurance	2,500	3,500	(1,000)	(40)%
Legal Advertising	2,500	5,915	(3,415)	(137)%
Bank Fees	400	171	229	57 %
Dues, Licenses & Fees	175	610	(435)	(249)%
Office Supplies	150	104	46	31 %
Website Administration	1,200	2,700	(1,500)	(125)%
Legal Counsel				
District Counsel	12,500	4,471	8,029	64 %
Utility Services				
Street Lights	74,790	7,822	66,968	90 %
Other Electric Services	18,000	449	17,551	98 %
Potable Water Utility Services	5,000	6,013	(1,013)	(20)%
Other Physical Environment				
Waterway Management System	19,000	18,510	490	3 %
General Liability & Property Casualty Insurance	7,500	2,750	4,750	63 %
Landscape Maintenance	211,250	57,947	153,303	73 %
Miscellaneous Repairs & Maintenance	15,000	14,163	837	6 %
Hardscape Maintenance	12,000	0	12,000	100 %
Plant Replacement Program	15,000	0	15,000	100 %
Capital Improvements	0	2,200,517	(2,200,517)	0 %
Road & Street Facilities				
Sidewalk & Pavement Repairs	2,500	0	2,500	100 %
Parks & Recreation				
Cabana Janitorial & Cleaning	6,000	5,406	594	10 %
Recreation Facility Maintenance	2,500	2,281	219	9 %
Recreation Equipment Maintenance	3,500	1,100	2,400	69 %
Pool Operations & Maintenance	18,000	9,907	8,093	45 %
Security System	1,200	11,022	(9,822)	(819)%
Sidewalk & Pavement Repairs	0	80	(80)	0 %
Total Expenditures	499,315	2,419,524	(1,920,209)	(385)%
Excess of Revenues Over (Under) Expenditures	0	(11,566)	(11,566)	0 %

Cypress Preserve
Statement of Revenues & Expenditures

001 - General Fund
 From 10/1/2018 Through 9/30/2019
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
	0	(0)	(0)	0 %
Fund Balance, End of Period	0	(11,566)	(11,566)	0 %

Cypress Preserve
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2017
From 10/1/2018 Through 9/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assessments - Tax Roll	618,188	0	(618,188)	(100)%
DS Assessments - Off Roll	0	251,646	251,646	0 %
DS Assessments - Developer	0	37,410	37,410	0 %
Interest Earnings				
Interest Earnings	0	8,375	8,375	0 %
Total Revenues	618,188	297,431	(320,757)	(52)%
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	(160,757)	(160,757)	0 %
Fund Balance, Beginning of Period	0	544,955	544,955	0 %
Fund Balance, End of Period	0	384,198	384,198	0 %

Cypress Preserve
Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2017
 From 10/1/2018 Through 9/30/2019
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2,358	2,358	0 %
Total Revenues	0	2,358	2,358	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	10,087	10,087	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 9/30/2019
 (In Whole Numbers)

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

Cypress Preserve
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 09/30/19
Reconciliation Date: 9/30/2019
Status: Locked

Bank Balance	13,010.70
Less Outstanding Checks/Vouchers	3,423.50
Plus Deposits in Transit	1,099.32
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	10,686.52
Balance Per Books	<u>10,686.52</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: 09/30/19

Reconciliation Date: 9/30/2019

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1496	9/16/2019	Series 2017 FY19 Off Roll	1,500.00	Cypress Preserve CDD
1498	9/19/2019	System Generated Check/Voucher	573.50	Security Elite Agency, Inc.
1499	9/19/2019	System Generated Check/Voucher	1,350.00	Speareem Enterprises, LLC
Outstanding Checks/Vouchers			3,423.50	

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 09/30/19
Reconciliation Date: 9/30/2019
Status: Locked

Outstanding Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	141372	9/30/2019	Off Roll - Blk 01 Lot 11/12	<u>1,099.32</u>
Outstanding Deposits				<u>1,099.32</u>
				<u><u>1,099.32</u></u>

**Cypress Preserve
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 09/30/19

Reconciliation Date: 9/30/2019

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
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.
1475	9/1/2019	System Generated Check/Voucher	103.82	Kaeser & Blair Incorporated
1476	9/1/2019	System Generated Check/Voucher	200.00	Kathleen Casey Swanson
1477	9/1/2019	System Generated Check/Voucher	1,010.00	American Ecosystems, Inc.
1478	9/1/2019	System Generated Check/Voucher	1,980.00	CRS Building Corporation
1479	9/1/2019	System Generated Check/Voucher	2,300.00	Cypress Preserve of Pasco County HOA
1480	9/1/2019	System Generated Check/Voucher	2,974.58	Meritus Districts
1481	9/1/2019	System Generated Check/Voucher	2,135.20	Ripa & Associates, LLC
1482	9/1/2019	System Generated Check/Voucher	1,184.00	Security Elite Agency, Inc.
1483	9/1/2019	System Generated Check/Voucher	28.95	Southern Automated Access Services, Inc
1484	9/1/2019	System Generated Check/Voucher	491.00	Spearem Enterprises, LLC
1485	9/1/2019	System Generated Check/Voucher	9,402.66	Tree Farm 2, Inc. DBA Cornerstone Solutions Group
1486	9/5/2019	System Generated Check/Voucher	46,900.00	Ecological Consultants, Inc.
1487	9/5/2019	System Generated Check/Voucher	200.00	James B. Howell
1488	9/5/2019	System Generated Check/Voucher	226.20	Pasco County Utilities
1489	9/5/2019	System Generated Check/Voucher	95.60	Times Publishing Company
1490	9/5/2019	System Generated Check/Voucher	52.00	Waste Connections of Florida
1491	9/12/2019	System Generated Check/Voucher	2,933.33	Meritus Districts
1492	9/12/2019	System Generated Check/Voucher	1,221.00	Security Elite Agency, Inc.
1493	9/12/2019	System Generated Check/Voucher	603.00	Spearem Enterprises, LLC

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 09/30/19

Reconciliation Date: 9/30/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1494	9/12/2019	System Generated Check/Voucher	114.98	Bright House Networks
1495	9/12/2019	System Generated Check/Voucher	1,342.45	Withlacoochee River Electric Cooperative, Inc.
1497	9/19/2019	System Generated Check/Voucher	72.67	Pasco County Utilities
1500	9/19/2019	System Generated Check/Voucher	585.90	Straley Robin Vericker
1501	9/19/2019	System Generated Check/Voucher	1,068.00	Times Publishing Company
Cleared Checks/Vouchers			<hr/> 80,278.57 <hr/> <hr/>	

Cypress Preserve
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 09/30/19

Reconciliation Date: 9/30/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	1321	9/9/2019	Developer Funding - 09.09.19	6,130.15
	310634	9/16/2019	Off Roll - Blk 05 Lot 08	2,285.23
	140558	9/17/2019	Off Roll - Blk 01 Lot 16	785.24
	140797	9/17/2019	Off Roll - Blk 01 Lot 13/14	1,099.32
	140801	9/17/2019	Off Roll - Blk 05 Lot 21	628.19
	140936	9/17/2019	Off Roll - Blk 02 Lot 11/12	1,099.32
	140941	9/17/2019	Off Roll - Blk 06 Lot 08	628.19
	140944	9/17/2019	Off Roll - Blk 01 Lot 09/10	1,099.32
	141098	9/17/2019	Off Roll - Blk 01 Lot 07/08	1,099.32
Cleared Deposits				14,854.28