

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS

- Justin Sutphin, Chairperson
- Andrew Weed, Vice Chairperson
- Eugenia Lynch, Assistant Secretary
- Joy Sutphin, Assistant Secretary
- Catherine Hurley, Assistant Secretary

- Lisa Castoria, District Manager
- Michael Broadus, District Counsel
- Charles Reed, District Engineer

Regular Meeting Agenda

Wednesday, July 9, 2025 – 1:00 p.m.

Teams Information

Meeting ID: 257 780 871 723 Passcode: yLxasY

***This meeting location will be held at 2654 Cypress Ridge Blvd, Suite 101,
Wesley Chapel, FL 33544.***

All cellular phones and pagers must be turned off during the meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
- 3. CONSENT AGENDA**
 - A. Consideration of Regular Meeting Minutes for June 4, 2025
 - B. Consideration of Operation Expenditures and Maintenance for May 2025
 - C. Review of Financial Report as of May 2025
 - D. Acceptance of FY 2024 Final Audit Report
- 4. STAFF REPORT**
 - A. District Manager
 - i. Aquatic Inspection Report
 - ii. Pond Inspection Report
 - iii. Community Inspection Report
- 5. VENDOR REPORTS**
 - A. District Counsel
 - B. District Engineer
- 6. BUSINESS ITEMS**
 - A. Consideration of Resolution 2025-07; Amending Date of Fiscal Year 2026 Budget Hearing
 - B. Consideration of Amenity Area Painting Proposals
 - C. Consideration of Yellowstone Sod Replacement
 - D. Consideration of Pool Maintenance Proposals
 - E. Consideration of Pool R&M Proposals
 - F. Consideration of Bollard Installation Proposals
 - G. Consideration of Complete IT Proposal
 - H. Consideration of Holiday Lighting Proposal
 - I. Discussion on Single/Double Gate
 - J. Discussion on Pool Monitor
 - K. Discussion on Krispy Klean Future Pressure Washing
- 7. AUDIENCE COMMENTS**
- 8. BOARD OF SUPERVISORS' REQUESTS AND COMMENTS**
- 9. ADJOURNMENT**

**The next Public Hearing & Regular Meeting is scheduled to be held on
Wednesday, August 27, 2025, at 6:00 p.m.**

District Office:

Inframark, Community Management Services
11555 Heron Bay Boulevard
Suite 201
Coral Springs, FL 33076
954-603-0033

Meeting Location:

2654 Cypress Ridge Blvd.
Suite 101
Wesley Chapel, FL 33544

<http://cypress-preserve-cdd.cdd-cypress-preserve.campussuite.site/>

Third Order of Business

3A.

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

The regular meeting of the Board of Supervisors of Cypress Preserve Community Development District was held on Wednesday, June 4, 2025, and called to order at 3:10 p.m. at 2654 Cypress Ridge Blvd, Suite 101, Wesley Chapel, FL 33544

Present and constituting a quorum were:

Justin Sutphin	Chairperson
Andrew Weed	Vice Chairperson
Catherine Hurley	Assistant Secretary

Also, present were:

Lisa Castoria	District Manager
Clay Wright	Field Manager
Residents	(via teams and in person)

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment (3) Minute Time Limit

A discussion ensued with residents' comments.

THIRD ORDER OF BUSINESS

Consent Agenda

A. Consideration of the Board of Supervisors' Regular Meeting Minutes for May 7, 2025

B. Consideration of Operation and Maintenance Expenditures for April 2025

C. Review of Financial Report as of April 2025

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

On MOTION by Mr. Sutphin seconded by Ms. Hurley with all in favor the Consent Agenda items, was approved as presented. 3-0

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Manager

i. Aquatic Inspection Report

ii. Community Inspection Report

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

Under Separate Cover

A discussion ensued regarding the business items below.

On MOTION by Mr. Sutphin seconded by Ms. Hurley with all in favor not to exceed \$5,674 for hurricane cleaning by *Yellowstone* the Consent Agenda items, was approved as presented. 3-0

On MOTION by Mr. Sutphin seconded by Mr. Weed with all in favor accept Inframark Amendment 1 Field Services for \$1,000 a month and \$12,000 a year – no changes in depression area, was approved as presented. 3-0

FIFTH ORDER OF BUSINESS**Vendor Reports****A. District Counsel****B. District Engineer**

There being none, the next order of business followed.

SIXTH ORDER OF BUSINESS**Business Items****A. Consideration of Resolution 2025-06; Approving the Proposed Budget & Setting Public Hearing**

On MOTION by Mr. Sutphin seconded by Ms. Hurley with all in favor, Resolution 2025-06; Approving the Proposed Budget with 30% increase & Setting Public Hearing for August 6, 2025, at 6:00 P.M. located at the Land O' Lakes Heritage Park, was adopted. 3-0

**B. Discussion of Form 1 Email from
EthicsFDMSinfo@mail.disclosure.floridaethics.gov**

A discussion ensued regarding Form 1 reminder.

C. Consideration of Mail Kiosk Pressure Washing Proposal

On MOTION by Mr. Sutphin seconded by Mr. Weed, with all in favor, proposal by *Jayman Enterprises* for mail kiosk pressure wash, was approved. 3-0

On MOTION by Ms. Hurley, seconded by Mr. Weed, with all in favor, add extra cleaning by *Jayman Enterprises* on Wednesdays throughout the summer and add brushing of mail kiosks at \$500 a month, was approved. 3-0

D. Consideration of Amenity Area Painting Proposals

The Board requested additional proposals.

E. Consideration of Pool Paver Repair/Sealing

On MOTION by Mr. Sutphin seconded by Mr. Weed with all in favor, not to exceed \$2,750 by *Florida Pavers LLC* under the following conditions – work is completed in the morning in 1 day, tape off area for safety, and if pool will be closed, it must be in the middle of the week, was approved as discussed. 3-0

F. Consideration of Complete I.T Proposal

On MOTION by Mr. Sutphin, seconded by Ms. Hurley with all in favor, proposal by Complete I.T for amenity cameras, was approved. 3-0

G. Discussion on “One Blood” Blood Drive Permission

On MOTION by Mr. Sutphin seconded by Ms. Hurley with all in favor, authorize blood drive, was approved. 3-0

UNDER SEPARATE COVER

A discussion ensued on the business item below.

On MOTION by Mr. Sutphin seconded by Mr. Weed with all in favor, proposal by *Kings Power Wash* for fence power washing, was approved. 3-0

SEVENTH ORDER OF BUSINESS**Audience Comments**

A discussion ensued with residents' comments.

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

The Board requested bollard proposals and replaced Complete IT proposals on July agenda.

NINTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. Weed, seconded by Ms. Hurley with all in favor, the meeting was adjourned at 4:40 p.m. 3-0

Lisa Castoria
Assistant Secretary

Justin Sutphin
Chairperson

3B.

CYPRESS PRESERVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Utilities					
WITHLACOOCHEE RIVER ELECTRIC ACH	4/4/2025	040425-4012-ACH	\$46.17	\$46.17	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	4/4/2025	040425-9647-ACH	\$40.63	\$40.63	ELECTRIC
Utilities Subtotal			\$86.80	\$86.80	
Regular Services					
ANDREW WEED	5/7/2025	AW-050725	\$200.00	\$200.00	BOARD 5/7/25
CATHERINE LYNN HURLEY	5/7/2025	CH-050725	\$200.00	\$200.00	BOARD 5/7/25
CHARTER COMMUNICATIONS ACH	5/1/2025	1422940050125-ACH	\$160.00	\$160.00	INTERNET
COMPLETE I.T. CORP	5/1/2025	16376	\$1,121.00	\$1,121.00	security monitoring
GRAU AND ASSOCIATES	5/1/2025	27427	\$2,000.00	\$2,000.00	audit
JAYMAN ENTERPRISES LLC	5/1/2025	3956	\$1,200.00	\$1,200.00	April JANITORIAL SVCS
JOHNSON ENGINEERING INC.	5/2/2025	5207	\$1,300.00	\$1,300.00	PROF SVCS THRU DEC 2024
JOY AMANDA SUTPHIN	5/7/2025	JS-050725	\$200.00	\$200.00	BOARD 5/7/25
JUSTIN CRAIG SUTPHIN	5/7/2025	JS-050725	\$200.00	\$200.00	BOARD 5/7/25
PASCO COUNTY UTILITIES ACH	5/5/2025	050525-6180-ACH	\$248.67	\$248.67	WATER
PASCO COUNTY UTILITIES ACH	5/5/2025	050525-3870-ACH	\$126.36	\$126.36	WATER
PASCO COUNTY UTILITIES ACH	5/5/2025	050525-6160-ACH	\$171.72	\$171.72	WATER
PASCO COUNTY UTILITIES ACH	5/5/2025	050525-6155-ACH	\$275.11	\$275.11	WATER
STRALEY ROBIN VERICKER	5/16/2025	26562	\$1,264.00	\$1,264.00	PROFESSIONAL SERVICES
SUNCOAST POOL SERVICE	5/2/2025	11081	\$1,240.00	\$1,240.00	may 2025 POOL SVCS
TIGRIS AQUATIC SERVICES LLC	5/1/2025	3664224	\$2,600.00	\$2,600.00	pond contract
TIMES PUBLISHING COMPANY	5/7/2025	36953-050725	\$117.20	\$117.20	AD SERVICES
US BANK	1/24/2025	7625010	\$4,256.13	\$4,256.13	TRUSTEE
US BANK	1/24/2025	7624470	\$3,695.83	\$3,695.83	TRUSTEE
WASTE CONNECTIONS ACH	4/20/2025	8140459W425-ACH	\$179.48	\$179.48	GARBAGE
WITHLACOOCHEE RIVER ELECTRIC ACH	4/4/2025	040425-9650-ACH	\$48.77	\$48.77	ELECTRIC

CYPRESS PRESERVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
WITHLACOOCHEE RIVER ELECTRIC ACH	4/4/2025	040425-6573-ACH	\$51.13	\$51.13	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	4/4/2025	040425-4006-ACH	\$41.18	\$41.18	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	4/4/2025	040425-4854-ACH	\$765.62	\$765.62	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	5/6/2025	050625-4854-ACH	\$873.92	\$873.92	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	5/6/2025	050625-9650-ACH	\$49.95	\$49.95	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	5/6/2025	050625-4006-ACH	\$41.46	\$41.46	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	5/6/2025	050625-4012-ACH	\$47.06	\$47.06	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	5/6/2025	050625-6573-ACH	\$53.47	\$53.47	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	5/6/2025	050625-9647-ACH	\$40.70	\$40.70	ELECTRIC
YELLOWSTONE LANDSCAPE	4/30/2025	907377	\$21,853.74	\$21,853.74	LANDSCAPE MAINT
Regular Services Subtotal			\$44,622.50	\$44,622.50	
Additional Services					
ACTION TOWING INC. OF TAMPA	5/6/2025	25-191004	\$600.00	\$600.00	towing signs
CATHERINE LYNN HURLEY	5/1/2025	042925 REIMB	\$107.46	\$107.46	hose
DON HARRISON ENTERPRISES	5/13/2025	3152	\$300.00	\$300.00	R&M electrical
JAYMAN ENTERPRISES LLC	5/13/2025	3980	\$575.00	\$575.00	R&M fence
PASCO PATIO	5/9/2025	13631	\$272.00	\$272.00	pool furniture
YELLOWSTONE LANDSCAPE	4/29/2025	900552	\$1,049.98	\$1,049.98	LANDSCAPE MAINT
YELLOWSTONE LANDSCAPE	5/9/2025	913687	\$402.56	\$402.56	LANDSCAPE MAINT
Additional Services Subtotal			\$3,307.00	\$3,307.00	
TOTAL			\$48,016.30	\$48,016.30	

**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **04/04/2025**
Amount Due **46.17**
Current Charges Due **04/25/2025**

District Office Serving You
Bayonet Point

Service Address **18293 GRAND LIVE OAK BLVD**
Service Description **IRRIGATION**
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/03	1716	04/01	1781				65

Comparative Usage Information

Period	Days	Per Day
Apr 2025	29	2
Mar 2025	31	2
Apr 2024	31	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.



2 0 0 2 6 8 6 9

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

***** ATTENTION *****

The 2024 Capital Credits assigned amount for this account is \$52.21. These credits are not refundable at this time nor can they be applied toward the balance owed.

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

Previous Balance

47.10

Payment

47.10CR

Balance Forward

0.00

Customer Charge

39.16

Energy Charge 65 KWH @ 0.05017

3.26

Fuel Adjustment 65 KWH @ 0.04000

2.60

FL Gross Receipts Tax

1.15

Total Current Charges

46.17

Total Due

E.F.T.

46.17

DO NOT PAY

Total amount will be electronically transferred on or after 04/18/2025.

**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 04/04/2025

District: BP03

Use above space for address change ONLY.

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

BP03

Electronic Funds Transfer on or after	04/18/2025
TOTAL CHARGES DUE	46.17
DO NOT PAY	

000214401200000461700000461701

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **04/04/2025**
Amount Due **40.63**
Current Charges Due **04/25/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Apr 2025	29	0
Mar 2025	31	0
Apr 2024	31	0

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



2 0 0 2 6 8 6 9

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

***** ATTENTION *****

The 2024 Capital Credits assigned amount for this account is \$45.83. These credits are not refundable at this time nor can they be applied toward the balance owed.

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

ELECTRIC SERVICE						
From	To	Multiplier	Dem. Reading	KW Demand	kWh Used	
Date	Reading	Date	Reading			
03/03	387	04/01	392		5	

Previous Balance **40.63**
Payment **40.63CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 5 KWH @ 0.05017 **0.25**
Fuel Adjustment 5 KWH @ 0.04000 **0.20**
FL Gross Receipts Tax **1.02**

Total Current Charges **40.63**
Total Due **40.63** E.F.T.

DO NOT PAY
Total amount will be electronically transferred on or after 04/18/2025.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

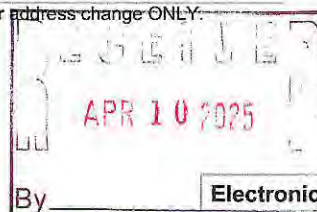
Please Detach and Return This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: **04/04/2025**

District: BP03

Use above space for address change ONLY.



By _____

Electronic Funds Transfer on or after **04/18/2025**
TOTAL CHARGES DUE 40.63
DO NOT PAY

27 2039647 BP03
CYPRESS PRESERVE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



00020396470000004063000000406309

Cypress Preserve CDD
MEETING DATE: May 7, 2025
DMS Staff Signature _____



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Eugenia Lynch		Salary Accepted	\$200.00
Andrew Weed	✓	Salary Accepted	\$200.00
Catherine Hurley	✓	Salary Accepted	\$200.00
Justin Sutphin	✓	Salary Accepted	\$200.00
Joy Sutphin	✓	Salary Accepted	\$200.00

Cypress Preserve CDD
MEETING DATE: May 7, 2025
DMS Staff Signature _____



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Eugenia Lynch		Salary Accepted	\$200.00
Andrew Weed	✓	Salary Accepted	\$200.00
Catherine Hurley	✓	Salary Accepted	\$200.00
Justin Sutphin	✓	Salary Accepted	\$200.00
Joy Sutphin	✓	Salary Accepted	\$200.00

May 1, 2025
Invoice Number: 1422940050125
Account Number: 8337 13 062 1422940
Security Code: 1256
Service At: 18728 MOSSY TIMBER BLVD
CBHS
LAND O LAKES FL 34638

Auto Pay Notice

Contact Us

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

Summary

Service from 05/01/25 through 05/31/25
details on following pages

Previous Balance	160.00
Payments Received -Thank You!	-160.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	160.00
Other Charges	0.00
Current Charges	\$160.00
YOUR AUTO PAY WILL BE PROCESSED 05/18/25	
Total Due by Auto Pay	\$160.00

NEWS AND INFORMATION

Your Business Internet now has faster speeds.

As part of our commitment to delivering the best services at the best value, we have upgraded your Internet speed to 750 Mbps at no additional cost. Your upgrade is effective immediately; there's nothing for you to do but enjoy the faster speeds. It's our way of saying thank you to our loyal customers.

Call 1-866-738-0242 and ask how you can get Spectrum Mobile Business lines for as little as \$20/mo. per line when you get four or more lines. Internet and Auto Pay required.

