

**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

Public Hearing and Regular Meeting Agenda

Wednesday, August 27, 2025 – 6:00 p.m.

Teams Information

Meeting ID: 257 780 871 723 Passcode: yLxasY

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. Public Hearing**
 - A. Open Public Hearing
 - B. Staff Presentation
 - C. Public Comments
 - D. Consideration of Resolution 2025-08; Adopting Final Budget for FY 2025-2026.....Page 2
 - E. Consideration of Resolution 2025-09; Levying O&M Assessment for FY 2025-2026.....Page 31
 - F. Close Public Hearing
- 4. CONSENT AGENDA**
 - A. Consideration of Regular Meeting Minutes for July 9, 2025.....Page 34
 - B. Consideration of Operation Expenditures and Maintenance for June & July of 2025.....Page 38
 - C. Ratification of Pool Repairs.....Page 140
- 5. STAFF REPORT**
 - A. District Manager
 - i. Aquatic Inspection Report.....Page 143
 - ii. Community Inspection Report.....Page 144
- 6. VENDOR REPORTS**
 - A. District Counsel
 - B. District Engineer
- 7. BUSINESS ITEMS**
 - A. Consideration of Resolution 2025-10; Setting Fiscal Year 2026 Annual Meeting Schedule.....Page 148
 - B. Consideration of Holiday Lighting Proposal.....Page 150
 - C. Discussion on Pool Monitor
 - D. Discussion on Krispy Klean Future Pressure Washing.....Page 166
 - E. Consideration of Yellowstone Proposals.....Page 169
 - F. Consideration of Yellowstone Amendment.....Page 172
 - G. Consideration of Leaning Street Sign ProposalPage 174
 - H. Consideration of Complete IT Surge Protection Proposal.....Page 175
 - I. Discussion on Resident Amenity Suspension.....Page 177
 - J. Discussion on Starlink and Sod Replacement
- 7. AUDIENCE COMMENTS**
- 8. BOARD OF SUPERVISORS' REQUESTS AND COMMENTS**
- 9. ADJOURNMENT**

**The next regular meeting is scheduled to be held on
Wednesday, September 3, 2025, at 1:30 p.m.**

District Office:

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

Meeting Location:

Land O' Lakes Heritage Park
5401 Land O' Lakes Blvd.
Land O' Lakes, Florida 34639

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

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Cypress Preserve Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2024-2025 and/or revised projections for Fiscal Year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Cypress Preserve Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$_____
<i>Total Reserve Fund [if Applicable]</i>	\$_____
Total Debt Service Funds	\$_____
Total All Funds*	\$_____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 27, 2025.

Attested By:

**Cypress Preserve Community
Development District**

Print Name: _____
☐Secretary/☐Assistant Secretary

Print Name: _____
☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget

Cypress Preserve
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Approved Proposed Budget

Prepared by:



Cypress Preserve
Community Development District

Budget Overview
Fiscal Year 2026

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Cypress Preserve
Community Development District

Operating Budget
Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund
Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	April-	PROJECTED		BUDGET
	FY 2025	3/31/25	9/30/2025	FY 2025	Budget	FY 2026
REVENUES						
Interest - Investments	\$ -	\$ 7,015	\$ -	\$ 7,015	0%	-
Operations & Maintenance Assmts - On Roll	569,761	565,471	4,290	569,761	0%	740,658
Special Assmnts- CDD Collected	-	-	-	-	0%	-
Line of Credit Distribution	-	-	-	-	0%	-
Other Miscellaneous Revenues	-	25	-	25	0%	-
Interest - Tax Collector	-	1,541	-	1,541	0%	-
TOTAL REVENUES	\$ 569,761	\$ 574,052	\$ 4,290	\$ 578,342		\$ 740,658
EXPENDITURES						
Financial and Administrative						
Supervisor Fees	\$ 7,200	\$ 5,800	\$ 1,400	\$ 7,200	0%	\$ 13,000
Field Services	12,000	-	12,000	12,000	0%	12,360
ProfServ-Arbitrage Rebate	-	-	-	-	0%	700
ProfServ-Trustee Fees	8,200	7,952	248	8,200	0%	8,200
Disclosure Report	8,400	3,500	4,900	8,400	0%	8,400
District Counsel	3,500	9,979	-	9,979	185%	15,000
District Engineer	3,500	4,400	4,473	8,873	154%	5,000
District Manager	42,500	22,775	19,725	42,500	0%	43,775

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund
Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	April-	PROJECTED	% +/-	BUDGET
	FY 2025	3/31/25	9/30/2025	FY 2025	Budget	FY 2026
Accounting Services	6,000	2,500	3,500	6,000	0%	6,180
Auditing Services	7,400	1,200	6,200	7,400	0%	7,400
Website Compliance	1,500	-	1,500	1,500	0%	-
Postage, Phone, Faxes, Copies	250	133	135	268	7%	250
Public Officials Insurance	3,067	3,000	67	3,067	0%	3,356
Legal Advertising	1,000	510	518	1,028	3%	1,000
Bank Fees	200	-	200	200	0%	200
Website Administration	1,500	4,860	-	4,860	224%	1,552
Office Supplies	100	-	100	100	0%	100
Dues, Licenses, Subscriptions	200	175	25	200	0%	200
Operating Loan Repayment	54,800	-	53,120	53,120	-3%	55,000
HOA Loan Repayment	-	-	-	-	0%	30,000
Total Financial and Administrative	\$ 161,317	\$ 66,784	\$ 108,112	\$ 174,896		\$ 211,673
Utility Services						
Utility - Electric	\$ 7,150	\$ 1,799	\$ 1,829	\$ 3,628	-49%	\$ 3,737
Utility - Streetlights	22,000	3,957	4,023	7,979.59	-64%	8,220
Utility - Potable Water	8,000	4,741	4,820	9,560.58	20%	9,848
Total Utility Services	\$ 37,150	\$ 10,497	\$ 10,671	\$ 21,168		\$ 21,805
Other Physical Environment						
Holiday Decor						10,000
Pond Maintenance Contracts	\$ 29,700	\$ 12,100	\$ 17,600	\$ 29,700	0%	\$ 28,200
Insurance -Property & Casualty	30,228	22,089	8,139	30,228	0%	22,589

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund
Fiscal Year 2026

<i>ACCOUNT DESCRIPTION</i>	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/25	PROJECTED April- 9/30/2025	TOTAL PROJECTED FY 2025	% +/- Budget	ANNUAL BUDGET FY 2026
Landscape Maintenance Contracts	209,000	116,490	92,510	209,000	0%	209,000
Miscellaneous Maintenance	17,000	27,642	-	27,642	63%	20,000
Capital Improvements	23,691	-	23,691	23,691	0%	33,691
Reserves	-	-	-	-	0%	87,000
<i>Total Other Physical Environment</i>	\$ 319,619	\$ 178,321	\$ 151,940	\$ 330,261		\$ 400,480
<i>Road and Street Facilities</i>						
Sidewalk and Pavement R&M	\$ 3,500	\$ 132	\$ 3,368	\$ 3,500	0%	\$ 3,500
<i>Total Road and Street Facilities</i>	\$ 3,500	\$ 132	\$ 3,368	\$ 3,500		\$ 3,500
<i>Parks and Recreation</i>						
Janitorial Contracts	\$ 13,200	\$ 4,000	\$ 9,200	\$ 13,200	0%	\$ 13,200
Pool Operations and Maintenance	20,000	11,490	8,510	20,000	0%	20,000
Security	14,975	17,568	-	17,568	17%	15,000
<i>Total Landscape and Pond Maintenance</i>	\$ 48,175	\$ 33,058	\$ 17,710	\$ 50,768		\$ 48,200
<i>Reserves</i>						
Capital Reserve	\$ -	\$ -	\$ -	\$ -	0%	\$ 55,000
<i>Total Reserves</i>	\$ -	\$ -	\$ -	\$ -		\$ 55,000
TOTAL EXPENDITURES	\$ 569,761	\$ 288,792	\$ 291,801	\$ 580,593		\$ 740,658

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund
Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/(-)	ANNUAL
	BUDGET	THRU	April-	PROJECTED	Budget	BUDGET
	FY 2025	3/31/25	9/30/2025	FY 2025		FY 2026
Excess (deficiency) of revenues	\$ -	\$ 285,260	\$ (287,511)	\$ (2,251)		\$ -
Net change in fund balance	\$ -	\$ 285,260	\$ (287,511)	\$ (2,251)		\$ -
Other Financing Sources (Uses) Valley National Bank Loan	\$ -	\$ 123,828	\$ -	\$ -		\$ -
FUND BALANCE, BEGINNING	\$ (137,128)	\$ (13,300)	\$ 271,960	(13,300)		\$ (15,550)
FUND BALANCE, ENDING	\$ (137,128)	\$ 271,960	\$ (15,550)	\$ (15,550)		\$ (15,550)