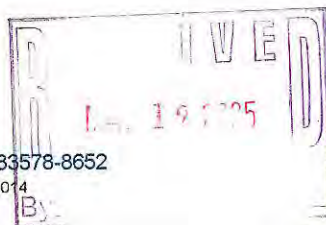
Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 01 05022025 NNNNNNNN 01 003829 0014

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



May 1, 2025

Cypress Preserve CDD

Invoice Number: 1422940050125
Account Number: 8337 13 062 1422940
Service At: 18728 MOSSY TIMBER BLVD
CBHS
LAND O LAKES FL 34638

Total Due by Auto Pay \$160.00



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833713062142294000160002

Invoice Number: Cypress Preserve CDD
 Account Number: 1422940050125
 Security Code: 8337 13 062 1422940
 1256

**Contact Us**

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

8633 2390 NO RP 01 05022025 NNNNNNNN 01 003829 0014

Charge Details

Previous Balance		160.00
EFT Payment	04/18	-160.00
Remaining Balance		\$0.00

Payments received after 05/01/25 will appear on your next bill.

Service from 05/01/25 through 05/31/25

Spectrum Business™ Internet

Spectrum Business	200.00
Internet Ultra	
Promotional Discount	-50.00
Spectrum WiFi	0.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Business WiFi	10.00
	\$160.00

Spectrum Business™ Internet Total \$160.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Current Charges \$160.00

Total Due by Auto Pay \$160.00

Billing Information

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

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

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

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

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

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

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

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

Continued on the next page....

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

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



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



2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
<https://completeit.io>
(813) 444-4355

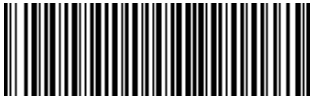


Cypress Preserve CDD
18728 Mossy Timber Boulevard
Land O' Lakes, FL, United States 34638

Invoice #	16376
Invoice Date	05-01-25
Balance Due	\$1,121.00

Item	Description	Unit Cost	Quantity	Line Total
EN-CBC426p-1	EEN Complete 426+ Rental Lifetime warranty PR1 to cloud 30-days (Clubhouse)	\$125.00	1.0	\$125.00
EN-CBC426p-1	EEN Complete 426+ Rental Lifetime warranty PR1 to cloud 30-days EEN License Plate Recognition (Grand Live Oak)	\$215.00	1.0	\$215.00
EN-CBC426p-1	EEN Complete 426+ Rental Lifetime warranty PR1 to cloud 30-days EEN License Plate Recognition (Mossy Timber Blvd)	\$215.00	1.0	\$215.00
CIT-Monitoring	CIT Incident Video Monitoring 4 Operator Interventions Included per month Central Station monitoring at night	\$500.00	1.0	\$500.00
Brivo Onair Tier 1 Reader Monthly Data Plan (up to 2 readers)	- Brivo Onair Tier 1 Reader Monthly Data Plan (For each reader from 1-2 on the account) Applies to ACS6000, ACS300 and Mercury. - Price is per unit. Unit equals each card reader, each weigand reader, each call box (uses weigand reader).	\$16.50	4.0	\$66.00

Subtotal	\$1,121.00
Tax	\$0.00
Invoice Total	\$1,121.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$1,121.00



Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 27427
Date 05/01/2025

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>2,000.00</u>
Current Amount Due	\$ <u><u>2,000.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,000.00	0.00	0.00	0.00	0.00	2,000.00

Payment due upon receipt.

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Invoice

Date	Invoice #
5/1/2025	3956

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	April 2025 Janitorial services	1,100.00	1,100.00
	Extra Trash Fee of mail kiosk off turning leaf	100.00	100.00
All work is complete!		Total	\$1,200.00

Invoice

Johnson Engineering, LLC
2122 Johnson Street; Fort Myers, FL 33901
Payment by EFT: M&T Bank, Buffalo, NY
ABA/Routing #022000046, Account #259000073
Swift Code: MANTUS33 ph: (301) 417-0200

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

Invoice Date: May 2, 2025
Project No: 20225171-000
Invoice No: 5207

Additional Information:

Contract No:	Facility:
Proposal No:	GSA Sin No:
Project Manager: Charles R. Reed	Store/Unit No:

Project	20225171-000	Professional Engineering Services
----------------	--------------	-----------------------------------

Professional Services from March 10, 2025 to April 11, 2025

Task	1.	General Engineering Services
-------------	----	------------------------------

Professional Personnel

		Hours	Rate	Amount	
Professional 6					
Reed, Charles	4/2/2025	4.50	200.00	900.00	
Cypress Preserve CDD / 10626 Heron Hideaway Loop - Clogged Drain Field Review and follow up					
Reed, Charles	4/3/2025	.50	200.00	100.00	
Cypress Preserve CDD / 10331 & 17911 Heron Hideaway Loop - Fence Repairs needed					
Reed, Charles	4/4/2025	1.50	200.00	300.00	
Cypress Preserve CDD / 10331 & 17911 Heron Hideaway Loop Fence Repairs - follow up					
Totals		6.50		1,300.00	
Total Labor					1,300.00
Total this Task					\$1,300.00
Total this Invoice					\$1,300.00

Cypress Preserve CDD
MEETING DATE: May 7, 2025
DMS Staff Signature _____



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Eugenia Lynch		Salary Accepted	\$200.00
Andrew Weed	✓	Salary Accepted	\$200.00
Catherine Hurley	✓	Salary Accepted	\$200.00
Justin Sutphin	✓	Salary Accepted	\$200.00
Joy Sutphin	✓	Salary Accepted	\$200.00

Cypress Preserve CDD
MEETING DATE: May 7, 2025
DMS Staff Signature _____



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Eugenia Lynch		Salary Accepted	\$200.00
Andrew Weed	✓	Salary Accepted	\$200.00
Catherine Hurley	✓	Salary Accepted	\$200.00
Justin Sutphin	✓	Salary Accepted	\$200.00
Joy Sutphin	✓	Salary Accepted	\$200.00



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

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

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



120 0 1
22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 22309282

Billing Date: 5/5/2025

Billing Period: 3/18/2025 to 4/17/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Account #	Customer #
1096180	01413628
Please use the 15-digit number below when making a payment through your bank	
109618001413628	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161995	3/18/2025	17146	4/17/2025	17453	30	307

Usage History

Reclaimed

April 2025	307
March 2025	355
February 2025	373
January 2025	118
December 2024	162
November 2024	486
October 2024	539
September 2024	577
August 2024	515
July 2024	630
June 2024	371
May 2024	512

Transactions

Previous Bill	287.55
Payment 04/21/25	-287.55 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	307 Thousand Gals X \$0.81 248.67
Total Current Transactions	248.67
TOTAL BALANCE DUE	\$248.67

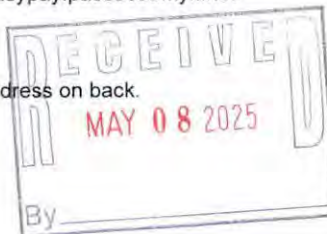
Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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



Account #	1096180
Customer #	01413628
Balance Forward	0.00
Current Transactions	248.67

Total Balance Due	\$248.67
Due Date	5/22/2025

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

The Total Due will be electronically transferred on 05/22/2025.

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

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

014136283109618012230928260000248679



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

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

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



118 0 1
22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 22308086

Billing Date: 5/5/2025

Billing Period: 3/18/2025 to 4/17/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18035595	3/18/2025	26466	4/17/2025	26622	30	156

Usage History

Reclaimed

April 2025	156
March 2025	205
February 2025	216
January 2025	206
December 2024	253
November 2024	261
October 2024	218
September 2024	260
August 2024	262
July 2024	242
June 2024	142
May 2024	227

Transactions

Previous Bill	166.05
Payment 04/21/25	-166.05 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	156 Thousand Gals X \$0.81 126.36
Total Current Transactions	126.36
TOTAL BALANCE DUE	\$126.36

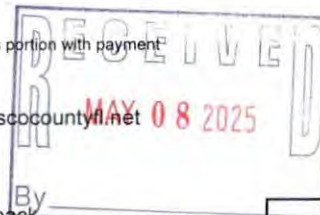
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TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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Account #	0993870
Customer #	01372506
Balance Forward	0.00
Current Transactions	126.36

Total Balance Due	\$126.36
Due Date	5/22/2025

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

The Total Due will be electronically transferred on 05/22/2025.

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

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

013725066099387022230808690000126368



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

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

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



117 0 1
22-70345

CYPRESS PRESERVE AMENITY CENTER

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

Bill Number: 22307932

Billing Date: 5/5/2025

Billing Period: 3/18/2025 to 4/17/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12441247	3/18/2025	14933	4/17/2025	15145	30	212

Usage History

Reclaimed

April 2025	212
March 2025	265
February 2025	259
January 2025	271
December 2024	330
November 2024	331
October 2024	284
September 2024	349
August 2024	306
July 2024	309
June 2024	179
May 2024	231

Transactions

Previous Bill	214.65
Payment 04/21/25	-214.65 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	212 Thousand Gals X \$0.81 171.72
Total Current Transactions	171.72
TOTAL BALANCE DUE	\$171.72

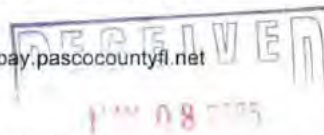
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Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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Account #	0986160
Customer #	01366618
Balance Forward	0.00
Current Transactions	171.72

Total Balance Due	\$171.72
Due Date	5/22/2025

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

The Total Due will be electronically transferred on 05/22/2025.

CYPRESS PRESERVE AMENITY CENTER
C/O [REDACTED]
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

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

013666187098616042230793200000171720



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

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

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



116 0 1
22-70345

CYPRESS PRESERVE AMENITY CENTER

Service Address: **18728 MOSSY TIMBER BOULEVARD**

Bill Number: 22307931

Billing Date: 5/5/2025

Billing Period: 3/18/2025 to 4/17/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	14328617	3/18/2025	1579	4/17/2025	1594	30	15

Usage History

Water	
April 2025	15
March 2025	5
February 2025	5
January 2025	6
December 2024	10
November 2024	15
October 2024	2
September 2024	10
August 2024	6
July 2024	9
June 2024	28
May 2024	27

Transactions

Previous Bill	184.71
Payment 04/21/25	-184.71 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	39.80
Water Tier 1	15.0 Thousand Gals X \$2.10 31.50
Sewer	
Sewer Base Charge	99.71
Sewer Charges	15.0 Thousand Gals X \$6.94 104.10
Total Current Transactions	275.11
TOTAL BALANCE DUE	\$275.11

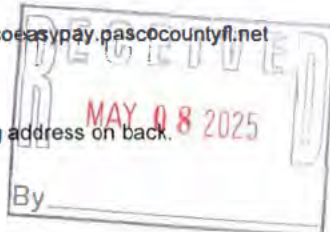
Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

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



Account #	0986155
Customer #	01366618
Balance Forward	0.00
Current Transactions	275.11

Total Balance Due	\$275.11
Due Date	5/22/2025

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

The Total Due will be electronically transferred on 05/22/2025.

CYPRESS PRESERVE AMENITY CENTER
C/O [REDACTED]
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

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

013666187098615502230793130000275118

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

May 16, 2025

Client: 001490

Matter: 000001

Invoice #: 26562

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
4/10/2025	MB	REVIEW AND RESPOND TO EMAIL FROM DISTRICT MANAGER REGARDING NON-RESIDENT USER FEE.	0.4	\$130.00
4/17/2025	VKB	REVIEW AUDITOR'S LETTER REQUESTING RESPONSE FOR FY 23-24 AUDIT; REVIEW AND REVISE AUDIT RESPONSE LETTER.	0.9	\$256.50
4/22/2025	MB	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE FROM DISTRICT MANAGER REGARDING NON RESIDENT USER FEES; PREPARE 10 DAY ADVERTISEMENT FOR PUBLIC HEARING ON FACILITIES POLICIES AND FEES.	0.9	\$292.50
4/28/2025	MB	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE FROM DISTRICT MANAGER REGARDING VENDOR REQUEST TO SELL LEMONADE.	0.6	\$195.00
4/30/2025	MB	REVIEW AND RESPOND TO EMAIL FROM DISTRICT MANAGER REGARDING RESOLUTION ON AMENDED RECREATIONAL FACILITIES POLICIES; PREPARE RESOLUTION ON RECREATIONAL FACILITIES POLICIES.	1.2	\$390.00
Total Professional Services			4.0	\$1,264.00

May 16, 2025
Client: 001490
Matter: 000001
Invoice #: 26562

Page: 2

Total Services	\$1,264.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,264.00
Previous Balance		\$745.50
Less Payments		(\$745.50)
PAY THIS AMOUNT		\$1,264.00

Please Include Invoice Number on all Correspondence

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
5/2/2025	11081

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

P.O. No.	Terms	Project
May 2025	Net 30	

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

Phone #
(727) 271-1395

Remit To

TIGRIS Aquatic Services LLC
P.O. Box 749738
Atlanta, GA 30374-9738
LGalantino@tigrisusa.com
727-545-4404

**Invoice: 3664222**

Invoice Date: 03/01/2025
Due Date: 03/31/2025

Balance Due: \$2,600.00

Bill To

Cypress Preserve CDD
c/o: [REDACTED]
2045 Pan Am Circle, Suite 120
Tampa, Florida 33607

Customer: Cypress Preserve CDD

18728 Mossy Timber Boulevard
2045 Pan Am Circle, Suite 120
Land O' Lakes, Florida 34638

Description	Unit Price	Qty	Amount
Pond Maintenance Pond Maintenance	\$2,600.00	1	\$2,600.00

Summary

Subtotal: \$2,600.00

Total Due: \$2,600.00

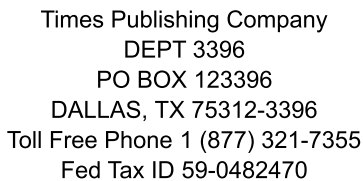
Payment

Balance Due: \$2,600.00

Terms & Conditions

ACH Remittance:
Live Oak Bank
Account Type: Checking
Account Number: 3048334
Routing Number: 053112822

Email remittance advice to "remittance@tigrisusa.com"



vertising Run Dates	Advertiser Name	
5/7/25-5/7/25	CYPRESS PRESERVE	
Billing Date	Sales Rep	Customer Account
5/7/2025	Deirdre Bonett	TB163473
Total Amount Due	Invoice Number	
\$117.20	36953-050725	

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
5/7/25	5/7/25	36953	Baylink Pasco , tampabay.com	Legal-CLS 2 col	Time and Location Change Affidavit Fee	2	1.00x50.00 L	\$115.20 \$2.00

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	Advertiser Name	
5/7/25-5/7/25	CYPRESS PRESERVE	
Billing Date	Sales Rep	Customer Account
5/7/2025	Deirdre Bonett	TB163473
Total Amount Due	Invoice Number	
\$117.20	36953-050725	

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

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

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF PASCO County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter Time and Location Change was published in said newspaper by print in the issues of 05/07/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

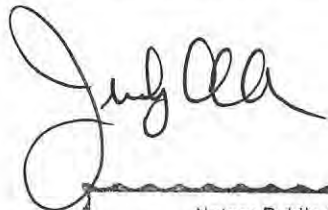
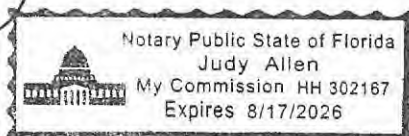
Signature of Affiant

Sworn to and subscribed before me this 05/07/2025

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____

**NOTICE OF REGULAR BOARD
"CHANGE IN TIME AND LOCATION"
CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Cypress Preserve Community Development District will hold a Regular Meeting of the Board to consider any and all business which may properly come before them. The following Regular Meetings of the Board of Supervisors of the Cypress Preserve Community Development District **has changes the time and location of the following dates for June 4, 2025, at 3:00 P.M. and July 9, 2025, at 1:00 P.M. located at 2654 Cypress Ridge Blvd., Suite 101, Wesley Chapel, FL 33544.**

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

To best facilitate public comments, participants are encouraged to submit questions or comments to the District Manager in advance of the meeting by email. Copies of the agenda will be available by emailing the District Manager at Lisa.Castoria@inframark.com. The District Manager's office can be reached telephonically at (813) 873-7300.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Manager.

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

Lisa Castoria
District Manager

Run Date: May 7, 2025

36953



MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

7625010



000002118 02 SP 106481234469115 P

Cypress Preserve Community Development D
ATTN District Manager
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States





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

Invoice Number: 7625010
Account Number: 256230000
Invoice Date: 01/24/2025
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Cypress Preserve Community Development District
ATTN District Manager
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE
BOND, SERIES 2019 ASSESSMENT AREA NO 2**

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$4,256.13

All invoices are due upon receipt.