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

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

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

EXPENDITURES

Budget Narrative
Fiscal Year 2026

Financial and Administrative (continued)

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

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

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

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

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Insurance**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services**Electric Utility Services**

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2026**EXPENDITURES****Amenity****Pool Monitor**

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

EXPENDITURES

Budget Narrative
Fiscal Year 2026**Amenity (Continued)****Entrance Monuments, Gates, Walls R&M**

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES**Landscape and Pond Maintenance****R&M – Stormwater System**

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

EXPENDITURES**Landscape and Pond Maintenance (Continued)**

Budget Narrative

Fiscal Year 2026

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves**Contingency**

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Cypress Preserve
Community Development District

Debt Service Budgets
Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances

Series 2017 Bonds

Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	April-	PROJECTED	BUDGET
	FY 2025	3/31/2025	9/30/2025	FY 2025	FY 2026
REVENUES					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	623,708	-	\$ 623,708	623,708	623,708
Special Assmnts- CDD Collected	-		\$ -	-	-
TOTAL REVENUES	\$ 623,708	\$ -	\$ 623,708	\$ 623,708	\$ 623,708
EXPENDITURES					
Debt Service					
Principal Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Principal Debt Retirement	200,000	-	\$ 200,000	200,000	210,000
Interest Expense	418,688	-	\$ 418,688	418,688	410,188
TOTAL EXPENDITURES	\$ 618,688	\$ -	\$ 618,688	\$ 618,688	\$ 620,188
Excess (deficiency) of revenues					
Over (under) expenditures	5,020	-	5,020	5,020	3,520
Net change in fund balance	\$ 5,020	\$ -	\$ 5,020	\$ 5,020	\$ 7,041
FUND BALANCE, BEGINNING	\$ 858,491	\$ 863,511	\$ 863,511	\$ 863,511	\$ 868,531
FUND BALANCE, ENDING	\$ 863,511	\$ 863,511	\$ 868,531	\$ 868,531	\$ 875,572

Cypress Preserve

Community Development District

Series 2017 Debt Service

Cypress Preserve Community Development District Assessment Revenue Bond, Series 2017 (Assessment Area One)						
Date	Outstanding Balance	Principal	Rate	Interest	Total	
11/1/2022	\$ 9,130,000	\$ 180,000	3.625%	\$ 219,997	\$ 399,997	
5/1/2023	\$ 8,950,000			\$ 216,734	\$ 216,734	
11/1/2023	\$ 8,950,000	\$ 185,000	3.625%	\$ 216,734	\$ 401,734	
5/1/2024	\$ 8,765,000			\$ 213,381	\$ 213,381	
11/1/2024	\$ 8,765,000	\$ 190,000	4.250%	\$ 213,381	\$ 403,381	
5/1/2025	\$ 8,575,000			\$ 209,344	\$ 209,344	
11/1/2025	\$ 8,575,000	\$ 200,000	4.250%	\$ 209,344	\$ 409,344	
5/1/2026	\$ 8,375,000			\$ 205,094	\$ 205,094	
11/1/2026	\$ 8,375,000	\$ 210,000	4.250%	\$ 205,094	\$ 415,094	
5/1/2027	\$ 8,165,000			\$ 200,631	\$ 200,631	
11/1/2027	\$ 8,165,000	\$ 215,000	4.250%	\$ 200,631	\$ 415,631	
5/1/2028	\$ 7,950,000			\$ 196,063	\$ 196,063	
11/1/2028	\$ 7,950,000	\$ 225,000	4.250%	\$ 196,063	\$ 421,063	
5/1/2029	\$ 7,725,000			\$ 191,281	\$ 191,281	
11/1/2029	\$ 7,725,000	\$ 235,000	4.875%	\$ 191,281	\$ 426,281	
5/1/2030	\$ 7,490,000			\$ 185,553	\$ 185,553	
11/1/2030	\$ 7,490,000	\$ 250,000	4.875%	\$ 185,553	\$ 435,553	
5/1/2031	\$ 7,240,000			\$ 179,459	\$ 179,459	
11/1/2031	\$ 7,240,000	\$ 260,000	4.875%	\$ 179,459	\$ 439,459	
5/1/2032	\$ 6,980,000			\$ 173,122	\$ 173,122	
11/1/2032	\$ 6,980,000	\$ 270,000	4.875%	\$ 173,122	\$ 443,122	
5/1/2033	\$ 6,710,000			\$ 166,541	\$ 166,541	
11/1/2033	\$ 6,710,000	\$ 285,000	4.875%	\$ 166,541	\$ 451,541	
5/1/2034	\$ 6,425,000			\$ 159,594	\$ 159,594	
11/1/2034	\$ 6,425,000	\$ 300,000	4.875%	\$ 159,594	\$ 459,594	
5/1/2035	\$ 6,125,000			\$ 152,281	\$ 152,281	
11/1/2035	\$ 6,125,000	\$ 315,000	4.875%	\$ 152,281	\$ 467,281	
5/1/2036	\$ 5,810,000			\$ 144,603	\$ 144,603	
11/1/2036	\$ 5,810,000	\$ 330,000	4.875%	\$ 144,603	\$ 474,603	
5/1/2037	\$ 5,480,000			\$ 136,559	\$ 136,559	
11/1/2037	\$ 5,480,000	\$ 345,000	4.875%	\$ 136,559	\$ 481,559	
5/1/2038	\$ 5,135,000			\$ 128,150	\$ 128,150	
11/1/2038	\$ 5,135,000	\$ 360,000	4.875%	\$ 128,150	\$ 488,150	
5/1/2039	\$ 4,775,000			\$ 119,375	\$ 119,375	
11/1/2039	\$ 4,775,000	\$ 380,000	5.000%	\$ 119,375	\$ 499,375	
5/1/2040	\$ 4,395,000			\$ 109,875	\$ 109,875	
11/1/2040	\$ 4,395,000	\$ 400,000	5.000%	\$ 109,875	\$ 509,875	
5/1/2041	\$ 3,995,000			\$ 99,875	\$ 99,875	
11/1/2041	\$ 3,995,000	\$ 420,000	5.000%	\$ 99,875	\$ 519,875	
5/1/2042	\$ 3,575,000			\$ 89,375	\$ 89,375	
11/1/2042	\$ 3,575,000	\$ 440,000	5.000%	\$ 89,375	\$ 529,375	
5/1/2043	\$ 3,135,000			\$ 78,375	\$ 78,375	
11/1/2043	\$ 3,135,000	\$ 460,000	5.000%	\$ 78,375	\$ 538,375	
5/1/2044	\$ 2,675,000			\$ 66,875	\$ 66,875	
11/1/2044	\$ 2,675,000	\$ 485,000	5.000%	\$ 66,875	\$ 551,875	

Cypress Preserve

Community Development District

Series 2017 Debt Service

Continued

Date	Outstanding Balance	Principal	Rate	Interest	Total
5/1/2045	\$ 2,190,000			\$ 54,750	\$ 54,750
11/1/2045	\$ 2,190,000	\$ 510,000	5.000%	\$ 54,750	\$ 564,750
5/1/2046	\$ 1,680,000			\$ 42,000	\$ 42,000
11/1/2046	\$ 1,680,000	\$ 535,000	5.000%	\$ 42,000	\$ 577,000
5/1/2047	\$ 1,145,000			\$ 28,625	\$ 28,625
11/1/2047	\$ 1,145,000	\$ 560,000	5.000%	\$ 28,625	\$ 588,625
5/1/2048	\$ 585,000			\$ 14,625	\$ 14,625
11/1/2048	\$ 585,000	\$ 585,000	5.000%	\$ 14,625	\$ 599,625
		\$ 9,130,000		\$ 7,344,278	\$ 16,474,278

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Summary of Revenues, Expenditures and Changes in Fund Balances

Series 2019 Bonds

Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/2025	PROJECTED April- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	389,513	-	389,513	389,513	389,513
Special Assmnts- CDD Collected	-	-	-	-	-
TOTAL REVENUES	\$ 389,513	\$ -	\$ 389,513	\$ 389,513	\$ 389,513
EXPENDITURES					
<i>Debt Service</i>					
Principal Prepayments	\$ -	\$ -	-	\$ -	\$ -
Principal Debt Retirement	140,000	-	145,000	145,000	145,000
Interest Expense	245,731	-	241,006	241,006	241,006
TOTAL EXPENDITURES	\$ 385,731	\$ -	\$ 386,006	\$ 386,006	\$ 386,006
Excess (deficiency) of revenues Over (under) expenditures	3,782	-	3,506	3,506	3,506
FUND BALANCE, BEGINNING	\$ 716,021	\$ 719,803	\$ 716,021	\$ 719,803	\$ 723,309
FUND BALANCE, ENDING	\$ 719,803	\$ 719,803	\$ 719,527	\$ 723,309	\$ 730,322