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

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT REVENUE BOND,
SERIES 2019 ASSESSMENT AREA NO 2**

Invoice Number: 7625010
Account Number: 256230000
Current Due: \$4,256.13

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 256230000
Invoice # 7625010
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





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

Invoice Number: 7625010
Invoice Date: 01/24/2025
Account Number: 256230000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

CYPRESS PRESERVE COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT REVENUE BOND,
SERIES 2019 ASSESSMENT AREA NO 2

Accounts Included 256230000 256230001 256230002 256230003 256230004 256230005
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 01/01/2025 - 12/31/2025				\$3,950.00
Incidental Expenses 01/01/2025 to 12/31/2025	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13





MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

7624470



000001862 02 SP 106481234468859 P

Cypress Preserve Community Development D
ATTN District Manager
2005 Pan AM Circle Ste 120
Tampa, FL 33607
United States





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

Invoice Number: 7624470
Account Number: 245642000
Invoice Date: 01/24/2025
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Cypress Preserve Community Development District
ATTN District Manager
2005 Pan AM Circle Ste 120
Tampa, FL 33607
United States

CYPRESS PRESERVE CDD SERIES 2017

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE

\$3,695.83

All invoices are due upon receipt.

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

CYPRESS PRESERVE CDD SERIES 2017

Invoice Number: 7624470
Account Number: 245642000
Current Due: \$3,695.83

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 245642000
Invoice # 7624470
Attn: Fee Dept St. Paul

Please mail payments to:

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





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

3/3

Invoice Number: 7624470
Invoice Date: 01/24/2025
Account Number: 245642000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

CYPRESS PRESERVE CDD SERIES 2017

Accounts Included 245642000 245642001 245642002 245642003 245642004
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04360 Administration Fee - Principal Amount O/S	8,575,000.00	0.0004	100.00%	\$3,430.00
Subtotal Administration Fees - In Advance 01/01/2025 - 12/31/2025				\$3,430.00
Incidental Expenses 01/01/2025 to 12/31/2025	3,430.00	0.0775		\$265.83
Subtotal Incidental Expenses				\$265.83
TOTAL AMOUNT DUE				\$3,695.83





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

PAGE 1

ACCOUNT NO. 6425-103179
INVOICE NO. 8140459W425
STATEMENT DATE 04/20/25
DUE DATE 04/27/25
BILLING PERIOD //--//

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

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

INVOICE STATEMENT

Date	Description	Amount
	Previous Balance	\$ 180.00-
	Service Location	CYPRESS PRESERVE AMENITY CENTER
	Acct #103179-0001	18728 MOSSY TIMBER BLVD LAND O L
04/20/25	BASIC SERVICE CHARGE 5/1/2025-5/31/2025	1.00 4.00YD \$ 119.55
04/20/25	BASIC CONTAINER CHARGE 5/1/2025-5/31/2025	1.00 4.00YD \$ 5.25
04/20/25	LOCK CHARGE 5/1/2025-5/31/2025	1.00 4.00YD \$ 13.13
04/20/25	FUEL SURCHARGE	\$ 27.75
04/20/25	ENVIRONMENTAL SURCHARGE	\$ 13.80
	Invoice Total	\$ 179.48
	Account Balance	\$ 0.52-

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

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

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

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

NNNNNNNNNN



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

ACCOUNT NO. 6425-103179
INVOICE NO. 8140459W425
STATEMENT DATE 04/20/25
DUE DATE 04/27/25
PAY THIS AMOUNT NO PAYMENT DUE

WRITE
AMOUNT
PAID \$

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

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

6425 00000000000000000000X1031797 000000000000000000000000008140459 7

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **04/04/2025**
Amount Due **48.77**
Current Charges Due **04/25/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/03	4628	04/01	4721				93

Comparative Usage Information

Period	Days	Average kWh Per Day
Apr 2025	29	3
Mar 2025	31	3
Apr 2024	31	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.



2 0 0 2 6 8 6 9

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

***** ATTENTION *****

The 2024 Capital Credits assigned amount for this account is \$52.11. These credits are not refundable at this time nor can they be applied toward the balance owed.

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

Previous Balance **49.88**
Payment **49.88CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 93 KWH @ 0.05017 **4.67**
Fuel Adjustment 93 KWH @ 0.04000 **3.72**
FL Gross Receipts Tax **1.22**

Total Current Charges **48.77**
Total Due **48.77** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 04/18/2025.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Please Detach and Return This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: **04/04/2025**

Use above space for address change ONLY.

District: BP03

2039650 **BP03**
CYPRESS PRESERVE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Electronic Funds Transfer on or after **04/18/2025**
TOTAL CHARGES DUE 48.77
DO NOT PAY

0002039650000004877000000487703

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **04/04/2025**
Amount Due **51.13**
Current Charges Due **04/25/2025**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/03	1409	04/01	1487				78

Comparative Usage Information
Average kWh

Period	Days	Per Day
Apr 2025	29	3
Mar 2025	31	3
Apr 2024	31	1

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



2 0 0 2 6 8 6 9

You have 24-hour access to manage your
account on-line through Smarthub at
www.wrec.net. If you would like to make a
payment using your credit card, please call
855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

***** ATTENTION *****

The 2024 Capital Credits assigned amount
for this account is \$50.94. These credits
are not refundable at this time nor can they
be applied toward the balance owed.

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

Previous Balance **52.84**
Payment **52.84CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 78 KWH @ 0.05017 **3.91**
Fuel Adjustment 78 KWH @ 0.04000 **3.12**
FL Gross Receipts Tax **1.18**
State Tax **3.29**
Pasco County Tax **0.47**

Total Current Charges **51.13**
Total Due **51.13** E.F.T.

DO NOT PAY
Total amount will be electronically transferred on or after 04/18/2025.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Please Detach and Return This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 04/04/2025

District: BP03

Use above space for address change ONLY.

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

BP03

Electronic Funds Transfer on or after **04/18/2025**
TOTAL CHARGES DUE 51.13
DO NOT PAY

000222657300000511300000511300

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **04/04/2025**
Amount Due **41.18**
Current Charges Due **04/25/2025**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/03	600	04/01	611				11

Comparative Usage Information

Period	Days	Average kWh Per Day
Apr 2025	29	0
Mar 2025	31	0
Apr 2024	31	0

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



2 0 0 2 6 8 6 9

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

***** ATTENTION *****

The 2024 Capital Credits assigned amount for this account is \$46.42. These credits are not refundable at this time nor can they be applied toward the balance owed.

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

Previous Balance 41.27
Payment 41.27CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 11 KWH @ 0.05017 0.55
Fuel Adjustment 11 KWH @ 0.04000 0.44
FL Gross Receipts Tax 1.03

Total Current Charges 41.18
Total Due E.F.T. 41.18

DO NOT PAY

Total amount will be electronically transferred on or after 04/18/2025.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 04/04/2025

District: BP03

Use above space for address change ONLY.

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

BP03

Electronic Funds Transfer on or after **04/18/2025**
TOTAL CHARGES DUE 41.18
DO NOT PAY

000214400600000411800000411805

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **04/04/2025**
Amount Due **765.62**
Current Charges Due **04/25/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

Comparative Usage Information

Period	Days	Average kWh Per Day
Apr 2025	29	198
Mar 2025	31	198
Apr 2024	31	263

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



2 0 0 2 6 8 6 9

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

***** ATTENTION *****

The 2024 Capital Credits assigned amount for this account is \$1,108.06. These credits are not refundable at this time nor can they be applied toward the balance owed.

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

ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/03	22902	04/01	28635		10.20	10	5733

Previous Balance **804.01**
Payment **804.01CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 5,733 KWH @ 0.05017 **287.62**
Fuel Adjustment 5,733 KWH @ 0.04000 **229.32**
Light Energy Charge **1.68**
Light Support Charge **2.94**
Light Maintenance Charge **55.68**
Light Fixture Charge **68.70**
Light Fuel Adj 150 KWH @ 0.04000 **6.00**
Poles (QTY 6) **60.00**
FL Gross Receipts Tax **14.52**

Total Current Charges **765.62**
Total Due **765.62** E.F.T.

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

DO NOT PAY
Total amount will be electronically transferred on or after 04/18/2025.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Please Detach and Return This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: **04/04/2025**

District: BP03

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **04/18/2025**
TOTAL CHARGES DUE 765.62
DO NOT PAY

000204485400007656200007656208

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **05/06/2025**
Amount Due **873.92**
Current Charges Due **05/27/2025**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/01	28635	05/01	34529		10.28	10	5894

Previous Balance **765.62**
Payment **765.62CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 5,894 KWH @ 0.06090 **358.94**
Fuel Adjustment 5,894 KWH @ 0.04400 **259.34**
Light Energy Charge **1.68**
Light Support Charge **3.66**
Light Maintenance Charge **55.68**
Light Fixture Charge **68.70**
Light Fuel Adj 150 KWH @ 0.04400 **6.60**
Poles (QTY 6) **63.00**
FL Gross Receipts Tax **17.16**

Total Current Charges **873.92**
Total Due **873.92** E.F.T.

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

DO NOT PAY
Total amount will be electronically transferred on or after 05/23/2025.

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2025	30	196
Apr 2025	29	198
May 2024	30	377

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



2 0 0 2 6 8 6 9

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: **05/06/2025**

Use above space for address change ONLY.

District: BP03



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

Electronic Funds Transfer on or after **05/23/2025**
TOTAL CHARGES DUE 873.92
DO NOT PAY

000204485400008739200008739204

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **05/06/2025**
Amount Due **49.95**
Current Charges Due **05/27/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/01	05/01		4721				91

Previous Balance **48.77**
Payment **48.77CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 91 KWH @ 0.06090 **5.54**
Fuel Adjustment 91 KWH @ 0.04400 **4.00**
FL Gross Receipts Tax **1.25**

Total Current Charges **49.95**
Total Due **49.95** E.F.T.

Comparative Usage Information

Period	Days	Average kWh
May 2025	30	3
Apr 2025	29	3
May 2024	30	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.



2 0 0 2 6 8 6 9

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DO NOT PAY
Total amount will be electronically transferred on or after 05/23/2025.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: **05/06/2025**

Use above space for address change ONLY.

District: BP03



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

BP03

Electronic Funds Transfer on or after **05/23/2025**
TOTAL CHARGES DUE 49.95
DO NOT PAY

000203965000000499500000499507

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **05/06/2025**
Amount Due **41.46**
Current Charges Due **05/27/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
May 2025	30	0
Apr 2025	29	0
May 2024	30	0

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



2 0 0 2 6 8 6 9

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/01	05/01	04/01	611				12

Previous Balance 41.18
Payment 41.18CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 12 KWH @ 0.06090 0.73
Fuel Adjustment 12 KWH @ 0.04400 0.53
FL Gross Receipts Tax 1.04

Total Current Charges 41.46
Total Due E.F.T. 41.46

DO NOT PAY
Total amount will be electronically transferred on or after 05/23/2025.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Please Detach and Return This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 05/06/2025

Use above space for address change ONLY.

District: BP03



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

Electronic Funds Transfer on or after 05/23/2025
TOTAL CHARGES DUE 41.46
DO NOT PAY

000214400600000414600000414605

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **05/06/2025**
Amount Due **47.06**
Current Charges Due **05/27/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 18293 GRAND LIVE OAK BLVD
Service Description IRRIGATION
Service Classification General Service Non-Demand

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2025	30	2
Apr 2025	29	2
May 2024	30	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.



2 0 0 2 6 8 6 9

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ELECTRIC SERVICE						
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand
04/01	1781	05/01	1845			64

Previous Balance 46.17
Payment 46.17CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 64 KWH @ 0.06090 3.90
Fuel Adjustment 64 KWH @ 0.04400 2.82
FL Gross Receipts Tax 1.18

Total Current Charges 47.06
Total Due E.F.T. 47.06

DO NOT PAY
Total amount will be electronically transferred on or after 05/23/2025.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 05/06/2025

Use above space for address change ONLY.

District: BP03



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

Electronic Funds Transfer on or after **05/23/2025**
TOTAL CHARGES DUE 47.06
DO NOT PAY

000214401200000470600000470603

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **05/06/2025**
Amount Due **53.47**
Current Charges Due **05/27/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
04/01	1487	05/01	1574				87

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2025	30	3
Apr 2025	29	3
May 2024	30	1

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



2 0 0 2 6 8 6 9

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **51.13**
Payment **51.13CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 87 KWH @ 0.06090 **5.30**
Fuel Adjustment 87 KWH @ 0.04400 **3.83**
FL Gross Receipts Tax **1.24**
State Tax **3.44**
Pasco County Tax **0.50**

Total Current Charges **53.47**
Total Due **E.F.T. 53.47**

DO NOT PAY

Total amount will be electronically transferred on or after 05/23/2025.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Please Detach and Return This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: **05/06/2025**

Use above space for address change ONLY.

District: BP03



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

BP03

Electronic Funds Transfer on or after **05/23/2025**
TOTAL CHARGES DUE 53.47
DO NOT PAY

00022265730000005347000000534704

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **05/06/2025**
Amount Due **40.70**
Current Charges Due **05/27/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/01	05/01		392				5

Comparative Usage Information		
Period	Days	Average kWh
May 2025	30	0
Apr 2025	29	0
May 2024	30	0

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



2 0 0 2 6 8 6 9

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **40.63**
Payment **40.63CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 5 KWH @ 0.06090 **0.30**
Fuel Adjustment 5 KWH @ 0.04400 **0.22**
FL Gross Receipts Tax **1.02**

Total Current Charges **40.70**
Total Due **40.70** E.F.T.

DO NOT PAY
Total amount will be electronically transferred on or after 05/23/2025.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

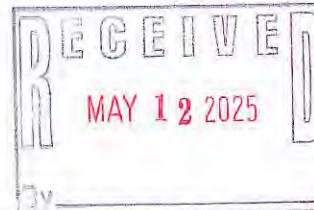
Please Detach and Return This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: **05/06/2025**

Use above space for address change ONLY.

District: BP03



Electronic Funds Transfer on or after **05/23/2025**
TOTAL CHARGES DUE 40.70
DO NOT PAY

31 2039647 BP03
CYPRESS PRESERVE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



000203964700000407000000407001



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #

INVOICE DATE

TERMS

PO NUMBER

Description

Current Amount

Excellence

IN COMMERCIAL LANDSCAPING

Acon Towing Inc of Tampa

8629 Bolton Avenue, Hudson FL 34667
Phone: (727) 862 9050

Invoice
Invoice #25-191004

Printed 5/6/2025

Call #	191004	Authorized by	CYPRESS PRESERVE - PPI
Date/Time Requested	5/1/2025 @ 12:45 PM		18820 Mossy Timber Blvd, Land O' Lakes FL 34638
Date/Time Completed	5/1/2025 @ 12:45 PM	Service Locaon	18820 Mossy Timber Blvd, Land O' Lakes, FL, 34638
Contact	Lisa Castoria, (656) 223-7011		

Descripon	Notes
EIGHT TOW AWAY SIGNS	-

Charge Descripon	Quanty	Price	Line Total
Tow Away Sign(s)	8	\$75.00	\$600.00
		Grand Total	\$600.00
		Amount Due:	\$600.00

Tatum's Towing appreciates your business. If you have any quesons r egarding this invoice, please contact us at 727 862 9050. Thank you. Damage Disclaimer: I have been advised that my vehicle may be damaged if winched, towed, unlocked, jump started, r e changed, or le on unað ended premises. I recognize the difficulty involved and I agree not to hold Tatum's Towing responsible for such damages should it result. I understand that a temporary spare r e isn't made to drive long distances or at high speeds. I also understand that a r e change is temporary and that I am responsible for immediate a enon a t the nearest r e repair facility to have the r e inspected and/or replaced. I, the undersigned, do hereby cerf y that I am legally authorized and entled t o take possession of the vehicle described and all personal property therein.

Signature: _____

CHECK REQUEST FORM

District Name: Cypress Preserve CDD

Date: 4/29/25

Invoice Number: 042925 REIMB

Please issue a check to:

Vendor Name: CATHERINE HURLEY

Vendor No.:

Check amount: \$107.46

Please code to:
.

Check Description/Reason: REIMBURSEMENT

Mailing instructions: 10615 Heron Hideaway Loop
Land O Lakes, Fl 34638

Due Date for Check: 4/29/2025

Requestor: Itzel Trujillo

Manager's review:



LEARN MORE AT LOWES.COM/MYLOWESREWARDS

LOWE'S HOME CENTERS, LLC
21500 STATE RD 54
LUTZ, FL 33549 (813) 345-9020

--- SALE ---

SALES#: FSTLAN06 5261578 TRANS#: 22162116 04-03-25

2423256 RHAID 24-IN ASM3 SQUEEGEE	29.98
579267 ORBIT MAX 3-PATTERN NOZZL	16.98
4357456 PS JET NOZZLE W SHUT OFF	3.48
5648981 FLEX HOSE 100FT	49.99

SUBTOTAL:	100.43
TOTAL TAX:	7.03
INVOICE 97571 TOTAL:	107.46
DEBITVISA:	107.46
CHANGE:	0.00

DEBITVISA: XXXXXXXXXXXX5051 AMOUNT: 107.46 AUTHCD: 18434
6

CHIP REFID:223840371717 04/03/25 13:44:03

*PIN VERIFIED

TRACE : 371717 RETRIEVAL: 223840371717

PURCHASE CASH BACK TOTAL DEBIT

107.46	0.00	107.46
--------	------	--------

TOR : 8080048000

TSI : 0000 FID : 80000009000040

STORE: 2238 TERMINAL: 40 04/03/25 13:44:08

OF ITEMS PURCHASED: 4

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
FOR FULL DETAILS OF OUR RETURN POLICY, VISIT
LOWES.COM/RETURNS
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE



Your New Order Details Are Below

Please review changes to your order below. We'll email you any order updates, including your tracking number(s), delivery status or ready-for-pickup confirmation

CHECK ORDER STATUS

Order # 20250403223822162116

Invoice # 97371

In Store Purchase

In Store Purchase Item(s)

Rubber Floor Squeegee

QTY

1

Max 8 -Pattern Pattern Nozzle

QTY

1

Thumb control Trigger Nozzle

QTY

1

Order Info

Sold To

Default Default
(999) 999-9999

Tax Exempt #	501106747
Order #	20250403223822162116
Invoice #	97371
Order Date	04/08/2025
Total Savings	\$0.00
Subtotal	\$100.43
Shipping/Delivery	\$0.00
Total Tax	\$0.00
Order Total	\$100.43
Payment	VISA ending in 5051 \$100.43

For more information on when you'll be charged, view our [billing policy](#).

I certify that the items purchased on this invoice and not taxed will be resold or used in conformity with the purpose as stated in the tax exempt certificate provided to Lowe's and that they are being purchased with funds of my company/organization and not by a personal check or monies. I further certify that, in the event that I do not use these items in the manner stated above, I will accrue and pay use tax as required by law.

[My Account](#) | [Contact Us](#) | [Find a Store](#) | [Privacy Statement](#) | [Billing Policy](#)

 [Lowe's App](#) | [Return & Refund Policy](#)



1000 Lowes Boulevard, Mooresville, NC 28117



501106747

Florida - Non-Profit Org - Email / Fax Cover Sheet

SELLER

Lowes Home Centers, LLC & Subsidiaries and Affiliates
1000 Lowes Blvd
Mooresville, NC 28117

BUYER

Cypress Preserve Community Development
2654 cypress ridge blvd suite 101
wesley chapel, FL 33544

Important – Additional government issued documentation must be submitted via Fax or Email to satisfy sales tax exemption requirements. Please send the following forms back to us:

1. This cover page AND
2. A copy* of your government issued document.
**only .pdf images can be processed via email*

Documents must be submitted to us via email or fax, with the subject line: **Lowe's Tax Exempt Documentation**

Fax Number is:

Email Address is: lowesus@certcapture.com

Note: If these documents are not received **within two business days**, tax exempt certificate approval may be delayed.

Certificate ID number: 6160177

Expires 4-18-2025

Purchaser's Signature

Purchaser's Name

Catherine hurley

Date

2025-04-08

Title

Seat 3 CDD Cypress Preserve



PASCO PATIO
 8300 US Highway 19
 Port Richey, Florida 34668
 (727) 841-9300

Losny 631 764 9669

CUSTOMER'S ORDER NO.		PHONE		DATE	
NAME		<i>5-9-2025</i>			
ADDRESS		<i>Cypress Reserve</i> <i>18820 Mossy Bender</i> <i>IDL</i>			
SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT.	PAID OUT
QTY.		DESCRIPTION		PRICE	AMOUNT
		<i>Restrap Aluminum</i>			
<i>2</i>		<i>Chair lounge</i>		<i>134</i>	<i>272</i>
		<i>34 straps per</i>			
		<i>8 4" per strap</i>			
		<i>Main: 250 charcoal</i>			
		<i>Acem: 201 x 3</i>			
CANCELLATION OR ALTERATIONS INCUR A 20% RESTOCKING FEE				TAX	
RECEIVED BY				TOTAL	<i>272 00</i>

10% exempt

All claims and returned goods MUST be accompanied by this bill.

13631

Thank You

[illegible]

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Invoice

Date	Invoice #
5/13/2025	3980

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Repair damaged fence areas located at the entrance tot he Trail and also the exit are of the trail. both fences were damaged but could be repaired. One by resetting the post and adding new parts to complete repair tot he top railing. The gates tot he entrance were re-attached using metal ties Price includes all labor and materials	575.00	575.00
All work is complete!		Total	\$575.00

PASCO PATIO
 8300 US Highway 19
 Port Richey, Florida 34668
 (727) 841-9300

Cathy 631.764.9669

CUSTOMER'S ORDER NO.		PHONE		DATE	
				5-14-2025	
NAME Cypress Reserve					
ADDRESS					
SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT	PAID OUT
QTY.	DESCRIPTION			PRICE	AMOUNT
3	W718 Top 18" Round Top White			89	267
CANCELLATION OR ALTERATIONS INCUR A 20% RESTOCKING FEE					TAX
RECEIVED BY					TOTAL

Pat
Glenot

All claims and returned goods MUST be accompanied by this bill.

13640

Thank You



INVOICE

INVOICE #

INVOICE DATE

TERMS

PO NUMBER

Description

Current Amount

Excellence

IN COMMERCIAL LANDSCAPING



INVOICE

INVOICE #	INVOICE DATE
TERMS	PO NUMBER

Description	Current Amount
-------------	----------------

Excellence

IN COMMERCIAL LANDSCAPING

Perez, Juan Basilio

From: Mendoza, Seth
Sent: Monday, May 5, 2025 9:04 AM
To: Perez, Juan Basilio
Subject: FW: Cypress irrigation

Thanks,

Seth Mendoza

From: Castoria, Lisa <lisa.castoria@inframark.com>
Sent: Monday, May 5, 2025 8:55 AM
To: Mendoza, Seth <semendoza@yellowstonelandscape.com>
Cc: Clay Wright <Clay.Wright@Inframark.com>
Subject: RE: Cypress irrigation

This email originated from outside of Yellowstone Landscape

This email originated from outside your organization. Be cautious with unexpected attachments. If it appears suspicious, please use the "Report Suspicious" button to notify our security team.

Approved

Lisa Castoria | District Manager



2654 Cypress Ridge Blvd, Suite 101 | Wesley Chapel, FL 33544
656.223-7011 | www.inframarkims.com

From: Mendoza, Seth <semendoza@yellowstonelandscape.com>
Sent: Monday, May 5, 2025 8:52 AM
To: Castoria, Lisa <lisa.castoria@inframark.com>
Cc: Clay Wright <Clay.Wright@Inframark.com>
Subject: RE: Cypress irrigation

It has all been fixed but yes we do need approval before billing for record purposes.

Thanks,

Seth Mendoza

From: Castoria, Lisa <lisa.castoria@inframark.com>
Sent: Monday, May 5, 2025 8:50 AM
To: Mendoza, Seth <semendoza@yellowstonelandscape.com>
Cc: Clay Wright <Clay.Wright@Inframark.com>
Subject: RE: Cypress irrigation

This email originated from outside of Yellowstone Landscape

This email originated from outside your organization. Be cautious with unexpected attachments. If it appears suspicious, please use the "Report Suspicious" button to notify our security team.

Do you need approval or is this already done?

Lisa Castoria | District Manager



2654 Cypress Ridge Blvd, Suite 101 | Wesley Chapel, FL 33544
656.223-7011 | www.inframarkims.com

From: Mendoza, Seth <semendoza@yellowstonelandscape.com>
Sent: Monday, May 5, 2025 8:26 AM
To: Castoria, Lisa <lisa.castoria@inframark.com>
Cc: Clay Wright <Clay.Wright@Inframark.com>
Subject: Cypress irrigation

This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.

https://files.tapigo.com/e761c930-ee33-4238-a1ff-11a572c4939a/proposal/9704cba5-2174-4fd0-abb3-f5ce76068403/f89b3c88-232a-4952-b8e1-3ae1865e508c/Cypress_Preserve_CDD.html

Thanks,
Seth Mendoza

Seth Mendoza | Account Manager-Tampa
Yellowstone Landscape



YELLOWSTONE
LANDSCAPE

Excellence IN COMMERCIAL LANDSCAPING

3C

Cypress Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2025

Prepared by:



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

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2017	SERIES 2019	SERIES 2017	SERIES 2019	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	PROJECTS	PROJECTS	FUND	DEBT FUND	
ASSETS								
Cash - Operating Account	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41
Cash In Bank	312,851	-	-	-	-	-	-	312,851
Cash in Transit	6,542	16,393	25,272	-	-	-	-	48,207
Due From Other Funds	-	96,881	129,817	-	-	-	-	226,698
Investments:								
Acquisition & Construction Account	-	-	-	-	5,980	-	-	5,980
Reserve Fund	-	310,678	194,066	-	-	-	-	504,744
Revenue Fund	-	481,893	414,439	-	-	-	-	896,332
Deposits	7,035	-	-	-	-	-	-	7,035
Fixed Assets								
Construction Work In Process	-	-	-	-	-	14,257,191	-	14,257,191
Amount Avail In Debt Services	-	-	-	-	-	-	1,035,699	1,035,699
Amount To Be Provided	-	-	-	-	-	-	14,809,301	14,809,301
TOTAL ASSETS	\$ 326,469	\$ 905,845	\$ 763,594	\$ -	\$ 5,980	\$ 14,257,191	\$ 15,845,000	\$ 32,104,079
LIABILITIES								
Accounts Payable	\$ 26,363	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,363
Insurance Financing Payable	17,996	-	-	-	-	-	-	17,996
Due To HOA	100,000	-	-	-	-	-	-	100,000
Due To Other Districts	5,879	-	-	-	-	-	-	5,879
Bonds Payable	-	-	-	-	-	-	15,645,000	15,645,000
Due To Other Funds	10,274	-	-	-	216,424	-	-	226,698
Notes Payable-Valley LOC	-	-	-	-	-	-	200,000	200,000
TOTAL LIABILITIES	160,512	-	-	-	216,424	-	15,845,000	16,221,936
FUND BALANCES								
Restricted for:								
Debt Service	-	905,845	763,594	-	-	-	-	1,669,439
Unassigned:	165,957	-	-	-	(210,444)	14,257,191	-	14,212,704
TOTAL FUND BALANCES	165,957	905,845	763,594	-	(210,444)	14,257,191	-	15,882,143
TOTAL LIABILITIES & FUND BALANCES	\$ 326,469	\$ 905,845	\$ 763,594	\$ -	\$ 5,980	\$ 14,257,191	\$ 15,845,000	\$ 32,104,079

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 12,728	\$ 12,728	0.00%
Interest - Tax Collector	-	1,541	1,541	0.00%
Special Assmnts- Tax Collector	569,761	576,534	6,773	101.19%
Other Miscellaneous Revenues	-	50	50	0.00%
Pool Rental	-	3,000	3,000	0.00%
TOTAL REVENUES	569,761	593,853	24,092	104.23%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	7,200	8,600	(1,400)	119.44%
ProfServ-Trustee Fees	8,200	7,952	248	96.98%
Disclosure Report	8,400	4,200	4,200	50.00%
District Counsel	3,500	11,989	(8,489)	342.54%
District Engineer	3,500	5,700	(2,200)	162.86%
District Manager	42,500	26,317	16,183	61.92%
Accounting Services	6,000	3,000	3,000	50.00%
Auditing Services	7,400	3,200	4,200	43.24%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	250	159	91	63.60%
Public Officials Insurance	3,067	6,000	(2,933)	195.63%
Legal Advertising	1,000	843	157	84.30%
Bank Fees	200	-	200	0.00%
Website Administration	1,500	4,985	(3,485)	332.33%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	200	1,016	(816)	508.00%
Operating Loan Repayment	54,800	10,505	44,295	19.17%
Total Administration	149,317	94,466	54,851	63.27%
<u>Utility Services</u>				
Utility - Electric	7,150	2,259	4,891	31.59%
Utility - StreetLights	22,000	5,597	16,403	25.44%
Utility - Potable Water	8,000	6,416	1,584	80.20%
Total Utility Services	37,150	14,272	22,878	38.42%

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management	29,700	19,510	10,190	65.69%
Field Services	12,000	-	12,000	0.00%
Public Officials Insurance	-	(3,000)	3,000	0.00%
Insurance -Property & Casualty	30,228	29,709	519	98.28%
Landscape Maintenance	209,000	184,231	24,769	88.15%
Plant Replacement Program	10,000	2,450	7,550	24.50%
Miscellaneous Maintenance	17,000	32,862	(15,862)	193.31%
Capital Improvements	23,691	-	23,691	0.00%
Total Other Physical Environment	331,619	265,762	65,857	80.14%
<u>Road and Street Facilities</u>				
Sidewalk Pressure Washing	3,500	607	2,893	17.34%
Total Road and Street Facilities	3,500	607	2,893	17.34%
<u>Parks and Recreation</u>				
Cabana Janitorial & Cleaning	13,200	6,550	6,650	49.62%
R&M-Pools	20,000	17,248	2,752	86.24%
Security System Monitoring & Maint.	14,975	23,909	(8,934)	159.66%
Total Parks and Recreation	48,175	47,707	468	99.03%
TOTAL EXPENDITURES	569,761	422,814	146,947	74.21%
Excess (deficiency) of revenues				
Over (under) expenditures	-	171,039	171,039	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Loan/Note Proceeds	-	132,709	132,709	0.00%
TOTAL FINANCING SOURCES (USES)	-	132,709	132,709	0.00%
Net change in fund balance	\$ -	\$ 303,748	\$ 303,748	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(137,791)		
FUND BALANCE, ENDING		\$ 165,957		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2017 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 21,243	\$ 21,243	0.00%
Special Assmnts- Tax Collector	623,708	622,443	(1,265)	99.80%
Special Assmnts- CDD Collected	-	16,393	16,393	0.00%
TOTAL REVENUES	623,708	660,079	36,371	105.83%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	200,000	190,000	10,000	95.00%
Interest Expense	418,688	422,725	(4,037)	100.96%
Total Debt Service	618,688	612,725	5,963	99.04%
TOTAL EXPENDITURES	618,688	612,725	5,963	99.04%
Excess (deficiency) of revenues Over (under) expenditures	5,020	47,354	42,334	943.31%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	5,020	-	(5,020)	0.00%
TOTAL FINANCING SOURCES (USES)	5,020	-	(5,020)	0.00%
Net change in fund balance	<u>\$ 5,020</u>	<u>\$ 47,354</u>	<u>\$ 32,294</u>	<u>943.31%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		858,491		
FUND BALANCE, ENDING		<u>\$ 905,845</u>		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2019 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 16,323	\$ 16,323	0.00%
Special Assmnts- Tax Collector	389,513	390,269	756	100.19%
Special Assmnts- CDD Collected	-	25,272	25,272	0.00%
TOTAL REVENUES	389,513	431,864	42,351	110.87%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	140,000	135,000	5,000	96.43%
Interest Expense	245,731	248,009	(2,278)	100.93%
Total Debt Service	385,731	383,009	2,722	99.29%
TOTAL EXPENDITURES	385,731	383,009	2,722	99.29%
Excess (deficiency) of revenues Over (under) expenditures	3,782	48,855	45,073	1291.78%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(1,282)	(1,282)	0.00%
Contribution to (Use of) Fund Balance	3,782	-	(3,782)	0.00%
TOTAL FINANCING SOURCES (USES)	3,782	(1,282)	(5,064)	-33.90%
Net change in fund balance	\$ 3,782	\$ 47,573	\$ 36,227	1257.88%
FUND BALANCE, BEGINNING (OCT 1, 2024)		716,021		
FUND BALANCE, ENDING		\$ 763,594		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2019 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 574	\$ 574	0.00%
TOTAL REVENUES	-	574	574	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	574	574	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	1,282	1,282	0.00%
TOTAL FINANCING SOURCES (USES)	-	1,282	1,282	0.00%
Net change in fund balance	\$ -	\$ 1,856	\$ 1,856	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(212,300)		
FUND BALANCE, ENDING		\$ (210,444)		