**Cypress Preserve Community Development District
Special Assessment Revenue Bonds, Series 2019 (Assessment Area No 2)**

Date	Outstanding Balance	Principal	Rate	Interest	Total
5/1/2025	\$ 6,120,000			\$ 122,866	\$ 122,866
11/1/2025	\$ 6,120,000	\$ 140,000	3.38%	\$ 122,866	\$ 262,866
5/1/2026	\$ 5,980,000			\$ 120,503	\$ 120,503
11/1/2026	\$ 5,980,000	\$ 145,000	3.75%	\$ 120,503	\$ 265,503
5/1/2027	\$ 5,835,000			\$ 117,784	\$ 117,784
11/1/2027	\$ 5,835,000	\$ 150,000	3.75%	\$ 117,784	\$ 267,784
5/1/2028	\$ 5,685,000			\$ 114,972	\$ 114,972
11/1/2028	\$ 5,685,000	\$ 155,000	3.75%	\$ 114,972	\$ 269,972
5/1/2029	\$ 5,530,000			\$ 112,066	\$ 112,066
11/1/2029	\$ 5,530,000	\$ 160,000	3.75%	\$ 112,066	\$ 272,066
5/1/2030	\$ 5,370,000			\$ 109,066	\$ 109,066
11/1/2030	\$ 5,370,000	\$ 170,000	3.75%	\$ 109,066	\$ 279,066
5/1/2031	\$ 5,200,000			\$ 105,878	\$ 105,878
11/1/2031	\$ 5,200,000	\$ 175,000	3.75%	\$ 105,878	\$ 280,878
5/1/2032	\$ 5,025,000			\$ 102,597	\$ 102,597
11/1/2032	\$ 5,025,000	\$ 180,000	4.00%	\$ 102,597	\$ 282,597
5/1/2033	\$ 4,845,000			\$ 98,997	\$ 98,997
11/1/2033	\$ 4,845,000	\$ 190,000	4.00%	\$ 98,997	\$ 288,997
5/1/2034	\$ 4,655,000			\$ 95,197	\$ 95,197
11/1/2034	\$ 4,655,000	\$ 195,000	4.00%	\$ 95,197	\$ 290,197
5/1/2035	\$ 4,460,000			\$ 91,297	\$ 91,297
11/1/2035	\$ 4,460,000	\$ 205,000	4.00%	\$ 91,297	\$ 296,297
5/1/2036	\$ 4,255,000			\$ 87,197	\$ 87,197
11/1/2036	\$ 4,255,000	\$ 210,000	4.00%	\$ 87,197	\$ 297,197
5/1/2037	\$ 4,045,000			\$ 82,997	\$ 82,997
11/1/2037	\$ 4,045,000	\$ 220,000	4.00%	\$ 82,997	\$ 302,997
5/1/2038	\$ 3,825,000			\$ 78,597	\$ 78,597
11/1/2038	\$ 3,825,000	\$ 230,000	4.00%	\$ 78,597	\$ 308,597
5/1/2039	\$ 3,595,000			\$ 73,997	\$ 73,997
11/1/2039	\$ 3,595,000	\$ 240,000	4.00%	\$ 73,997	\$ 313,997
5/1/2040	\$ 3,355,000			\$ 69,197	\$ 69,197
11/1/2040	\$ 3,355,000	\$ 245,000	4.13%	\$ 69,197	\$ 314,197
5/1/2041	\$ 3,110,000			\$ 64,144	\$ 64,144
11/1/2041	\$ 3,110,000	\$ 255,000	4.13%	\$ 64,144	\$ 319,144
5/1/2042	\$ 2,855,000			\$ 58,884	\$ 58,884
11/1/2042	\$ 2,855,000	\$ 270,000	4.13%	\$ 58,884	\$ 328,884
5/1/2043	\$ 2,585,000			\$ 53,316	\$ 53,316
11/1/2043	\$ 2,585,000	\$ 280,000	4.13%	\$ 53,316	\$ 333,316
5/1/2044	\$ 2,305,000			\$ 47,541	\$ 47,541
11/1/2044	\$ 2,305,000	\$ 290,000	4.13%	\$ 47,541	\$ 337,541
5/1/2045	\$ 2,015,000			\$ 41,559	\$ 41,559
11/1/2045	\$ 2,015,000	\$ 305,000	4.13%	\$ 41,559	\$ 346,559

Cypress Preserve

Community Development District

Series 2019 Debt Service

Continued

Date	Outstanding Balance	Principal	Rate	Interest	Total
5/1/2046	\$ 1,710,000			\$ 35,269	\$ 35,269
11/1/2046	\$ 1,710,000	\$ 315,000	4.13%	\$ 35,269	\$ 350,269
5/1/2047	\$ 1,395,000			\$ 28,772	\$ 28,772
11/1/2047	\$ 1,395,000	\$ 330,000	4.13%	\$ 28,772	\$ 358,772
5/1/2048	\$ 1,065,000			\$ 21,966	\$ 21,966
11/1/2048	\$ 1,065,000	\$ 340,000	4.13%	\$ 21,966	\$ 361,966
5/1/2049	\$ 725,000			\$ 14,953	\$ 14,953
11/1/2049	\$ 725,000	\$ 355,000	4.13%	\$ 14,953	\$ 369,953
5/1/2050	\$ 370,000			\$ 7,631	\$ 7,631
11/1/2050	\$ 370,000	\$ 370,000	4.13%	\$ 7,631	\$ 377,631
		\$ 6,635,000		\$ 5,169,481	\$ 11,804,481

Budget Narrative
Fiscal Year 2026**REVENUES****Interest-Investments**

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Debt Service****Principal Debt Retirement**

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Cypress Preserve
Community Development District

Supporting Budget Schedules
Fiscal Year 2026

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION

Assessment Area One- Series 2017														
Product	Units	O&M Assessment					Debt Service Series 2019				Total Assessments per Unit			
		FY 2026	FY 2025	Dollar Change	Monthly Change	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change
Villa - 35'	100	\$ 803.06	\$ 617.76	\$ 185.30	\$ 15.44	30%	\$ 1,094.40	\$ 1,094.40	\$ -	0%	\$ 1,897.46	\$ 1,712.16	\$ 185.30	11%
Single Family 40'	173	\$ 912.56	\$ 702.00	\$ 210.56	\$ 17.55	30%	\$ 1,250.74	\$ 1,250.74	\$ -	0%	\$ 2,163.30	\$ 1,952.74	\$ 210.56	11%
Single Family 50'	216	\$ 1,140.70	\$ 877.50	\$ 263.20	\$ 21.93	30%	\$ 1,563.43	\$ 1,563.43	\$ -	0%	\$ 2,704.13	\$ 2,440.93	\$ 263.20	11%
	489													

Assessment Area Two- Series 2019														
Product	Units	O&M Assessment					Debt Service Series 2019				Total Assessments per Unit			
		FY 2026	FY 2025	Dollar Change	Monthly Change	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change
Villa - 35'	186	\$ 803.06	\$ 617.76	\$ 185.30	\$ 15.44	30%	\$ 1,093.75	\$ 1,093.75	\$ -	0%	\$ 1,896.81	\$ 1,711.51	\$ 185.30	11%
Single Family 40'	110	\$ 912.56	\$ 702.00	\$ 210.56	\$ 17.55	30%	\$ 1,250.00	\$ 1,250.00	\$ -	0%	\$ 2,162.56	\$ 1,952.00	\$ 210.56	11%
Single Family 50'	47	\$ 1,140.70	\$ 877.50	\$ 263.20	\$ 21.93	30%	\$ 1,562.50	\$ 1,562.50	\$ -	0%	\$ 2,703.20	\$ 2,440.00	\$ 263.20	11%
	343													

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Cypress Preserve Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A** (“**FY 2025-2026 Budget**”) and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 27, 2025.

Attested By:

**Cypress Preserve Community
Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

Print Name: _____
☐ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget

**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, July 9, 2025, and called to order at 1:16 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
Joy Sutphin	Assistant Secretary
Catherine Hurley	Assistant Secretary

Also, present were:

Lisa Castoria	District Manager
Clay Wright	Field Manager
Tim Gay	Illuminations Holiday Lighting
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 June 4, 2025

B. Consideration of Operation and Maintenance Expenditures for May 2025

C. Review of Financial Report as of May 2025

D. Acceptance of FY 2024 Final Audit Report

On MOTION by Mr. Sutphin seconded by Ms. Sutphin with all in favor the Consent Agenda items, was approved as presented. 4-0

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Manager

A discussion ensued regarding the fiscal year 2026 meeting calendar, and update on Inframark financial statement delivery. The Board agrees to the financial distribution process. A discussion regarding resident suspension response from resident.

i. Aquatic Inspection Report**ii. Community Inspection Report**

The Board reviewed the Aquatics and Community Inspection Reports with no revisions or questions. The new vendor has been doing a great job.