Cypress Preserve CDD

Statement Date 05/31/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference	
Deposits								
							0.00	
Total Deposits							0.00	
Checks								
							0.00	
Total Checks							0.00	
Adjustments								
Total Adjustments								
Outstanding Deposits								
Total Outstanding Deposits								

Bank Account Statement

Cypress Preserve CDD

Bank Account No. 4224
Statement No. 05-25

Statement Date 05/31/2025

G/L Account No. 101002 Balance	312,850.53	Statement Balance	315,578.86
		Outstanding Deposits	3,988.35
Positive Adjustments	0.00	Subtotal	319,567.21
Subtotal	312,850.53	Outstanding Checks	-6,716.68
Negative Adjustments	0.00	Ending Balance	312,850.53
Ending G/L Balance	312,850.53		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
12/01/2024		JE000540	Operating Loan Repayment	Rev Bank rec adj je for Aautomatic loan payment	3,271.11	3,271.11	0.00
05/30/2025	Payment	BD00018	Other Miscellaneous Revenues	Deposit No. BD00018 - Replacement Key	25.00	25.00	0.00
05/13/2025		JE000690	Interest - Investments	Pasco County Tax - Q1'25 Interest Earned	44.90	44.90	0.00
05/13/2025		JE000691	Special Assmnts- Tax Collector	Pasco County Tax Distrib. - Apr'25	703.75	703.75	0.00
05/31/2025		JE000697	Interest - Investments	Intear earned for the month of 04/25	1,244.30	1,244.30	0.00
Total Deposits					5,289.06	5,289.06	0.00
Checks							
							0.00
03/31/2025	Payment	100063	PASCO PATIO	Inv: 13551	-3,278.00	-3,278.00	0.00
04/03/2025	Payment	1197	CATHERINE LYNN HURLEY	Payment of Invoice 001913	-200.00	-200.00	0.00
04/03/2025	Payment	1199	JOY AMANDA SUTPHIN	Payment of Invoice 001915	-200.00	-200.00	0.00
04/03/2025	Payment	1200	JUSTIN CRAIG SUTPHIN	Payment of Invoice 001914	-200.00	-200.00	0.00
04/11/2025	Payment	1202	CATHERINE LYNN HURLEY	Check for Vendor V00125	-200.00	-200.00	0.00
04/11/2025	Payment	1204	JOY AMANDA SUTPHIN	Check for Vendor V00124	-200.00	-200.00	0.00
04/11/2025	Payment	1205	JUSTIN CRAIG SUTPHIN	Check for Vendor V00107	-200.00	-200.00	0.00
04/18/2025	Payment	100073	COMPLETE I.T. CORP	Inv: 15512, Inv: 16117, Inv: 15337, Inv: 16081, Inv: 1580	-7,429.77	-7,429.77	0.00
04/28/2025	Payment	100076	INFRAMARK LLC	Inv: 147941	-21.74	-21.74	0.00
05/01/2025	Payment	100077	PASCO COUNTY PROPERTY APPRAISE	Inv: 25027	-150.00	-150.00	0.00
05/01/2025	Payment	100078	STRALEY ROBIN VERICKER	Inv: 26421	-745.50	-745.50	0.00

Bank Account Statement

Cypress Preserve CDD

Bank Account No. 4224

Statement No. 05-25

Statement Date

05/31/2025

05/01/2025	Payment	100079	TIMES PUBLISHING COMPANY	Inv: 35229-042725	-215.50	-215.50	0.00
05/08/2025	Payment	100080	SUNCOAST POOL SERVICE	Inv: 11081	-1,240.00	-1,240.00	0.00
05/08/2025	Payment	100081	COMPLETE I.T. CORP	Inv: 16376	-1,121.00	-1,121.00	0.00
05/08/2025	Payment	100082	TIMES PUBLISHING COMPANY	Inv: 36953-050725	-117.20	-117.20	0.00
05/08/2025	Payment	100083	GRAU AND ASSOCIATES	Inv: 27427	-2,000.00	-2,000.00	0.00
05/08/2025	Payment	100084	JAYMAN ENTERPRISES LLC	Inv: 3956	-1,200.00	-1,200.00	0.00
05/08/2025	Payment	100085	YELLOWSTONE LANDSCAPE	Inv: 900552, Inv: 907377	-22,903.72	-22,903.72	0.00
05/08/2025	Payment	100086	JOHNSON ENGINEERING INC.	Inv: 5207	-1,300.00	-1,300.00	0.00
05/08/2025	Payment	1207	ANDREW WEED	Check for Vendor V00121	-200.00	-200.00	0.00
05/08/2025	Payment	1208	CATHERINE LYNN HURLEY	Check for Vendor V00125	-307.46	-307.46	0.00
05/14/2025	Payment	1211	US BANK CHARTER	Check for Vendor V00088	-7,951.96	-7,951.96	0.00
05/19/2025	Payment	300045	COMMUNICATION S ACH	Inv: 1422940050125-ACH	-160.00	-160.00	0.00
12/01/2024		JE000540	Operating Loan Repayment	Rev Bank rec adj je for Aautomatic loan payment	-3,271.11	-3,271.11	0.00
05/21/2025	Payment	100087	JAYMAN ENTERPRISES LLC	Inv: 3980	-575.00	-575.00	0.00
05/21/2025	Payment	100089	YELLOWSTONE LANDSCAPE	Inv: 913687	-402.56	-402.56	0.00
05/21/2025	Payment	100090	TIGRIS AQUATIC SERVICES LLC	Inv: 3664224	-2,600.00	-2,600.00	0.00
05/22/2025	Payment	300046	PASCO COUNTY UTILITIES ACH	Inv: 050525-6180-ACH	-248.67	-248.67	0.00
05/22/2025	Payment	300047	PASCO COUNTY UTILITIES ACH	Inv: 050525-3870-ACH	-126.36	-126.36	0.00
05/22/2025	Payment	300048	PASCO COUNTY UTILITIES ACH	Inv: 050525-6160-ACH	-171.72	-171.72	0.00
05/22/2025	Payment	300049	PASCO COUNTY UTILITIES ACH	Inv: 050525-6155-ACH	-275.11	-275.11	0.00
05/23/2025	Payment	300050	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 050625-9650-ACH	-49.95	-49.95	0.00
05/27/2025	Payment	300051	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 050625-4006-ACH	-41.46	-41.46	0.00
05/27/2025	Payment	300052	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 050625-4012-ACH	-47.06	-47.06	0.00
05/27/2025	Payment	300053	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 050625-6573-ACH	-53.47	-53.47	0.00
05/27/2025	Payment	300054	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 050625-9647-ACH	-40.70	-40.70	0.00
05/27/2025	Payment	300055	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 050625-4854-ACH	-873.92	-873.92	0.00

Bank Account Statement

Cypress Preserve CDD

Bank Account No. 4224

Statement No. 05-25

Statement Date

05/31/2025

05/20/2025	Payment	300057	WASTE CONNECTIONS ACH	Inv: 8197808W425-ACH	-178.96	-178.96	0.00
05/12/2025		JE000698	Operating Loan Repayment	Operating Loan Repayment	-7,233.69	-7,233.69	0.00
Total Checks					-67,731.59	-67,731.59	0.00

Adjustments

Total Adjustments

Outstanding Checks

07/31/2024		JE000461		Online Pymnt Fees		-1.85	
05/08/2025	Payment	1209	JOY AMANDA SUTPHIN	Check for Vendor V00124		-200.00	
05/08/2025	Payment	1210	JUSTIN CRAIG SUTPHIN	Check for Vendor V00107		-200.00	
04/27/2025	Payment	227	WASTE CONNECTIONS ACH	Payment of Invoice 001971		-179.48	
05/21/2025	Payment	100088	DON HARRISON ENTERPRISES	Inv: 3152		-300.00	
05/28/2025	Payment	100091	ACTION TOWING INC. OF TAMPA	Inv: 25-191004		-600.00	
05/28/2025	Payment	100092	STRALEY ROBIN VERICKER	Inv: 26562		-1,264.00	
05/28/2025	Payment	100093	PASCO PATIO	Inv: 13631		-272.00	
05/13/2025		JE000693	Special Assmnts-Tax Collector	REV WRONG DATE: Pasco County Tax Distrib. - May'2		-3,699.35	
Total Outstanding Checks						-6,716.68	

Outstanding Deposits

07/01/2024		1		Storage Invoice Accrual		109.00	
05/01/2025		JE000687		Rev JE to clear bank rec for		180.00	
05/13/2025		JE000692		Pasco County Tax Distrib. -		3,699.35	
Total Outstanding Deposits						3,988.35	

3D.

**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

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

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 W. Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Cypress Preserve Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

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

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 16, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 16, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Cypress Preserve Community Development District, Pasco County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$1,115,654).
- The change in the District's total net position in comparison with the prior fiscal year was (\$4,497,795), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$1,243,080, a decrease of (\$108,047) in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service, non-spendable for deposits, and the remainder is unassigned deficit fund balance in the general fund.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

NET POSITION SEPTEMBER 30,		
	2024	2023
Assets, excluding capital assets	\$ 1,380,390	\$ 1,518,644
Capital assets, net of depreciation	12,985,626	17,592,574
Total assets	14,366,016	19,111,218
Current liabilities	419,518	454,244
Long-term liabilities	15,062,152	15,274,833
Total liabilities	15,481,670	15,729,077
Net Position		
Net investment in capital assets	(2,076,526)	2,335,102
Restricted	1,080,005	1,192,144
Unrestricted	(119,133)	(145,105)
Total net position	\$ (1,115,654)	\$ 3,382,141

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

The District's net position decreased during the most recent fiscal year. The majority of the decrease is attributed to the conveyance of completed infrastructure to another entity for maintenance and ownership responsibilities.

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

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2024	2023
Revenues:		
Program revenues		
Charges for services	\$ 1,533,225	\$ 1,731,206
Operating grants and contributions	72,751	52,079
Capital grants and contributions	2,280	343
General revenues	10,683	8,139
Total revenues	1,618,939	1,791,767
Expenses:		
General government	125,964	89,527
Maintenance and operations	805,607	517,827
Parks and recreation	135,612	119,173
Conveyance of capital assets	4,366,034	-
Interest	683,517	691,358
Total expenses	6,116,734	1,417,885
Change in net position	(4,497,795)	373,882
Net position - beginning	3,382,141	3,008,259
Net position - ending	\$ (1,115,654)	\$ 3,382,141

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year ended September 30, 2024 was \$6,116,734. The costs of the District's activities were funded by program revenues. Program revenues of the District are comprised of assessments and income from investments in both the current and prior fiscal years. The increase in total expense is mainly due to an increase in security and maintenance expense, as well as the conveyance of infrastructure improvements to other entities for ownership and maintenance responsibilities.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2024 was amended to increase appropriations by \$242,509. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$14,185,620 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$1,199,994 has been taken, which resulted in a net book value of \$12,985,626. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$15,020,000 in Bonds outstanding and \$100,000 in line of credit payable for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

	Governmental Activities
ASSETS	
Cash	\$ 20,965
Prepaid items and deposits	7,035
Restricted assets:	
Investments	1,352,390
Capital assets:	
Depreciable, net	12,985,626
Total assets	<u>14,366,016</u>
LIABILITIES	
Accounts payable and accrued expenses	37,310
Due to HOA	100,000
Accrued interest payable	282,208
Non-current liabilities:	
Due within one year	375,000
Due in more than one year	14,687,152
Total liabilities	<u>15,481,670</u>
NET POSITION	
Net investment in capital assets	(2,076,526)
Restricted for debt service	1,080,005
Unrestricted	(119,133)
Total net position	<u>\$ (1,115,654)</u>

See notes to the financial statements

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Functions/Programs	Expenses	Program Revenues		Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions		
Primary government:					
Governmental activities:					
General government	\$ 125,964	\$ 125,964	\$ -	\$ -	\$ -
Maintenance and operations	805,607	386,774	-	2,280	(416,553)
Parks and recreation	135,612	-	-	-	(135,612)
Conveyance of capital assets	4,366,034	-	-	-	(4,366,034)
Interest on long-term debt	683,517	1,020,487	72,751	-	409,721
Total governmental activities	6,116,734	1,533,225	72,751	2,280	(4,508,478)
General revenues:					
					6,083
					4,600
					10,683
				Change in net position	(4,497,795)
				Net position - beginning	3,382,141
				Net position - ending	\$ (1,115,654)

See notes to the financial statements

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 20,965	\$ -	\$ -	\$ 20,965
Investments	-	1,352,390	-	1,352,390
Due from other funds	-	9,823	-	9,823
Deposits	7,035	-	-	7,035
Total assets	<u>\$ 28,000</u>	<u>\$ 1,362,213</u>	<u>\$ -</u>	<u>\$ 1,390,213</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued liabilities	\$ 37,310	\$ -	\$ -	\$ 37,310
Due to other funds	9,823	-	-	9,823
Due to HOA	100,000	-	-	100,000
Total liabilities	<u>147,133</u>	<u>-</u>	<u>-</u>	<u>147,133</u>
Fund balances:				
Nonspendable:				
Deposits	7,035	-	-	7,035
Restricted for:				
Debt service	-	1,362,213	-	1,362,213
Unassigned	(126,168)	-	-	(126,168)
Total fund balances	<u>(119,133)</u>	<u>1,362,213</u>	<u>-</u>	<u>1,243,080</u>
Total liabilities and fund balances	<u><u>\$ 28,000</u></u>	<u><u>\$ 1,362,213</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 1,390,213</u></u>

See notes to the financial statements

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

Total fund balances - governmental funds \$ 1,243,080

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

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

Cost of capital assets	14,185,620	
Accumulated depreciation	<u>(1,199,994)</u>	12,985,626

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

Accrued interest payable	(282,208)	
Unamortized original issue discount	57,848	
Line of credit payable	(100,000)	
Bonds payable	<u>(15,020,000)</u>	<u>(15,344,360)</u>

Net position of governmental activities		<u><u>\$ (1,115,654)</u></u>
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See notes to the financial statements

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	\$ 512,738	\$ 1,020,487	\$ -	\$ 1,533,225
Interest income	6,083	72,751	2,280	81,114
Miscellaneous	4,600	-	-	4,600
Total revenues	523,421	1,093,238	2,280	1,618,939
EXPENDITURES				
Current:				
General government	125,964	-	-	125,964
Maintenance and operations	398,533	-	-	398,533
Parks and recreation	69,832	-	-	69,832
Debt Service:				
Principal	50,000	315,000	-	365,000
Interest	3,120	682,597	-	685,717
Capital outlay	-	-	231,940	231,940
Total expenditures	647,449	997,597	231,940	1,876,986
Excess (deficiency) of revenues over (under) expenditures	(124,028)	95,641	(229,660)	(258,047)
OTHER FINANCING SOURCES (USES)				
Interfund transfers in (out)	-	(212,299)	212,299	-
Line of credit proceeds	150,000	-	-	150,000
Total other financing sources (uses)	150,000	(212,299)	212,299	150,000
Net change in fund balances	25,972	(116,658)	(17,361)	(108,047)
Fund balances - beginning	(145,105)	1,478,871	17,361	1,351,127
Fund balances - ending	\$ (119,133)	\$ 1,362,213	\$ -	\$ 1,243,080

See notes to the financial statements

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$ (108,047)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position.	231,940
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	365,000
Governmental funds report the draws on lines of credit as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(150,000)
Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(472,854)
Conveyances of infrastructure improvements to other governments of previously capitalized capital assets is recorded as an expense in the statement of activities.	(4,366,034)
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:	
Amortization of original issue discount	(2,319)
Change in accrued interest	4,519
Change in net position of governmental activities	<u>\$ (4,497,795)</u>

See notes to the financial statements

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

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

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

The Board has the final responsibility for:

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

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

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

The District reports the following major governmental funds:

General Fund

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

Debt Service Fund

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

Capital Projects Fund

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

Deposits and Investments

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

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

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

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

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

Prepaid Items

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

Capital Assets

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

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

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Improvements other than buildings	30
Recreational amenity	30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

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

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

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

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

Fund Equity/Net Position

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

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

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

Other Disclosures

Use of Estimates

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

NOTE 3 – BUDGETARY INFORMATION

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

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

Investments

The District's investments were held as follows at September 30, 2024:

	Amortized cost	Credit Risk	Maturities
First American Government Obligation			Weighted average maturity:
Fund Class Y	\$ 1,352,390	S&P AAAm	31 days
Total Investments	<u>\$ 1,352,390</u>		

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

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

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

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

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

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

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

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

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

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

NOTE 5 – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

Interfund receivables and payables at September 30, 2024 were as follows:

Fund	Receivable	Payable
General	\$ -	\$ 9,823
Debt service	9,823	-
Total	<u>\$ 9,823</u>	<u>\$ 9,823</u>

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the debt service fund relate to assessments collected in the general fund that have not yet been transferred to the debt service fund.

NOTE 5 – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS (Continued)

Interfund transfers for the fiscal year ended September 30, 2024 were as follows:

Fund	Transfers in	Transfers out
Debt service	\$ -	\$ 212,299
Capital projects	212,299	-
Total	<u>\$ 212,299</u>	<u>\$ 212,299</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 12,866,165	\$ 231,940	\$ (13,098,105)	\$ -
Total capital assets, not being depreciated	<u>12,866,165</u>	<u>231,940</u>	<u>(13,098,105)</u>	<u>-</u>
Capital assets, being depreciated				
Improvements other than buildings	3,480,137	8,732,071	-	12,212,208
Recreational amenity	1,973,412	-	-	1,973,412
Total capital assets, being depreciated	<u>5,453,549</u>	<u>8,732,071</u>	<u>-</u>	<u>14,185,620</u>
Less accumulated depreciation for:				
Improvements other than buildings	464,020	407,074	-	871,094
Recreational amenity	263,120	65,780	-	328,900
Total accumulated depreciation	<u>727,140</u>	<u>472,854</u>	<u>-</u>	<u>1,199,994</u>
Total capital assets, being depreciated, net	<u>4,726,409</u>	<u>8,259,217</u>	<u>-</u>	<u>12,985,626</u>
Governmental activities capital assets, net	<u>\$ 17,592,574</u>	<u>\$ 8,491,157</u>	<u>\$ (13,098,105)</u>	<u>\$ 12,985,626</u>

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$26,619,829. Assessment Area One is estimated at \$16,872,879 and \$9,746,950 for Assessment Area Two. The infrastructure will include roadways, potable water and wastewater systems, storm water systems, recreational facilities, and land improvements. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer. Upon completion, certain assets will be conveyed to others for ownership and maintenance. During the current fiscal year, the District conveyed \$4,366,034 to other entities for ownership and maintenance responsibilities.

Depreciation expense was charged to function/programs as follows:

Physical environment	\$ 407,074
Parks and recreation	65,780
Total	<u>\$ 472,854</u>

NOTE 7 – LONG-TERM LIABILITIES

Series 2017

In December 2017, the District issued \$9,630,000 of Special Assessment Bonds, Series 2017 Assessment Area One, consisting of multiple term bonds with due dates ranging from November 1, 2023 – November 1, 2048 and fixed interest rates from 3.65% to 5%. The Bonds were issued to provide funds for the costs of acquiring a portion of the Project. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2018. Principal on the Bonds is to be paid serially commencing November 1, 2020 through November 1, 2048.

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

Series 2019

In December 2019, the District issued \$6,635,000 of Series 2019 Special Assessment Revenue Bonds (Assessment Area No. 2), consisting of multiple term bonds with due dates ranging from November 1, 2025 - November 1, 2050 and fixed interest rates ranging from 3.375% to 4.2%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2020. Principal on the Bonds is to be paid serially commencing November 1, 2021 through November 1, 2050.

The Series 2019 Bonds may be called for redemption prior to maturity as a whole or in part, at any time, on or after November 1, 2029. The Bonds are also subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

Bond Compliance

The Bond Indentures established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District for the Series 2019 Bonds; this occurred during the current fiscal year as the District met the Reserve release conditions on the Series 2019 Bonds and transferred \$194,066 from the Series 2019 reserve account to the Series 2019 construction account. The District was in compliance with the requirements at September 30, 2024.

Line of Credit

During the current fiscal year, the District obtained a line of credit and drew \$150,000 during the current year. The line of credit bears interest at a fixed rate of 6.4%. During the current fiscal year, the District paid \$50,000 of principal on the line of credit, leaving an outstanding principal balance of \$100,000 as of September 30, 2024.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2017	\$ 8,950,000	\$ -	\$ 185,000	\$ 8,765,000	\$ 190,000
Less Bond discount	12,562	-	511	12,051	-
Series 2019	6,385,000	-	130,000	6,255,000	135,000
Less Bond discount	47,605	-	1,808	45,797	-
Direct borrowings:					
Line of credit	-	150,000	50,000	100,000	50,000
Total	\$ 15,274,833	\$ 150,000	\$ 362,681	\$ 15,062,152	\$ 375,000

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2024, the scheduled debt service requirements on the Bonds payable were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 325,000	\$ 670,984	\$ 995,984
2026	340,000	658,057	998,057
2027	355,000	644,263	999,263
2028	365,000	629,700	994,700
2029	380,000	614,632	994,632
2030-2034	2,175,000	2,801,813	4,976,813
2035-2039	2,710,000	2,252,775	4,962,775
2040-2044	3,390,000	1,555,119	4,945,119
2045-2049	4,255,000	665,625	4,920,625
2050-2051	725,000	30,216	755,216
Total	<u>\$ 15,020,000</u>	<u>\$ 10,523,184</u>	<u>\$ 25,543,184</u>

At September 30, 2024, the scheduled debt service requirements on the line of credit were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 50,000	\$ 6,400	\$ 56,400
2026	50,000	3,200	53,200
	<u>\$ 100,000</u>	<u>\$ 9,600</u>	<u>\$ 109,600</u>

NOTE 8 – HOA LOAN

During the prior fiscal year, the District borrowed \$100,000 without interest from the Cypress Preserve of Pasco County Homeowners Association, Inc. (the “HOA”) to fund its operation and maintenance expenses for the subsequent fiscal year. The Loan is due in full on January 5, 2024 so long as the District collects sufficient operating and maintenance assessments to pay such amount in full. As of the date of the report, the loan was still outstanding.

NOTE 9 – MANAGEMENT COMPANY

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

NOTE 10 – RISK MANAGEMENT

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

NOTE 11 – DEFICIT FUND BALANCE

The general fund had a deficit fund balance of (\$119,133) at September 30, 2024. The deficit will be covered by assessments collected in the subsequent period.

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Assessments	\$ 509,006	\$ 509,006	\$ 512,738	\$ 3,732
Interest	-	-	6,083	6,083
Miscellaneous revenue	-	-	4,600	4,600
Total revenues	509,006	509,006	523,421	14,415
EXPENDITURES				
Current:				
General government	93,278	130,105	125,964	4,141
Maintenance and operations	367,753	483,438	398,533	84,905
Parks and recreation	47,975	84,852	69,832	15,020
Debt Service:				
Principal	-	50,000	50,000	-
Interest	-	3,120	3,120	-
Total expenditures	509,006	751,515	647,449	104,066
Excess (deficiency) of revenues over (under) expenditures	-	(242,509)	(124,028)	118,481
Other Financing Sources (Uses)				
Line of credit proceeds	-	-	150,000	(150,000)
Carry forward	-	242,509	-	242,509
Total other financing sources (uses)	-	242,509	150,000	92,509
Net change in fund balance	\$ -	\$ -	25,972	\$ 210,990
Fund balance - beginning			(145,105)	
Fund balance - ending			\$ (119,133)	

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2024 was amended to increase appropriations by \$242,509. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	10
Employee compensation	\$0
Independent contractor compensation	\$118,174.59
Construction projects to begin on or after October 1; (\$65K)	None
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$549.66 - \$785.23 Debt service - \$1,093.75 - \$1,563.43
Special assessments collected	\$1,533,225
Outstanding Bonds:	
Series 2017	\$8,765,000
Series 2019	\$6,255,000



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Cypress Preserve Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 16, 2025.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

June 16, 2025



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 W. Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

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

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

We have examined Cypress Preserve Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

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

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

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

June 16, 2025



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

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Cypress Preserve Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our opinion thereon dated June 16, 2025.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 16, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

June 16, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023, except as noted above.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

Fourth Order of Business

4Aii.



CLEARVUE

~Environmental~
Service Report

Serving Florida



P.O. Box 270675

Tampa, FL 33688

813-540-0590

ds.clearvuefl@gmail.com

CUSTOMER: _____

Technician: _____

Date: _____

SITE	VEGETATION TREATED					DAYS
	ALGAE	GRASSES	UNDERWATER	FLOATING	TERRESTRIAL	RESTRICTED

OTHER SERVICES PROVIDED

SITE	FISH STOCKING	MECHANICAL WEED REMOVAL	AQUATIC PLANT INSTALLATION	POND DYE

NOTES:

Customers Signature: _____

DATE: _____

Email: _____

cypress preserve

Property Map

Legend

- Cypress Preserve Community Pool
- Feature 1
- Feature 2
- pond



Google Earth

Image © 2025 Airbus

ASBEL CREEK

2000 ft

4Aiii.

CYPRESS PRESERVE CDD

Field Inspection - June 2025

Friday, June 27, 2025

Prepared For Cypress Preserve Board Of Supervisors

23 Items Identified



ITEM 1

Assigned To: Yellowstone Landscaping

The new Jasmine in the annual beds are growing well. Please make sure to keep the weeds maintained.



ITEM 2

Assigned To: Yellowstone Landscaping

The conservation area has overtaken the landscaping on the south side of Mossy Timber Dr. It needs to be separated and trimmed. Repeat item.



ITEM 3

Assigned To: Yellowstone Landscaping

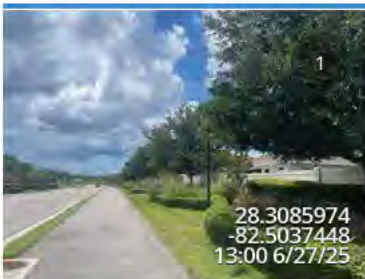
The bare patch by the exit on Mossy Timber Dr was never filled with sod and is now filling in with weeds. Repeat item.



ITEM 4

Assigned To: Starlink Construction

Repairs to the main-line break along US 41 have been completed and the hole has been filled and covered with sod.



ITEM 5

Assigned To: Yellowstone Landscaping

The Oak trees along Mossy Timber Dr are still blocking the streetlights and need to be trimmed back. Repeat item.



ITEM 6

Assigned To: Yellowstone Landscaping

The sod along Mossy Timber Dr that died from the irrigation break along US41 has been quoted for replacement.

ITEM 7

Assigned To: Yellowstone Landscaping

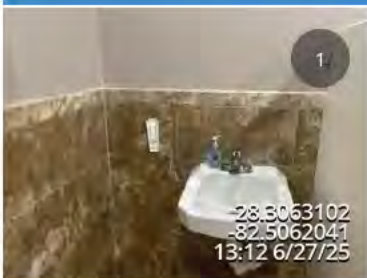
The Pindo Palms appear either diseased or nutrient deficient. Please diagnose and treat with fertilization and pest management.



ITEM 8

Assigned To: Yellowstone Landscaping

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



ITEM 9

Assigned To: District Manager

A plumber is needed to diagnose the smell coming from the water in the bathrooms.



ITEM 10

Assigned To: Jayman Enterprises

Fence repairs are needed at the amenity center.



ITEM 11

Assigned To: Suncoast Pool Service

The log is outdated and the pool pump equipment needs to be cleaned.

ITEM 12

Assigned To: Florida Paver Savers

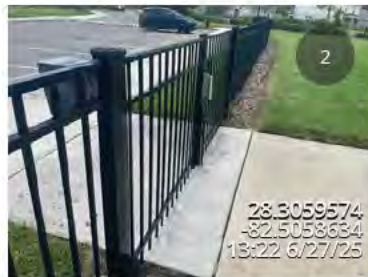
The approved paver work has been completed, however there are still a few low areas that are holding water and may require regrading.



ITEM 13

Assigned To: Pool Fence Tampa

The gate that was installed by the playground is the same as the old one, and is misaligned.

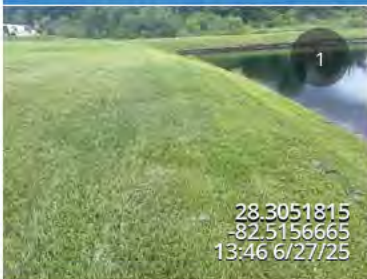




ITEM 15

Assigned To: Yellowstone Landscaping

The conservation area needs to be cut back along Hunters Meadow Walk.



ITEM 16

The slight depression has not grown at all behind the home on Hunters Meadow Walk.

ITEM 18

Assigned To: Yellowstone Landscaping

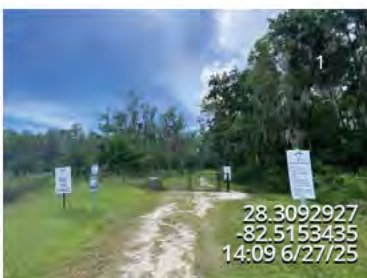
Fallen branches and limbs need to be removed along the nature trail, especially the trunk sticking out halfway down the trail. Repeat item.



ITEM 19

Assigned To: District Manager

No surveillance signs have been installed yet at the nature trail.



ITEM 20

Assigned To: Yellowstone Landscaping

The weeds along the fences at the nature trail need to be continually sprayed and the overgrowth from the conservation area needs to be trimmed.



ITEM 21

Assigned To: District Manager

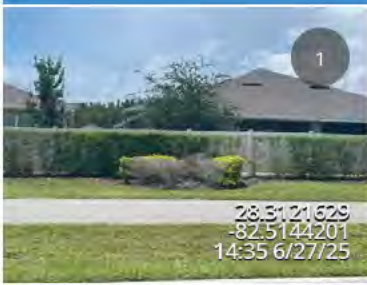
A bollard has been requested in place of a gate at the north entrance of the nature trail.

ITEM 22

Assigned To: Sustainable Landscapes

A second quote to repair the bent section of fence along Grand Live Oak Blvd has been requested.





ITEM 23

Assigned To: Yellowstone Landscaping

Any dead plant material needs to be removed throughout the district. Repeat item.



ITEM 24

Assigned To: Yellowstone Landscaping

The Golden Dewdrops that were installed last year by Old Sycamore Lp have completely died off.



ITEM 25

Assigned To: Inframark

Fence repair behind 10669 Old Sycamore Lp is scheduled for July 7.

Sixth Order of Business

6A

RESOLUTION 2025 - 07

A RESOLUTION OF THE CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT REGARDING THE PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; AMENDING RESOLUTION 2025-06 BY AMENDING THE PUBLIC HEARING DATE FOR PUBLIC COMMENT AND FINAL ADOPTION OF THE FISCAL YEAR 2025/2026 FINAL BUDGET; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Cypress Preserve Community Development District (“District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a proposed budget for each fiscal year;

WHEREAS, the proposed budget, including the non-ad valorem assessments, for Fiscal Year 2025/2026 was considered and approved by the Board on June 4, 2025, by Resolution 2025-06; and,

WHEREAS, the Board desires to reschedule the public hearing date.

NOW, THEREFORE, BE RESOLVED BY THE BOARD THAT:

Section 1. Resolution 2025-06 is hereby amended, and the public hearing is rescheduled to **Wednesday, August 27, 2025, at 6:00 p.m. at Land O’ Lakes Heritage Park, 5401 Land O’ Lakes Blvd., Land O’ Lakes, Florida 33639**, for the purpose of receiving public comments on the proposed Fiscal Year 2025/2026 Final Budget. The public hearing date will be advertised and/or mailed, as legally required.

PASSED, ADOPTED and EFFECTIVE on July 9, 2025.