A discussion ensued regarding Yellowstone repeat items on field report that need attention. The Board requested annual beds and address repeat items.

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

On MOTION by Ms. Hurley, seconded by Mr. Sutphin with all in favor, appointing Mr. Sutphin as liaison to engage with the council to consider taking action on Suncoast Pools, was approved. 4-0

B. District Engineer

The Board request engineer to investigate pool, playground area flooding, and resident area flooding.

SIXTH ORDER OF BUSINESS**Business Items****A. Consideration of Resolution 2025-07; Amending Date of Fiscal Year 2026 Budget Hearing**

On MOTION by Mr. Sutphin seconded by Ms. Sutphin with all in favor, Resolution 2025-07; Amending Date of Fiscal Year 2026 Budget Hearing date for August 27, 2025, at 6:00 P.M. located at the Land O' Lakes Heritage Park, was adopted. 4-0

B. Consideration of Amenity Area Painting Proposals

On MOTION by Ms. Hurley seconded by Mr. Sutphin, with all in favor, accept proposal by *American Pro* to begin in late November/early December, was approved. 4-0

C. Consideration of Yellowstone Sod Replacement

On MOTION by Mr. Sutphin seconded by Ms. Hurley, with all in favor, accept proposal by *Yellowstone* for sod to give the contractor notice and 30 days to respond, was approved. 4-0

D. Consideration of Pool Maintenance Proposal

On MOTION by Mr. Sutphin seconded by Ms. Hurley, with all in favor, accept pool maintenance services proposal by *A-Quality*, was approved. 4-0

E. Consideration of Pool R&M Proposals

On MOTION by Mr. Sutphin seconded by Ms. Hurley with all in favor, not to exceed \$10,000 for pool R&M, was approved as discussed. 4-0

F. Consideration of Bollard Installation Proposals

On MOTION by Mr. Sutphin, seconded by Mr. Weed with all in favor, proposal by Complete I.T for amenity cameras, was approved. 4-0

G. Consideration of Complete IT Proposal

No action taken.

H. Consideration of Holiday Lighting Proposal

Tabled. The Board requested to add to the August meeting agenda.

I. Discussion on Single/Double Gate

The Board request reimbursement from Yellowstone, and requests Life Saver Fencing to replace the post as expected.

J. Discussion on Pool Monitor

The Board requested a fiscal year 2026 proposal by Signal Security.

K. Discussion on Krispy Klean Future Pressure Washing

Tabled.

SEVENTH ORDER OF BUSINESS**Audience Comments**

A discussion ensued with residents' comments.

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

- The Board approves Blood Drive scheduled for 9/26/25 from 12:30 to 6:00 p.m.
- Follow up on installation of surveillance signs.

On MOTION by Mr. Weed seconded by Ms. Sutphin with all in favor, appointing Mr. Sutphin to work with District Manager on additional pool signage, was approved. 4-0

NINTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Sutphin, seconded by Mr. Weed with all in favor, the meeting was adjourned at 3:52 p.m. 4-0

Lisa Castoria
Assistant Secretary

Justin Sutphin
Chairperson

CYPRESS PRESERVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
WASTE CONNECTIONS ACH	3/20/2025	8085813W425-A-ACH	\$180.00	\$180.00	GARBAGE
Monthly Contract Subtotal			\$180.00	\$180.00	
Utilities					
PASCO COUNTY UTILITIES ACH	6/4/2025	22479193-ACH	\$221.13	\$221.13	WATER
PASCO COUNTY UTILITIES ACH	6/4/2025	22477995-ACH	\$129.60	\$129.60	WATER
PASCO COUNTY UTILITIES ACH	6/4/2025	22477840-ACH	\$238.95	\$238.95	WATER
PASCO COUNTY UTILITIES ACH	6/4/2025	22477841-ACH	\$174.15	\$174.15	WATER
WITHLACOOCHEE RIVER ELECTRIC ACH	6/5/2025	060525-6573-ACH	\$53.81	\$53.81	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	6/5/2025	060525-4006-ACH	\$41.46	\$41.46	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	6/5/2025	060525-9647-ACH	\$40.81	\$40.81	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	6/5/2025	060525-4854-ACH	\$894.25	\$894.25	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	6/5/2025	060525-4012-ACH	\$47.48	\$47.48	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	6/5/2025	060525-9650-ACH	\$50.39	\$50.39	ELECTRIC
Utilities Subtotal			\$1,892.03	\$1,892.03	
Regular Services					
ANDREW WEED	6/4/2025	AW-060425	\$200.00	\$200.00	BOARD 6/4/25
CATHERINE LYNN HURLEY	6/4/2025	CH-060425	\$200.00	\$200.00	BOARD 6/4/25
CHARTER COMMUNICATIONS ACH	6/1/2025	1422940060125-ACH	\$160.00	\$160.00	INTERNET
COMPLETE I.T. CORP	6/1/2025	16669	\$1,121.00	\$1,121.00	camera
CYPRESS PRESERVE CDD	6/11/2025	061125 - 2	\$1,457.54		Series 2017 - FY 25 Tax Dist. ID 5.01.25/5.31.25
CYPRESS PRESERVE CDD	6/11/2025	061125 - 2	\$910.41	\$2,367.95	Series 2019 - FY 25 Tax Dist. ID 5.01.25/5.31.25
CYPRESS PRESERVE CDD	6/11/2025	061125 - 1	\$277.28		Series 2017 - FY 25 Tax Dist. ID 4.01.25/4.30.25
CYPRESS PRESERVE CDD	6/11/2025	061125 - 1	\$173.19	\$450.47	Series 2019 - FY 25 Tax Dist. ID 4.01.25/4.30.25
dba CLEARVUE ENVIROMENTAL LLC	5/28/2025	8534	\$2,350.00	\$2,350.00	pond contract
GRAU AND ASSOCIATES	6/2/2025	27648	\$5,400.00	\$5,400.00	audit
INFRAMARK LLC	5/28/2025	150072	\$3.90	\$3.90	DISTRICT INVOICE
INFRAMARK LLC	6/17/2025	151830	\$146.05	\$146.05	Copies, postage, meeting space
JAYMAN ENTERPRISES LLC	6/1/2025	4031	\$1,250.00	\$1,250.00	JANITORIAL SVCS
JUSTIN CRAIG SUTPHIN	6/4/2025	JS-060425	\$200.00	\$200.00	BOARD 6/4/25

CYPRESS PRESERVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
MIKE FASANO, TAX COLLECTOR	6/16/2025	061625	\$244.40	\$244.40	taxes
TIGRIS AQUATIC SERVICES LLC	6/1/2025	3982239	\$2,600.00	\$2,600.00	waterway
WASTE CONNECTIONS ACH	5/20/2025	8197808W425-ACH	\$178.96	\$178.96	GARBAGE
WASTE CONNECTIONS ACH	6/20/2025	8255287W425-ACH	\$382.22	\$382.22	GARBAGE
YELLOWSTONE LANDSCAPE	5/31/2025	926799	\$21,853.74	\$21,853.74	LANDSCAPE MAINT
Regular Services Subtotal			\$39,108.69	\$39,108.69	
Additional Services					
COMPLETE I.T. CORP	5/28/2025	16519	\$780.00	\$780.00	R&M
COMPLETE I.T. CORP	6/9/2025	16734	\$660.00	\$660.00	R&M gate
dba LIFE SAVER POOL FENCE OF TAMPA	5/28/2025	300	\$1,305.00	\$1,305.00	gate
JAYMAN ENTERPRISES LLC	6/2/2025	4036	\$225.00	\$225.00	R&M
JAYMAN ENTERPRISES LLC	6/12/2025	4043	\$600.00	\$600.00	PW
KINGS POWERWASHING SVCS	6/13/2025	1141	\$3,700.00	\$3,700.00	PW
YELLOWSTONE LANDSCAPE	6/18/2025	937055	\$600.40	\$600.40	irrigation r&m
Additional Services Subtotal			\$7,870.40	\$7,870.40	
TOTAL			\$49,051.12	\$49,051.12	



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

ACCOUNT NO.
INVOICE NO.
STATEMENT DATE
DUE DATE

6425-103179
8085813W425
03/20/25
Upon Receipt

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

FOR ASSISTANCE
Customer Service
Fax
One Time Payments

(727) 847-9100
(727) 841-8539
(800) 457-1379

INVOICE STATEMENT

Date	Description	Amount
	Service Location Acct #103179-0001	CYPRESS PRESERVE AMENITY CENTER 18728 MOSSY TIMBER BLVD LAND O L
03/20/25	BASIC SERVICE CHARGE 4/1/2025-4/30/2025	1.00 4.00YD \$ 119.55
03/20/25	BASIC CONTAINER CHARGE 4/1/2025-4/30/2025	1.00 4.00YD \$ 5.25
03/20/25	LOCK CHARGE 4/1/2025-4/30/2025	1.00 4.00YD \$ 13.13
03/20/25	FUEL SURCHARGE	\$ 28.27
03/20/25	ENVIRONMENTAL SURCHARGE	\$ 13.80
	Invoice Total	\$ 180.00
	Account Balance	\$ 180.00

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

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

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

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



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

ACCOUNT NO.
INVOICE NO.
STATEMENT DATE
DUE DATE

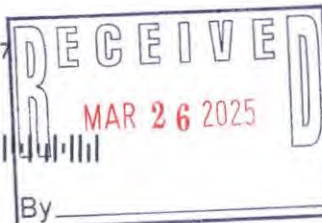
6425-103179
8085813W425
03/20/25
Upon Receipt

Do Not Pay - Auto Pay Enabled

AB 01 000544 99613 H 5 A



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



WRITE IN
AMOUNT
PAID

\$



TO CHANGE ADDRESS

Check here and complete the information on the reverse side.