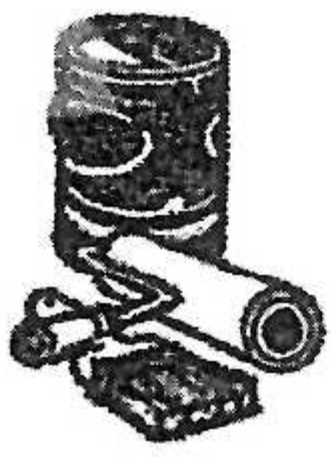
ATTEST:

**CYPRESS PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Secretary/Assistant Secretary

By: _____
Name: _____
Chair /Vice Chair of the Board of Supervisors

6B



Select Pro Painters of America
Hernando's Painting Pro's
9121 Elida Rd.
Spring Hill, Florida 34608-5348

PAINTING PROPOSAL

(352) 345-0386

TO: Justin / LISA CASTORIA
18820 Mossy Timber Blvd.
LANDO LAKES 34638

(843)

PHONE 252-1229 DATE 06/28

JOB NAME Pavillions

JOB LOCATION 18820 Mossy Timber
34638

(352)

JOB PHONE 345-0386 / 942-1390

DESCRIPTION OF WORK TO BE DONE-EXTERIOR

> DP DOG PARK Pavillion / paint fascia and
PG #4 pillars
SP #2
Club House Play Ground Pavillion / paint fascia and
#4 pillars @ 2 stories
Swimming Pool side pavillion #1 / paint
fascia board - 2 stories

DESCRIPTION OF WORK TO BE DONE-INTERIOR

Swimming Pool side pavillion #2 paint
fascia board - west side only + 2nd story
Swimming Pool Club House 3 stories
2nd + 3rd stories / main floor front only

WE PROPOSE HEREBY TO FURNISH MATERIAL AND LABOR — COMPLETE IN ACCORDANCE WITH ABOVE SPECIFICATIONS, FOR THE SUM OF:

DOLLARS (\$ \$2,250.00)

PAYMENT TO BE MADE AS FOLLOWS:

25 % to start job w/ BALANCE
DUE upon completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

AUTHORIZED
SIGNATURE

ACCEPTANCE OF PROPOSAL — THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

Neptune Multi Services

jome.com



Prepared For :
Pedro Cruz Owner
Andrea Cedres Co-owner

Contact 813-778-9857
neptunemts@gmail.com
neptunemts.com

Our Core Behaviors

live our culture to help us lead by example and bring out the best in each other.

Cypress Preserve Paint Proposal

Dog Pavillion

Paint fascia and 4 pillars

Playground Pavillion

Paint fascia and 4 pillars

Swimming pool Pergolas

Facia board

Swimming pool west Pergola side only

Main building clubhouse

2 level and 3 level

Clubhouse from side only

Cost materials and paint

\$1,900.00



Why Choose us ?

Neptune Multi Services LLC Specializes in providing CDD and HOA operational support. Other partnerships are:

HOA/CDD
Budget
Friendly
Solution



Unparalleled Property Services



6C



Proposal #: 573485

Date: 6/26/2025

From: Seth Mendoza

**Landscape Enhancement Proposal for
Cypress Preserve CDD**

Lisa Castoria
Inframark
18805 Lester Dairy

lisa.castoria@inframark.com

LOCATION OF PROPERTY

18805 Lester Dairy Rd
Land O Lakes , FL 34638

St Aug sod replacements

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	15	\$65.00	\$975.00
St Aug	3	\$650.00	\$1,950.00

1. replacing the St aug down the blvd from the main line damage caused by construction.

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Cypress Preserve CDD

Subtotal	\$2,925.00
Sales Tax	\$0.00
Proposal Total	\$2,925.00

THIS IS NOT AN INVOICE

6D.



FL Contractors License CPC1459240

COMMERCIAL POOL SERVICE AGREEMENT

Cypress Preserve

Date 6/30/2025

For and in consideration of the charges stated below, Cooper Pools Inc. agrees to furnish the below described pool service at the above address. The customer, by subscribing to this proposal, agrees to the terms, and to the amount and time payment for this service.

SERVICE TO BE PROVIDED: COMMERCIAL POOL SERVICE and Fountains

On each day of service at the pool, the following will be performed by a pool cleaning technician as necessary:

1. Tile will be cleaned as needed.
2. Surface will be skimmed, and floating debris will be removed.
3. Walls and floor will be brushed as necessary to remove algae.
4. Water chemistry will be checked and brought into proper balance.
5. Strainer baskets will be emptied, as necessary.
6. Filters will be cleaned as necessary to insure proper filtration of pool.
7. Pool floor will be netted to remove debris and vacuumed as needed.
8. Equipment will be inspected, and any necessary repairs will be reported to the management company and referred to the repair department for repair by a licensed service repair technician.

CONTRACTOR will provide chlorine, muriatic acid or soda ash to maintain pH, sodium bicarbonate to maintain Total Alkalinity, Cyanuric Acid to stabilize and calcium chloride to maintain Calcium level. Special chemical additives such as Algaecides or Sequestering Agents may be added as necessary at additional **cost to the customer**.

CUSTOMER is required to test water on non-service days per Florida Department of Health. Cooper Pools will also offer to test water on non service days for \$40 per visit.

Wind and Rain policy,

During extreme weather such as high winds, lightning, rain, services will be limited for that day and full service resumed on next scheduled service day.

Named storm policy,

During a named storm event, our teams will not be out in the field until our Management and or local authorities have cleared your community safe to enter and determined if power has been restored. Storm clean up fees may be assessed as needed. Our teams will not go out during storm events to lower the pool water levels.

We strive to maintain all of our clients pools with 100% quality year round, Cooper pools reserves the right to change service days during certain times of the year such as leaf and pollen season, rainy season or after named storms.

RATE for Commercial Service will be;

\$2990.00 per month for _3_ visits-per-week (M,W,F)

Pool 106,620 gallons Permit #51-60-1827116

Non Service Days observed by Cooper Pools Inc: Thanksgiving Day, Christmas Day, New Years Day, 2 days for state training typically Feb or March

An additional fee may be charged in the event that circumstances such as extreme weather or vandalism, warrant labor or chemicals that exceed normal maintenance levels. Mechanical repairs and work that is not considered routine maintenance will be billed at a labor rate of \$180 per hour.

PAYMENT: Billing for maintenance service will be sent on the first of each month and payment is due within 30 days. If payment is not made by the due date, a late fee of 5% per each 30 days will be assessed. If payments are not made within 5 days after the due date, contractor reserves the right to cancel service without written notice. Special services and repair work are billed at an additional charge. There will be a \$35 charge on all returned checks. Customer agrees to satisfy any outstanding charges due for services performed prior to date of termination of service. Customer reserves right to cancel this agreement for any reason upon 30 days written notice.

Date of service: 07/02/2025

Property Address: 18728 Mossy Timber Blvd Land O Lakes FL 34638

Email: lisa.castoria@inframark.com

Name: _____

Phone Number: _____

Signature: _____

Date: _____

Initial Tech: TBD

Offered by;

Robert Bowling

VP of Operations

Cooper Pools Inc

844-766-5256 Office

PROFESSIONAL POOL SERVICE

Proposal

Presented by Blue Life Pool Service



At Blue Life Pool Service, we specialize in residential and commercial pool maintenance, providing reliable, thorough, and efficient service. Our priority is to ensure that your pool remains in optimal condition, so that you only need to worry about enjoying it.

SERVICE PLAN

CYPRESS PRESERVE

18820 MOSSY
TIMBER BLVD
LAND O LAKES

WEEKLY POOL SERVICE 3 VISITS PER WEEK, 1 POOL

Includes:

- Complete Cleaning
- Water Chemical Balance
- Equipment Inspection
- Digital Service Report via Email
- Pool Vacuum as needed
- Pool System Inspections

Regular Price ~~\$2800~~

Exclusive Pricing for INFRAMARK

\$ Monthly : **\$1800**

Proudly Serving These Companies



Advanced Reporting, Exceptional Care

- ✓ Real-time updates, total peace of mind
- ✓ Smart pool management at your fingertips



CONTACT US TODAY

Blue Life Pool Service

PO Box 1628 Land O Lakes,
FL 34639-1628 USA

(813) 597-5009



A Cody Pool Company

COMMERCIAL SWIMMING POOL SERVICE PROPOSAL

To:

Cypress Preserve HOA

C/O Lisa Castoria – Property Mgr./Inframark

From:

A-Quality Pool Service

July 1, 2025

COMMERCIAL SWIMMING POOL SERVICE PROPOSAL

A-Quality Pool Service
Dennis Kutzan - President/Owner
Charlene Kutzan – Vice President

1246 Highwood Place
Wesley Chapel, FL. 33543
CPC# 1457935
813-453-5988 ph
813-936-4852 fax

Submitted to:
Cypress Preserve HOA

Includes:

Company Background
Proposed Services
Price Quotation
Contact information
CPO certificate (available on request)
Insurance Coverage (available on request)
Commercial Pool Service Agreement

Statement of Confidentiality

The information contained in this proposal is intended only for the above mentioned client. No part of this document may be shared, transmitted, copied or otherwise disbursed to any other entity or individual. By accepting this document you assume responsibility to ensure its confidentiality.





Summary – Company Background:

We are pleased to submit our proposal and would like to thank you for considering A-Quality Pool Service.

A-QUALITY POOL SERVICE is a swimming pool service and maintenance company with a reputation for professionalism, reliability and providing excellence in service. The business is over twenty years old and operates in Tampa, Florida for Hillsborough, Polk and Pasco counties, serving both residential and commercial accounts. Our team has extensive experience in maintaining commercial pools. You can rely on us for all your pool needs from professional maintenance to updating equipment, remodeling and much more.

A-QUALITY POOL SERVICE was formed in 1995 and is a Florida-based business with its physical address at 3940 Trump Place, Zephyrhills, FLORIDA 33542. The Company is a DBA of CODY POOLS INC. who is recognized as the #1 Pool Builder in the Nation by Pool & Spa News for the past 12 years (2013-2024). Their commitment to building residential and commercial pools above industry standards has earned them numerous awards and a solid reputation as a leader in the pool construction industry. Cody Pools has over 400 employees and 15 state-of-the-art design centers serving the San Antonio, Houston, Austin, Tampa/St. Petersburg, Phoenix, and Orlando metropolitan areas.

A-QUALITY POOL SERVICE encompasses THREE distinct activities:

- Monthly Pool Service Maintenance
- Repairs, Chemical & Equipment Sales/Rental
- Pool Re-Finishes



Proposed Service:

Subject pool is one outdoor, oversized recreational pool at 107,000 gallons operating with 2, 7.5 HP pumps with an open square grid set filtration system set in a pit. Some foliage and trees are nearby.

Our objective is to provide you with the best in commercial swimming pool maintenance. This includes the following services:

Regular pool service

- Chemical testing and water balancing for single pool using balancing and sanitation agents to include chlorine, muriatic acid, sodium bicarbonate, calcium carbonate and cyanuric acid within the approved levels specified by the County Department of Health and the State of FL.
- Brush walls, net and/or scoop out leaves and debris, and vacuum as needed
- Clean gutters and/or skimmer baskets of debris
- Check pump operation, valves, timers, plumbing, motors, flow rate, gauges, seals, vault jacks and grease as needed
- Check filter operation and backwash/clean as necessary
- Check chemical feeders, drums and output readings and calibrate as necessary
- Clean tiles and filters on an as needed basis
- Additional specialty treatments as required and quoted per occurrence (eg phosphates; staining; metals; black algae; oils/enzymes, sequestering agents)
- NOTE: During heavily used months, the pool will require a regular enzyme treatment applied at every visit. This treatment assists in preventing the build-up of oils and contaminants within the water that can lead to filter lock up. Usage results in increased filter flow, a cleaner tile line and clearer water. This is not included in your monthly service rate.
- Record each visit in logbook
- All repair issues will be communicated to the management company for approval.
- In the event of a mechanical/electrical/gas failure or leak repair that is outside the immediate scope of Contractor's work such as the spa heater or underground leak, the management



company will be notified immediately, and a quote will be provided by A-Quality's Partnering companies if requested.

- Repair parts, equipment, extra clean ups due to vandalism/landscaping, storms and/or specialty chemicals for optimum water balancing and sanitation not covered by regular scheduled visits are extra. Annual Filter breakdowns and inspections are not included in regular weekly maintenance and are charged separately.
- Contractor agrees to comply with all federal, state, county and municipal laws, rules and regulations that are now, or may in the future, become applicable and will communicate accordingly to the management company

Non-scheduled visits (Service calls to diagnose and recommend problem solutions outside of normal cleaning and water treatment operation.)

- Weekdays - \$155
- Weekends and Holidays - \$245

Cancellation by either the Management Company or A-Quality Pool Service will require a written 30 day notice.



Why Choose A-Quality Pool Service:

- **Benefits** – Experienced, Professional and Reliable. We are a local company teamed by responsible, trained personnel doing a professional job that you can rely upon.
- **Competitive Advantages** – A small company with a personal touch. We have an excellent reputation in the Community for being responsive and doing great work. We are personable and responsible, and readily accessible.
- **Partnerships** – We are a one-stop shop for all pool needs and have partnerships with gas and electrical contractors when needed
- **Qualifications** – CPC State Repair License and CPO Certified with all Workers Compensation and Liability insurances. We are fully licensed to work on your pool equipment.
- **Guarantees** – We warranty the services we provide. If for any reason the level of service is not acceptable, we will come out and correct the issue.

Quotation for Service:

1. Service frequency:

- o 3 times per week Year-round

Note: Modifications may be needed due to weather conditions

Costs:

- Flat introductory rate of \$2,000 per month – invoiced the 1st of each month, 20-day terms
- Guarantees: We warranty the services we provide. If for any reason the level of service is not acceptable, we will return and correct the issue.

We appreciate the opportunity to earn your business and look forward to working with you.

If you have additional questions, please do not hesitate to call.

Sincerely,

Dennis Kutzan

Dennis Kutzan

President/Owner

A-Quality Pool Service

1246 Highwood Place

Wesley Chapel, FL. 33543

813-388-1730 ph; 813-936-4852 fax



A-Quality Pool Service, a Division of CHAR-DEN Worldwide Inc. • 1246 Highwood Place, Wesley Chapel, FL 33543 • 813-453-5988PH • 813-936-4852FX



Commercial Pool Service Agreement

This Agreement for Commercial Pool Service is for Cypress Preserve HOA with pool located at 18728 Mossy Lake Blvd., Land O Lakes, FL 34638. A-Quality Pool Service (Contractor) will provide the following services at a flat 2025 introductory rate of \$2,000 per month effective: _____.

Subject pool is one outdoor, oversized recreational pool at 107,000 gallons operating with 2, 7.5 HP pumps with an open square grid set filtration system set in a pit. Some foliage and trees are nearby.

Services to include:

- Chemical testing and water balancing for single and wading pools using balancing and sanitation agents to include chlorine, muriatic acid, sodium bicarbonate, calcium carbonate and cyanuric acid within the approved levels specified by the County Department of Health and the State of FL. Salt is extra.
- Brush walls, net and/or scoop out leaves and debris, and vacuum as needed
- Clean gutters and/or skimmer baskets of debris
- Check pump operation, valves, timers, plumbing, motors, flow rate, gauges, seals, vault jacks and grease as needed
- Check filter operation and backwash/clean as necessary
- Check chemical feeders, drums and output readings and calibrate as necessary
- Clean tiles and filters on an as needed basis
- Additional specialty treatments as required and quoted per occurrence (eg phosphates; staining; metals; black algae; oils/enzymes, sequestering agents)
- NOTE: During heavily used months, the pool will require a regular enzyme treatment applied at every visit. This treatment assists in preventing the build-up of oils and contaminants within the water that can lead to filter lock up. Usage results in increased filter flow, a cleaner tile line and clearer water. This is not included in your monthly rate.
- Record each visit in logbook
- All repair issues will be communicated to the management company for approval for 2025.
- In the event of a mechanical/electrical/gas failure or leak repair that is outside the immediate scope of Contractor's work such as the spa heater or underground leak, the management



company will be notified immediately, and a quote will be provided by A-Quality's Partnering companies if requested.

- Other miscellaneous fees are not included in the monthly service rate. Such fees include but are not limited to repair parts, equipment, economic adjustments, extra prep/clean ups due to vandalism/landscaping, storms and/or specialty chemicals for optimum water balancing and sanitation not covered by regular scheduled visits. Annual Filter breakdowns and inspections are not included in regular weekly maintenance and are charged separately.
- Contractor agrees to comply with all federal, state, county and municipal laws, rules and regulations that are now, or may in the future, become applicable and will communicate accordingly to the management company.
- **Service frequency:**
 - 3 times per week Year-round.
 - Note: Modifications may be needed due to weather conditions
- **Non-scheduled visits** (Service calls requested outside of normal scheduled days)
 - Weekdays - \$155 Weekends and Holidays - \$245
 - 3rd party vendor management fees will be billed annually if applicable

Invoicing

1st of each month with 20-day terms; ○ Repairs – due upon completion
○ 5% Late Fee and subject to service suspension if payments are not received timely.

- Cypress Preserve HOA agree to maintain proper cleanliness and drainage of the pool deck and pool equipment (vak pak) area including blowing of leaves, power-washing deck to remove mold, and/or bird droppings, and cutting/spraying of weeds or bushes and insects to allow for easy access and safety while working on equipment. The property also agrees to make best efforts in providing timely approval on repairs for proper functionality of the pool.
- This Agreement will be binding upon and shall inure to the benefits of the Parties hereto and their respective successors and assigns. Cancellation by either the Management Company or A-Quality Pool Service will require written 30-day notice.