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



6425 00000000000000000000X1031797 0000001800000000000000008085813 7



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



124 0 1
22-70345

CYPRESS PRESERVE CDD

Service Address: **18325 GRAND LIVE OAK BOULEVARD**
Bill Number: 22479193
Billing Date: 6/4/2025
Billing Period: 4/17/2025 to 5/16/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161995	4/17/2025	17453	5/16/2025	17726	29	273

Usage History
Reclaimed

May 2025	273
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

Transactions

Previous Bill	248.67
Payment 05/22/25	-248.67 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	273 Thousand Gals X \$0.81 221.13
Total Current Transactions	221.13
TOTAL BALANCE DUE	\$221.13

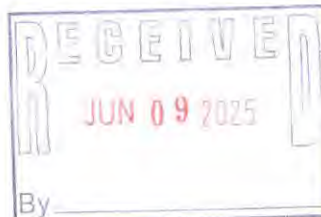
Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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



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

Account # 1096180
Customer # 01413628
Balance Forward 0.00
Current Transactions 221.13

Total Balance Due	\$221.13
Due Date	6/23/2025

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

The Total Due will be electronically transferred on 06/23/2025.

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

014136283109618012247919370000221139



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



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22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 22477995

Billing Date: 6/4/2025

Billing Period: 4/17/2025 to 5/16/2025

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	4/17/2025	26622	5/16/2025	26782	29	160

Usage History

Reclaimed

May 2025	160
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

Transactions

Previous Bill	126.36
Payment 05/22/25	-126.36 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	160 Thousand Gals X \$0.81 129.60
Total Current Transactions	129.60
TOTAL BALANCE DUE	\$129.60

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 pascoeasy pay.pascocountyfl.net

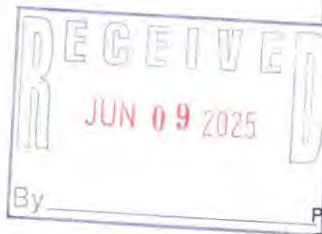
☐ Check this box if entering change of mailing address on back.

Account #	0993870
Customer #	01372506
Balance Forward	0.00
Current Transactions	129.60

Total Balance Due	\$129.60
Due Date	6/23/2025

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

The Total Due will be electronically transferred on 06/23/2025.



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

013725066099387022247799590000129604



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



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22-70345

CYPRESS PRESERVE AMENITY CENTER

Service Address: **18728 MOSSY TIMBER BOULEVARD**

Bill Number: 22477840

Billing Date: 6/4/2025

Billing Period: 4/17/2025 to 5/16/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	14328617	4/17/2025	1594	5/16/2025	1605	29	11

Usage History

Water	
May 2025	11
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

Transactions

Previous Bill	275.11
Payment 05/22/25	-275.11 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	39.80
Water Tier 1 11.0 Thousand Gals X \$2.10	23.10
Sewer	
Sewer Base Charge	99.71
Sewer Charges 11.0 Thousand Gals X \$6.94	76.34
Total Current Transactions	238.95
TOTAL BALANCE DUE	\$238.95

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

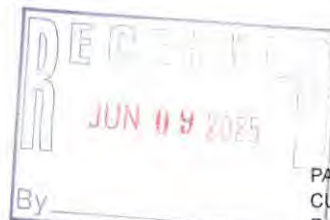
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Account #	0986155
Customer #	01366618
Balance Forward	0.00
Current Transactions	238.95

Total Balance Due	\$238.95
Due Date	6/23/2025

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

The Total Due will be electronically transferred on 06/23/2025.



CYPRESS PRESERVE AMENITY CENTER
C/O MERITUS CORP.
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

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

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

(813) 235-6012
(727) 847-8131
(352) 521-4285

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



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22-70345

CYPRESS PRESERVE AMENITY CENTER

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

Bill Number: 22477841

Billing Date: 6/4/2025

Billing Period: 4/17/2025 to 5/16/2025

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.

Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12441247	4/17/2025	15145	5/16/2025	15360	29	215

Usage History

Reclaimed

May 2025	215
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

Transactions

Previous Bill	171.72
Payment 05/22/25	-171.72 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	215 Thousand Gals X \$0.81 174.15
Total Current Transactions	174.15
TOTAL BALANCE DUE	\$174.15

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

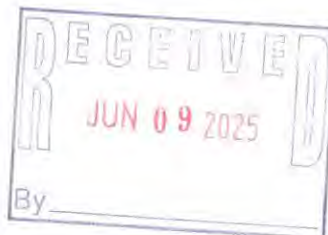
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Account #	0986160
Customer #	01366618
Balance Forward	0.00
Current Transactions	174.15

Total Balance Due	\$174.15
Due Date	6/23/2025

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

The Total Due will be electronically transferred on 06/23/2025.



CYPRESS PRESERVE AMENITY CENTER
C/O MERITUS CORP.
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

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**WITHLACOOCHIE 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 **06/05/2025**
Amount Due **53.81**
Current Charges Due **06/25/2025**

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**

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	32	3
May 2025	30	3
Jun 2024	33	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.

ELECTRIC SERVICE

Date	From	Reading	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01		1574	06/02		1664				90

Previous Balance **53.47**
Payment **53.47CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 90 KWH @ 0.06090 **5.48**
Fuel Adjustment 90 KWH @ 0.04400 **3.96**
FL Gross Receipts Tax **1.25**
State Tax **3.46**
Pasco County Tax **0.50**

Total Current Charges **53.81**
Total Due **E.F.T. 53.81**

DO NOT PAY

Total amount will be electronically transferred on or after 06/20/2025.

**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: 06/05/2025

Use above space for address change ONLY.

District: BP03



2226573 **BP03**
CYPRESS PRESERVE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Electronic Funds Transfer on or after **06/20/2025**
TOTAL CHARGES DUE 53.81
DO NOT PAY

00022265730000005381000000538108

CUSTOMER INFORMATION

Bill Payment Procedure

When paying by mail, please detach the lower portion and enclose it with your payment. Include your Account number on your check or other correspondence. Never mail cash.

When paying in person, please bring the entire bill with you. The upper portion will be stamped "paid" to serve as your receipt.

You can pay by phone using your credit card by dialing (844) 209-7166. This is WREC's Secure Pay-By-Phone System.

Definitions

KWH: Kilowatt-hour - the basic measurement of electric energy use. One KWH will light ten 100-watt bulbs for one hour.

ESTIMATED: If we were unable to read your electric meter, your KWH was estimated. If this is the case, your electrical use has been calculated on the basis of past usage.

CUSTOMER

CHARGE: A fixed monthly amount to cover the cost of providing service to your location. This charge is applicable whether or not any electricity is used.

ENERGY: An amount to recover the remaining cost of distributing energy.

DEMAND (General Service customers only)

CHARGE: A charge based on a customer's peak power energy requirement during any 15-minute billing interval.

SERVICE

CHARGE: A charge for additional services such as connection of service, outdoor lights, or returned checks.

FUEL: To recover or return that amount of fuel cost not included in the energy amount.

About Customer Assistance Plans

Budget Bill Plan

(Year-round Residential accounts only) This eliminates the inconvenience of high bills and makes budgeting much easier.

Medically Essential Service

If electricity is essential to the health or life of a member of your household, please contact your district office.

About Employees

Withlacoochee River Electric Coop., Inc. employees rarely are required to enter a customer's home, but, should this be necessary, insist that you see his or her employee identification card which carries both name and photograph.



Wrec Net



Street Light
Repair

If Your Power Goes Off

1. Check to see if your neighbor or part of your home still has power. If so, chances are that you have blown a fuse or tripped a circuit breaker.
2. Please wait at least two minutes before reporting an interruption to see if service is restored.
3. Please remember that during severe weather, interruptions may be widespread.

About Refunds

It is important that you keep us informed of your current mailing address so we may insure proper delivery of future refunds. Failure to negotiate a refund check or otherwise claim an amount due you from the Cooperative will result in a \$1.00 per month maintenance fee being charged. Said fee will commence not less than 120 days following the date of refund.

NOTE: This information is provided to assist you in understanding some of our terms and basic billing procedures. If you require additional information, please contact any of our customer service personnel.

Contact Information

Corporate Office

14651 21st Street
Dade City
(352) 567-5133

One Pasco Center

30461 Commerce Dr.
San Antonio
(352) 588-5115

Bayonet Point

12013 Hays Road
Shady Hills
(727) 868-9465

West Hernando

10005 Cortez Blvd.
Weeki Wachee
(352) 596-4000

Crystal River

5330 W. Gulf to Lake Hwy.
Lecanto
(352) 795-4382

Telephone Access If Calling From:

Sumter County to West Hernando	(352) 793-7813
Dunnellon to Crystal River	(352) 489-6818
Tampa to One Pasco Center	(813) 979-9732
Polk County to One Pasco Center	(863) 687-4396
East Hernando County to One Pasco Center	(352) 596-3360
Central Pasco County to Bayonet Point Verizon	(813) 972-9233

When Mailing Payments, Mail To:

Withlacoochee River Electric Cooperative, Inc.
P.O. Box 100
Dade City, FL 33526-0100

Visit us on the internet at
www.wrec.net

**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 **06/05/2025**
Amount Due **41.46**
Current Charges Due **06/25/2025**

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

Comparative Usage Information

Period	Days	Per Day
Jun 2025	32	0
May 2025	30	0
Jun 2024	33	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

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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	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	623	06/02	635				12

Previous Balance 41.46
Payment 41.46CR
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 06/20/2025.

**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: 06/05/2025

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 06/20/2025
TOTAL CHARGES DUE 41.46
DO NOT PAY

000214400600000414600000414605

CUSTOMER INFORMATION

Bill Payment Procedure

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Wrec Net



Street Light
Repair

If Your Power Goes Off

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Contact Information

Corporate Office

14651 21st Street
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(352) 567-5133

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30461 Commerce Dr.
San Antonio
(352) 588-5115

Bayonet Point

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Shady Hills
(727) 868-9465

West Hernando

10005 Cortez Blvd.
Weeki Wachee
(352) 596-4000

Crystal River

5330 W. Gulf to Lake Hwy.
Lecanto
(352) 795-4382

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Dunnellon to Crystal River	(352) 489-6818
Tampa to One Pasco Center	(813) 979-9732
Polk County to One Pasco Center	(863) 687-4396
East Hernando County to One Pasco Center	(352) 596-3360
Central Pasco County to Bayonet Point Verizon	(813) 972-9233

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Withlacoochee River Electric Cooperative, Inc.
P.O. Box 100
Dade City, FL 33526-0100

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**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 **06/05/2025**
Amount Due **40.81**
Current Charges Due **06/25/2025**

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
Jun 2025	32	0
May 2025	30	0
Jun 2024	33	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

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ELECTRIC SERVICE

Date	From	Reading	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01		397		06/02	403				6

Previous Balance 40.70
Payment 40.70CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 6 KWH @ 0.06090 0.37
Fuel Adjustment 6 KWH @ 0.04400 0.26
FL Gross Receipts Tax 1.02

Total Current Charges 40.81
Total Due E.F.T. 40.81

DO NOT PAY

Total amount will be electronically transferred on or after 06/20/2025.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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P.O. Box 278 • Dade City, Florida 33526-0278

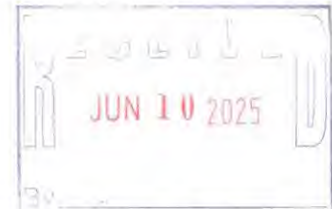
Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 06/05/2025

District: BP03

Use above space for address change ONLY.



Electronic Funds Transfer on or after 06/20/2025
TOTAL CHARGES DUE 40.81
DO NOT PAY

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



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CUSTOMER INFORMATION

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DEMAND (General Service customers only)

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Wrec Net



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(352) 596-4000

Crystal River

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Lecanto
(352) 795-4382

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East Hernando County to One Pasco Center	(352) 596-3360
Central Pasco County to Bayonet Point	Verizon (813) 972-9233

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Dade City, FL 33526-0100

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**WITHLACOOCHIE 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 **06/05/2025**
Amount Due **894.25**
Current Charges Due **06/25/2025**

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

Average kWh		
Period	Days	Per Day
Jun 2025	32	190
May 2025	30	196
Jun 2024	33	388

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



2 0 0 2 6 8 6 9

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ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	34529	06/02	40612		10.37	10	6083

Previous Balance **873.92**
Payment **873.92CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 6,083 KWH @ 0.06090 **370.45**
Fuel Adjustment 6,083 KWH @ 0.04400 **267.65**
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 **17.67**

Total Current Charges **894.25**
Total Due **894.25** 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 06/20/2025.

**WITHLACOOCHIE RIVER ELECTRIC
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P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 06/05/2025

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 **06/20/2025**
TOTAL CHARGES DUE 894.25
DO NOT PAY

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CUSTOMER INFORMATION

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Wrec Net



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Repair

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Shady Hills
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West Hernando

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Weeki Wachee
(352) 596-4000

Crystal River

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Lecanto
(352) 795-4382

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East Hernando County to One Pasco Center	(352) 596-3360
Central Pasco County to Bayonet Point Verizon	(813) 972-9233

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Dade City, FL 33526-0100

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**WITHLACOOCHEE RIVER ELECTRIC
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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 **06/05/2025**
Amount Due **47.48**
Current Charges Due **06/25/2025**

District Office Serving You
Bayonet Point

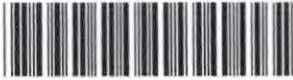
See Reverse Side For More Information

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
Jun 2025	32	2
May 2025	30	2
Jun 2024	33	2

BILLS ARE DUE
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ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	1845	06/02	1913				68

Previous Balance 47.06
Payment 47.06CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 68 KWH @ 0.06090 4.14
Fuel Adjustment 68 KWH @ 0.04400 2.99
FL Gross Receipts Tax 1.19

Total Current Charges 47.48
Total Due E.F.T. 47.48

DO NOT PAY

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P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 06/05/2025

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 06/20/2025
TOTAL CHARGES DUE 47.48
DO NOT PAY

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CUSTOMER INFORMATION

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Shady Hills
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Weeki Wachee
(352) 596-4000

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Lecanto
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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 **06/05/2025**
Amount Due **50.39**
Current Charges Due **06/25/2025**

District Office Serving You
Bayonet Point

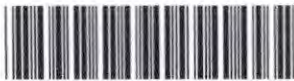
See Reverse Side For More Information

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

Comparative Usage Information

Period	Days	Average kWh Per Day
Jun 2025	32	3
May 2025	30	3
Jun 2024	33	1

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
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2 0 0 2 6 8 6 9

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ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	4812	06/02	4907				95

Previous Balance 49.95
Payment 49.95CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 95 KWH @ 0.06090 5.79
Fuel Adjustment 95 KWH @ 0.04400 4.18
FL Gross Receipts Tax 1.26

Total Current Charges 50.39
Total Due E.F.T. 50.39

DO NOT PAY

Total amount will be electronically transferred on or after 06/20/2025.

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COOPERATIVE, INC.**

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P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 06/05/2025

District: BP03

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 06/20/2025
TOTAL CHARGES DUE 50.39
DO NOT PAY

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CUSTOMER INFORMATION

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(Year-round Residential accounts only) This eliminates the inconvenience of high bills and makes budgeting much easier.

Medically Essential Service

If electricity is essential to the health or life of a member of your household, please contact your district office.

About Employees

Withlacoochee River Electric Coop., Inc. employees rarely are required to enter a customer's home, but, should this be necessary, insist that you see his or her employee identification card which carries both name and photograph.



Wrec Net



Street Light
Repair

If Your Power Goes Off

1. Check to see if your neighbor or part of your home still has power. If so, chances are that you have blown a fuse or tripped a circuit breaker.
2. Please wait at least two minutes before reporting an interruption to see if service is restored.
3. Please remember that during severe weather, interruptions may be widespread.

About Refunds

It is important that you keep us informed of your current mailing address so we may insure proper delivery of future refunds. Failure to negotiate a refund check or otherwise claim an amount due you from the Cooperative will result in a \$1.00 per month maintenance fee being charged. Said fee will commence not less than 120 days following the date of refund.