Authorized Signature - Property

Date

PRINT



/Charlene Kutzan/VP

07/01/2025



6E.

BLUE LIFE POOL SERVICE
PO Box 1628
Land O Lakes, FL 34639-1628
USA
+18135975009
accounts@bluelifepools.com
www.bluelifepools.com

Estimate



ADDRESS
CYPRESS PRESERVE 18820 MOSSY TIMBER BLVD LAND O LAKES

SHIP TO
CYPRESS PRESERVE 18820 MOSSY TIMBER BLVD LAND O LAKES

ESTIMATE #	DATE	
4273	07/01/2025	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	PART.	NEW PENTAIR ORIGINAL MOTOR 7.5 HP SINGLE PHACE, EQ SERIES	1	3,100.00	3,100.00
	PUMP SEAL.	EQ SERIES SEAL	1	72.00	72.00
	IMPELLER.	7.5 IMPELLER	1	510.00	510.00
	LABOR REPAIR	FULL INSTALLATION (2 TECHS) Heavy motor	1	650.00	650.00

SUBTOTAL	4,332.00
TAX	0.00
TOTAL	\$4,332.00

Accepted By

Accepted Date

6F

Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Phone: 813-765-8798

Date: 07/01/2025
Work Order # WOCP-061825
Customer ID: Cypress Preserve CDD
Quotation valid until 07/31/2025
Prepared by: Aysha Torres

Description		Unit Price	Quantity	Amount
(1) Bollard Installment		\$95.00/hr.	.5	\$47.05
	➤ Materials	\$175.00	1	\$175.00
Subtotal				\$222.05
Service Fee				\$125.00
Disposal Fee				\$0.00
Total	Labor and Materials			\$347.05

Full payment is due within 30 days of finalizing the project.

If you have any questions concerning this quotation, please contact:
Aysha Torres at aysha.torres@Inframark.com

By:	<u>Aysha Torres</u>	By:	<u></u>
Date:	<u>07/01/2025</u>	Date:	<u></u>
	Inframark		Cypress Preserve CDD

Inframark Offices – Celebration – Tampa
We are proud to provide a range of services for your community.



Neptune Multi services LLC

11423 Crestlake Village Dr
Riverview, FL, 33569-2939
Neptunemts@gmail.com
neptunemts@gmail.com
813-778-9857

Estimate

Estimate No: 150
Date: 07/01/2025

For: cypress preserve HOA
lisa.castoria@inframark.com

Description	Quantity	Rate	Amount
Ballard	1	\$550.00	\$550.00

Subtotal	\$550.00
TAX 8%	\$44.00
Total	\$594.00

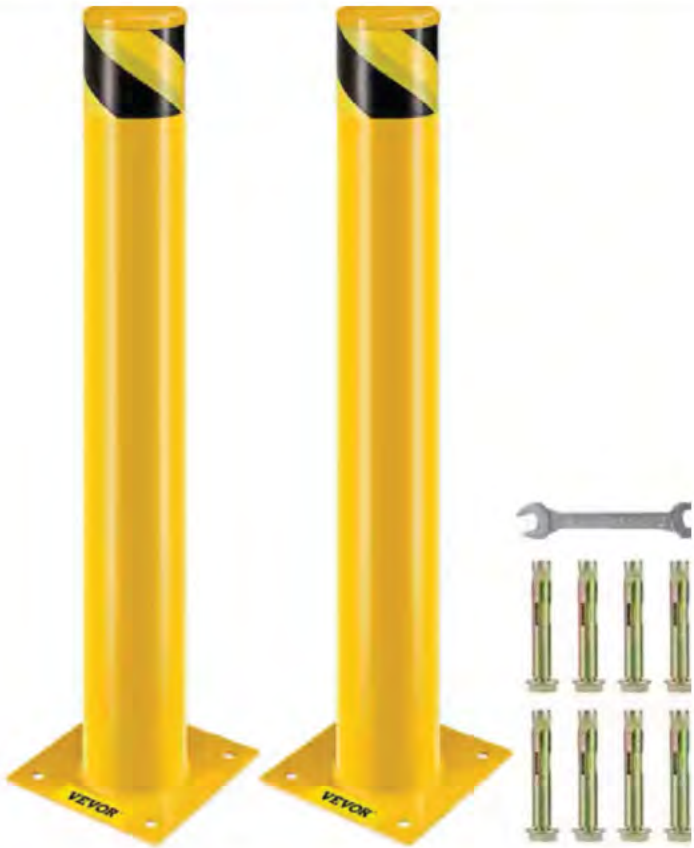
Total \$594.00



Photo 1



Photo 2



6G.



- Your Technology Professionals -
Sales, Training, & Support

Hi Cypress Preserve CDD,

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

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



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

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



Networks Infrastructure (Wi-Fi)

Security. Access. Backbone. Up-time.

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



Camera Systems (CCTV)

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

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



Access Control Systems (ACS)

Cloud Based. Secure. Affordable. Easy To Use.

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



Worry-Free Cloud Video Surveillance for Your Business

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

Eagle Eye Cloud Video Management System



CAMERA COMPATIBILITY

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



TRUE CLOUD

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



CYBER SECURE

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



OPEN PLATFORM

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



AI & ANALYTICS

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



THE EAGLE EYE CLOUD VMS

Smart Video Surveillance





Smart, Simple, Secure Cloud Video Surveillance for Your Business

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

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

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

The Eagle Eye Cloud VMS Equips You With:

True Cloud Technology

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

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

Ease of Use

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

Cybersecurity

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

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





Open Platform

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

Our open API platform offers:

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

Artificial Intelligence and Analytics

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

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



DIRECT-TO-CLOUD SURVEILLANCE

Eagle Eye “Anywhere” Camera Direct Cabinet System Data Sheet

Add video surveillance anywhere – connect
to the cloud with no wired internet or power



Key features:

Remote access

Access a full resolution stream of live and recorded video from anywhere in the world.



Notifications

Receive alerts and immediately respond with notifications to detected activity in real time.



Artificial Intelligence

Alert on people or vehicle detection with cloud-based AI features like Smart Video Search and AI Filtering.



Secure transmission and storage

Eagle Eye Complete Privacy Encryption(™) technology encrypts and ensures that video is private and secure.



Eagle Eye cloud video surveillance without any wires

Camera solutions for customers that need video surveillance without accessible power or network. Eagle Eye “Anywhere” Camera Direct Cabinet Systems connect directly to the Eagle Eye Cloud VMS with an included cellular connection. This outdoor solution also includes a solar battery and controller to connect to a solar panel.

APPLICATIONS FOR EAGLE EYE “ANYWHERE” CAMERA DIRECT CABINET SYSTEMS

Add security in remote locations where power and internet is not feasible including property perimeters and agricultural sites. Curb illegal dumping, theft, and other criminal behavior.

- Parks and outdoor recreational facilities
- Construction - site surveillance and perimeter security
- Property Management - parking lots, gates, dumpsters
- Farming and cannabis - fields, greenhouses, and equipment storage
- Parking or perimeter areas
- Industrial - power infrastructure, oil and gas, water treatment facilities
- Commercial - warehouses and lots, equipment/fleet parking



Proposal Overview

- Client has provided permission to mount camera box with camera and solar panel to street light poles.

Community Development	QTY	Price
Solar and 4G Eagle Eye Anywhere <ul style="list-style-type: none">• (1) Direct to Cloud 4G Setup• (1) EEN DB14 Camera Setup• (1) EEN Solar Panel Setup• (1) 18' Black Aluminum 4x4 Pole (3-4ft in ground), metal round pole may be used as a substitute.• Labor	2	\$1,794.99

Estimated Upfront Project Total \$3,589.98

Yearly Rental & License Price:

Community Development	QTY	Price
Eagle Eye Camera System - Camera <ul style="list-style-type: none">• (1) EEN Cloud Recording 60-days• (1) EEN Cellular	2	\$2,483.89

Estimated Yearly \$4,967.78

PAYMENT AND ASSOCIATED TERMS

1. Prior to commencing any requested Service, hereby contemplated to be on a project-basis, the Complete I.T. Corp shall provide an estimate of fees, to wit the Client shall tender 50% of the total estimated fee for that project prior the Complete I.T. Corp's duty to commence working on said Project or Service. Once the Complete I.T. Corp receives the initial 50% deposit, the Complete I.T. Corp shall complete the requested Service. Once the Complete I.T. Corp completes the Service, the Client shall tender the remaining 50% fee within fourteen (14) calendar days.
2. To the best of Complete I.T. Corp's ability, most Services can be completed within thirty (30) calendar days. However, the Client acknowledges that this estimated timeframe for completion of Service varies significantly due to various factors. The Complete I.T. Corp shall, within its estimate of fees, state the estimated timeframe to complete the Service requested by the Client, which may go beyond thirty (30) calendar days. If the Client requests the Complete I.T. Corp to postpone or delay completion of its Services, which must be in writing and timely delivered to the Complete I.T. Corp, the Client acknowledges that there may be additional fees charged by Complete I.T. Corp. If the Client requests the Complete I.T. Corp to postpone or delay completion of its Services beyond more than fifteen (15) calendar days, the Complete I.T. Corp shall invoice the full amount of Services tendered to-date and the Client shall tender full payment within fifteen (15) calendar days of receipt of invoice.
3. Non-payment at the aforescribed deadlines shall constitute a material breach by the Client.
4. A monthly service charge of 1.5% or the greatest amount allowed by Florida state law shall be assessed on all past due balances. Payments will be credited first to late invoices, if no invoice number is stated on the payment check. Client shall be responsible for all collection and attorney's fees incurred due to the Client's default under this Agreement.
5. Contract is for 12-months. Contracted 12-months (billing) starts on the 1st of the month that equipment is installed. 60-day cancellation notice required.
6. Supplemental Services include the Complete I.T. Corp's time spent on-site with the Client, assisting with pulling video for client or law enforcement, and travel time. Complete I.T. Corp shall invoice separately for the for Supplemental Services at \$165 per hour, minimum 1-hour including travel time.
7. Technician Time Rates:
 - 7.1. During normal business hours, clients will be billed the following per hour. For emergency billed technician hours, clients will be charged at a rate of 1.5 times the normal technician labor charge. No exclusions, and will be labeled in the ticket and invoice as emergency billed technician hours.
 - 7.1.1. Support request submission includes, but is not limited to, text message, email, phone call, voicemail, and website submission.
 - 7.2. \$165 per hour (2-hour minimum plus travel)
8. If client wants Complete I.T. Corp to move a system to a different pole in the community, or relocate system to a new community, client will be charged labor at technician rates stated above.
9. Client pays for replacement equipment in case of acts of god, vandalism, or anything outside of the manufacturer warranty.
10. Client may submit support requests as follows: by calling (813) 444-4355, by e-mailing support@completeit.io. Support requests made outside of calling the Complete I.T. Corp office phone number or E-mail may significantly delay the response time of the Complete I.T. support team.
11. Complete I.T. corp holds a "NO REFUNDS" policy on the deposit, project total, or any monetary exchange of any kind.

6H.

ILLUMINATIONS HOLIDAY LIGHTING

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

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

JOB DESCRIPTION
Cypress Preserve Holiday Lighting Proposal

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Mossy Timber Dr - Front Entrance Sign	\$3,500.00
Install clear C9s across the top of entrance sign and entrance monument end cap	
Install 2 x 36" wreaths with lights and bow on entry monument column	
Install warm white, LED mini lights on 6 palm trees down center median	
Grand Live Oak Blvd - Front Entrance	\$1,500.00
Install clear C9s across the top of entrance sign and entrance monument end cap	
Install 2 x 36" wreaths with lights and bow on entry monument column	
OPTION Mossy Timber Dr - Clubhouse (3 Sides)	
Install warm white, LED C9s outlining roof edge of all 3 levels of Clubhouse	3,350.00
Maintenance throughout holiday season	
Requires 50% Deposit	
TOTAL ESTIMATED JOB COST	\$5,000.00

* Price includes rental of materials, labor, installation, service and removal.

* Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.

* Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.

* Assumes adequate power available.

* Please note: Loss of material due to theft or vandalism is reimbursable at cost

* Remaining balance of project due upon receipt of invoice after installation.

* Removal process begins after New Years Day. It can take up to a week or more for completion. Power can be turned off in the interim.

*** Note: Options Listed Above Are NOT Included In Total Estimated Job Cost**

Tim Gay

PREPARED BY

7/1/2025

DATE

AUTHORIZED SIGNATURE FOR CYPRESS PRESERVE CDD

DATE

CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel and Board Members of Cypress Preserve CDD only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

ILLUMINATIONS HOLIDAY LIGHTING

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

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

JOB DESCRIPTION
Cypress Preserve Track Lighting Proposal

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Mossy Timber Dr - Front Entrance Sign	
Install permanent track lighting outlining to top roof edge of sign and monument.	\$3,240.00
Grand Live Oak Blvd - Front Entrance	
Install permanent track lighting outlining to top roof edge of sign and monument.	\$1,800.00
Mossy Timber Dr - Clubhouse (3 Sides)	
Install permanent track lighting outlining roof edge of 1st level of Clubhouse	\$9,675.00
OPTION Install permanent track lighting outlining roof edge of 2nd and 3rd level of Clubhouse	\$12,600.00
OPTION Install permanent track lighting outlining roof edge of backside of Clubhouse 3 Levels	
Note: Lights will be spaced at 9"	
Track will be powder coated to match as closely as possible to sign or clubhouse	
Effects Controller via Smart Phone with Cloudbase Technology - WiFi and Bluetooth	
Track Light Warranties:	
Life-time warranty on lights	
10 year warranty on all other components, power supply and effects controller	
1 year service warranty	
Requires 50% Deposit	
TOTAL ESTIMATED JOB COST	\$14,715.00

* Price includes all materials and labor to complete job.

* Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.

* Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.

* Assumes adequate power available.

* Remaining balance of project due upon receipt of invoice after installation.

*** Note: Options Listed Above Are NOT Included In Total Estimated Job Cost**

Tim Gay
PREPARED BY

7/1/2025
DATE

AUTHORIZED SIGNATURE FOR CYPRESS PRESERVE CDD

DATE

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6K.



KRISPY KLEAN PRESSURE WASHING

Proudly Serving Pasco County | 813-422-2272 | service@thekkpw.com

Proposal for Scheduled Pressure Washing Maintenance

Community: Cypress Preserve

Location: Pasco County, FL

Prepared For: [Property Manager / HOA / CDD Board]

Prepared By: Jorge Flores, Owner - Krispy Klean Pressure Washing

Date: June 10, 2025

Scope of Services

1. Sidewalk Cleaning

- Full perimeter and interior sidewalks throughout the community
- Removal of mold, mildew, algae, and organic buildup
- Special attention to shaded and high-traffic areas

2. Fence Cleaning

- CDD-maintained fencing on both sides of all applicable fence lines
- Low-pressure, eco-friendly cleaning to protect finishes

3. Pool Area Cleaning

- Surface cleaning of pool deck, furniture pad, walkways, and the roof structure in the pool area
- Use of pool-safe detergents to ensure safety and longevity

4. Mail Area Cleaning

- Pressure washing of mailbox pads and surrounding walkways
- Optional mailbox surface sanitization available



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5. Playground Area Cleaning

- Pressure washing of kids- playground concrete pads and playground roof structure
- Soft wash to safely remove buildup, mold, and debris from all child-use areas

6. Dog Park Structure Cleaning

- Cleaning of concrete pads and roof on the main dog park structure
- Safe and thorough cleaning for pet and public safety

Service Frequency & Pricing

Gold Plan - Monthly (12x/year): \$575.00/month | \$6,900.00/year

Silver Plan - Bi-Monthly (6x/year): \$1,391.50 per service | \$8,349.00/year

Bronze Plan - Quarterly (4x/year): \$2,443.75 per service | \$9,775.00/year

All plans include labor, detergents, water, and post-service inspection reports.

Additional Service Option

Pool Area Paver Restoration (Optional Add-On):

- Re-sanding, leveling, and sealing of pavers around the pool area available for an additional cost.

Why Partner with Krispy Klean?

- Family-Owned & Operated - Based in Pasco County, built on integrity
- Fully Licensed, Insured, and Bonded
- Experienced with HOA, CDD, and government contracts
- Over 170 communities and properties maintained across FL & GA



KRISPY KLEAN PRESSURE WASHING

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- Detail-driven service - delivered with honesty, reliability, and pride

Next Steps

We welcome the opportunity to walk the property and tailor a plan that fits your maintenance goals and budget.

Call/Text Jorge Flores at 813-422-2272

Email: service@thekkpw.com