NOTE: This information is provided to assist you in understanding some of our terms and basic billing procedures. If you require additional information, please contact any of our customer service personnel.

Contact Information

Corporate Office

14651 21st Street
Dade City
(352) 567-5133

One Pasco Center

30461 Commerce Dr.
San Antonio
(352) 588-5115

Bayonet Point

12013 Hays Road
Shady Hills
(727) 868-9465

West Hernando

10005 Cortez Blvd.
Weeki Wachee
(352) 596-4000

Crystal River

5330 W. Gulf to Lake Hwy.
Lecanto
(352) 795-4382

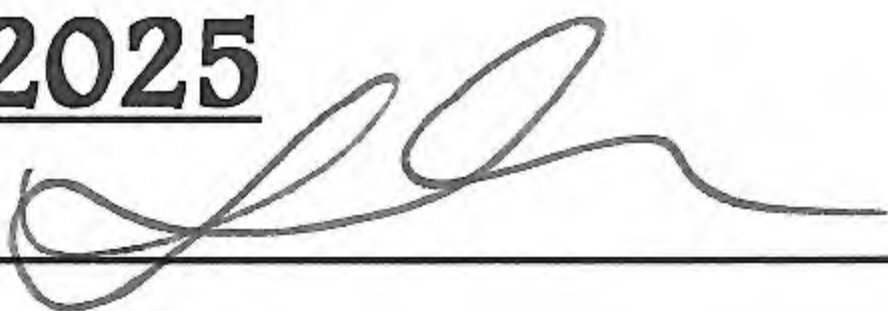
Telephone Access If Calling From:

Sumter County to West Hernando	(352) 793-7813
Dunnellon to Crystal River	(352) 489-6818
Tampa to One Pasco Center	(813) 979-9732
Polk County to One Pasco Center	(863) 687-4396
East Hernando County to One Pasco Center	(352) 596-3360
Central Pasco County to Bayonet Point Verizon	(813) 972-9233

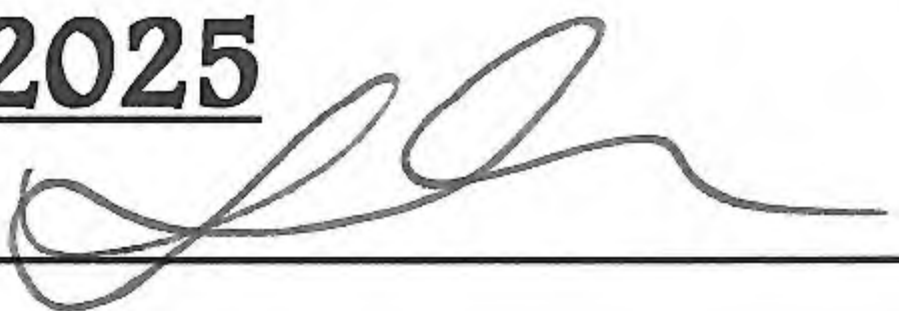
When Mailing Payments, Mail To:

Withlacoochee River Electric Cooperative, Inc.
P.O. Box 100
Dade City, FL 33526-0100

Visit us on the internet at
www.wrec.net

Cypress Preserve CDD
MEETING DATE: June 4, 2025
DMS Staff Signature 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Eugenia Lynch		Salary Accepted	\$200.00
Andrew Weed	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Catherine Hurley	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Justin Sutphin	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Joy Sutphin		Salary Accepted	\$200.00

Cypress Preserve CDD
MEETING DATE: June 4, 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

June 1, 2025
 Invoice Number: 1422940060125
 Account Number: **8337 13 062 1422940**
 Security Code: **1256**
 Service At: 18728 MOSSY TIMBER BLVD
 CBHS
 LAND O LAKES FL 34638

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

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

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.

Summary

Service from 06/01/25 through 06/30/25
 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 06/18/25	
Total Due by Auto Pay	\$160.00



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 06022025 NNNNNNNN 01 003561 0011

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



June 1, 2025

Cypress Preserve CDD

Invoice Number: 1422940060125
 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: 1422940060125
 Account Number: 8337 13 062 1422940
 Security Code: 1256

Contact Us

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

8633 2390 NO RP 01 06022025 NNNNNNNN 01 003561 0011

Charge Details

Previous Balance		160.00
EFT Payment	05/18	-160.00
Remaining Balance		\$0.00

Payments received after 06/01/25 will appear on your next bill.

Service from 06/01/25 through 06/30/25

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 #	16669
Invoice Date	06-01-25
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



CYPRESS PRESERVE CDD
DISTRICT CHECK REQUEST

Today's Date 6/11/2025

Payable To Cypress Preserve CDD

Check Description Series 2017 - FY 25 Tax Dist. ID 5.01.25/5.31.25

Check Amount **\$1,457.54**

Check Description Series 2019 - FY 25 Tax Dist. ID 5.01.25/5.31.25

Check Amount **\$910.41**

Special Instructions Do not mail. Please give to Eric

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

Eric
Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

CYPRESS PRESERVE CDD
DISTRICT CHECK REQUEST

Today's Date 6/11/2025

Payable To Cypress Preserve CDD

Check Description Series 2017 - FY 25 Tax Dist. ID 4.01.25/4.30.25

Check Amount **\$277.28**

Check Description Series 2019 - FY 25 Tax Dist. ID 4.01.25/4.30.25

Check Amount **\$173.19**

Special Instructions Do not mail. Please give to Eric

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

Eric
Authorization

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



INVOICE

8534

Clearvue Environmental LLC,
P.O. BOX 270675
TAMPA, FL. 33688

Date: May 28, 2025

Due Date: Jun 11, 2025

Balance Due: \$2,350.00

Bill To:

Cypress Preserve CDD,
C/O Inframark
2654 Cypress Ridge Blvd. Suite 101
Wesley Chapel, Fl. 33544
Attn: Lisa Castoria

Item	Quantity	Rate	Amount
Aquatic Services (Lake and Pond Maintenance)	1	\$2,350.00	\$2,350.00

Subtotal: \$2,350.00

Tax (0%): \$0.00

Total: \$2,350.00

Notes:

Invoice #8534 is for the month of June services.

Terms:

PAYMENT DUE IN (10) BUSINESS DAYS AFTER INVOICE IS SUBMITTED

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. 27648
Date 06/02/2025

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>5,400.00</u>
Current Amount Due	\$ <u><u>5,400.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
5,400.00	0.00	0.00	0.00	0.00	5,400.00

Payment due upon receipt.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

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

INVOICE#
150072

CUSTOMER ID
C2297

PO#

DATE
5/28/2025

NET TERMS
Net 30

DUE DATE
6/27/2025

Services provided for the Month of: April 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	26	Ea	0.15		3.90
Subtotal					3.90

Subtotal	\$3.90
Tax	\$0.00
Total Due	\$3.90

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

151830

DATE

6/17/2025

CUSTOMER ID

C2297

NET TERMS

Net 30

PO#**DUE DATE**

7/17/2025

BILL TO

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

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Lisa Castoria-03-06-25 VSI*PASCO CTY PARKS: \$51.58	1	Ea	51.58		51.58
B/W Copies	133	Ea	0.15		19.95
Postage	1	Ea	74.52		74.52
Subtotal					146.05

Subtotal \$146.05

Tax \$0.00

Total Due \$146.05

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

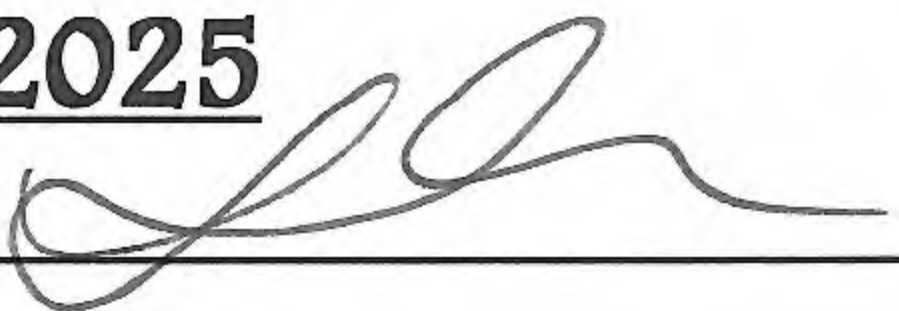
Invoice

Date	Invoice #
6/1/2025	4031

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
	May 2025 Janitorial services	1,100.00	1,100.00
	Bottles in trash cans at the pool amenity	50.00	50.00
	Extra Trash Fee of mail kiosk off turning leaf 5/27/25	100.00	100.00
All work is complete!		Total	\$1,250.00

Cypress Preserve CDD
MEETING DATE: June 4, 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



MIKE FASANO
TAX COLLECTOR
PASCO COUNTY FLORIDA

POST OFFICE BOX 276 • DADE CITY, FLORIDA 33526-0276

June 16, 2025

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

Re: Cypress Preserve CDD Postage Assessment

Pursuant to F.S. 197.3632, this letter will serve as an invoice for \$244.40 for the cost of collection of Cypress Preserve CDD Postage Assessment for the 2024 Tax Year.

Should you have any questions, please feel free to contact my office.

Best wishes,

Mike Fasano
Tax Collector

MF/mg

FOR YOUR CONVENIENCE:

EAST PASCO GOVERNMENT CENTER
DADE CITY
TELEPHONE 852.521.4860

CENTRAL PASCO GOVERNMENT CENTER
LAND O'LAKES
TELEPHONE 813.235.6020

WEST PASCO GOVERNMENT CENTER
NEW PORT RICHEY
TELEPHONE 727.847.8165

COMPARK 75 BUSINESS PARK
WESLEY CHAPEL
TELEPHONE 813.235.6020

TAX COLLECTOR BUILDING
GULF HARBORS
TELEPHONE 727.847.8165

Remit To

TIGRIS Aquatic Services LLC
P.O. Box 749738
Atlanta, GA 30374-9738
ecroft@tigrisusa.com
727-267-0279

**Invoice: 3982239**

Invoice Date: 06/01/2025
Due Date: 07/01/2025

Balance Due: \$2,600.00

Bill To

Cypress Preserve CDD
c/o: Meritus Corp
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 Management Pond Management June 2025	\$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"

Powered by MobiWork



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. 8197808W425
STATEMENT DATE 05/20/25
DUE DATE 05/25/25
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	\$ 0.52-
	Service Location CYPRESS PRESERVE AMENITY CENTER Acct #103179-0001 18728 MOSSY TIMBER BLVD LAND O L	
05/20/25	BASIC SERVICE CHARGE 1.00 4.00YD 6/1/2025-6/30/2025	\$ 119.55
05/20/25	BASIC CONTAINER CHARGE 1.00 4.00YD 6/1/2025-6/30/2025	\$ 5.25
05/20/25	LOCK CHARGE 1.00 4.00YD 6/1/2025-6/30/2025	\$ 13.13
05/20/25	FUEL SURCHARGE	\$ 27.75
05/20/25	ENVIRONMENTAL SURCHARGE	\$ 13.80
	Invoice Total	\$ 179.48
	Account Balance	\$ 178.96

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. 8197808W425
STATEMENT DATE 05/20/25
DUE DATE 05/25/25
PAY THIS AMOUNT 178.96

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 0000001789600000000000008197808 6



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

ACCOUNT NO.
INVOICE NO.
STATEMENT DATE
DUE DATE

6425-103179
8255287W425
06/20/25
Upon Receipt

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

Scan to pay online



FOR ASSISTANCE
Customer Service
Fax
One Time Payments

(727) 847-9100
(727) 841-8539
(800) 457-1379

INVOICE STATEMENT

Date	Description	Amount
	Service Location Acct #103179-0001	CYPRESS PRESERVE AMENITY CENTER 18728 MOSSY TIMBER BLVD LAND O L
06/04/25	EXTRA PICK UP W/O #:325964	1.00 4.00YD \$ 52.50
06/12/25	OVERAGES (AI) BOL:	1.00EA ZO 108456894 \$ 100.00
06/20/25	BASIC SERVICE CHARGE 7/1/2025-7/31/2025	1.00 4.00YD \$ 124.93
06/20/25	BASIC CONTAINER CHARGE 7/1/2025-7/31/2025	1.00 4.00YD \$ 5.25
06/20/25	LOCK CHARGE 7/1/2025-7/31/2025	1.00 4.00YD \$ 13.13
06/20/25	FUEL SURCHARGE	\$ 56.83
06/20/25	ENVIRONMENTAL SURCHARGE	\$ 29.58
	Invoice Total	\$ 382.22
	Account Balance	\$ 382.22

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

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

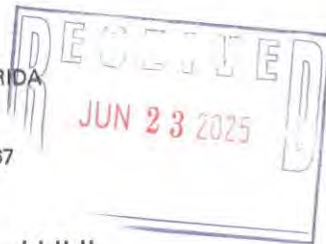


WASTE CONNECTIONS OF FLORIDA
PASCO HAULING
6800 OSTEEN ROAD
NEW PORT RICHEY FL 34653-3667

AB 01 000567 41952 H 5 A



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



ACCOUNT NO.
INVOICE NO.
STATEMENT DATE
DUE DATE

6425-103179
8255287W425
06/20/25
Upon Receipt

Do Not Pay - Auto Pay Enabled

WRITE IN
AMOUNT
PAID

\$



TO CHANGE ADDRESS

Check here and complete the information on the reverse side.

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



6425 00000000000000000000X1031797 0000003822200000000000008255287 3

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

ACCOUNT NO.
 INVOICE NO.
 STATEMENT DATE
 DUE DATE

6425-103179
 8255287W425
 06/20/25
 Upon Receipt

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

****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.



Change of Billing Address

Visit: <http://www.wcicustomer.com/changeBillAddress>

OR fill this out and return with your payment

Name _____

Street Address _____

City _____ State _____ Zip _____

Phone () _____



INVOICE

INVOICE #	INVOICE DATE
926799	5/31/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Cypress Preserve CDD

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

Invoice Due Date: June 30, 2025

Invoice Amount: \$21,853.74

Description	Current Amount
Monthly Landscape Maintenance May 2025	\$21,853.74

Invoice Total **\$21,853.74**

Excellence

IN COMMERCIAL LANDSCAPING

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

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 #	16519
Invoice Date	05-28-25
Balance Due	\$780.00

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service Minimum 2-hours	\$165.00	2.0	\$330.00
Electric Strike Installation	Electric Strike Installation	\$450.00	1.0	\$450.00

Subtotal	\$780.00
Tax	\$0.00
Invoice Total	\$780.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$780.00



Invoice Ticket

Ticket Date	Fri 05-16-25 10:52 AM
Ticket #	11733
Subject	Mens restroom handle - Vandalism

Ticket Issue

Initial Issue Fri 05-16-25 10:52 AM Thomas Giella	see attached. needs replaced pronto.
---	--------------------------------------

Ticket Comments

Date	Comment
Update Wed 05-28-25 01:28 PM Charles Bourne	Notated in the notes, the handle was replaced, and the strike was replaced. The door is bent, and the handle can't be tightened too much or it will bind. Went out my self and verified, the door either needs to be rebuilt or replaced. The door tongue and handle receiver is bent.
Initial Issue Fri 05-16-25 10:52 AM Thomas Giella	see attached. needs replaced pronto.

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 #	16734
Invoice Date	06-09-25
Balance Due	\$660.00

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service Minimum 2-hours Removal of the Gate hardware for replacement.	\$165.00	2.0	\$330.00
Tech Labor	Hourly Labor Service Minimum 2-hours Re-installation of gate hardware.	\$165.00	2.0	\$330.00

Subtotal	\$660.00
Tax	\$0.00
Invoice Total	\$660.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$660.00



Invoice Ticket

Ticket Date	Mon 05-19-25 08:36 AM
Ticket #	11740
Subject	Double gate to single gate conversion

Ticket Issue

Initial Issue Mon 05-19-25 08:36 AM Thomas Giella	The district will be converting the double gate to the playground to a single gate. We will need to remove the magnetic lock the day prior, and schedule for the magnetic lock to be install the day after. Conversion is scheduled for 5/27/25.
---	--

Ticket Comments

Date	Comment
Update Mon 06-09-25 01:49 PM Charles Bourne	They didn't end up converting the gate from a double to a single. They ended up Replacing the double gates since it was bent. Techs reinstalled the mag and equipment on the new Double gate.
Note Thu 05-29-25 01:33 PM Jacob Macy	reinstalled mag
Update Wed 05-28-25 05:04 PM Charles Bourne	Gate has been converted, need to reinstall the mag, Reader and equipment. Make sure everything is working before you leave.
Note Tue 05-27-25 09:58 AM Jacob Macy	took off mag and placed into closet, ready for conversion
Initial Issue Mon 05-19-25 08:36 AM Thomas Giella	The district will be converting the double gate to the playground to a single gate. We will need to remove the magnetic lock the day prior, and schedule for the magnetic lock to be install the day after. Conversion is scheduled for 5/27/25.



Life Saver Fence of Tampa

Lisa Castoria
32711 Windelstraw Dr
Wesley Chapel, FL 33545

✉ lisa.castoria@inframark.com

JOB	#300
SERVICE DATE	May 28, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	May 28, 2025
AMOUNT DUE	\$1,305.00

CONTACT US

-

Tampa, FL 33603

☎ (813) 284-9209

✉ shannon@poolfencetampa.com

INVOICE

Materials	qty	unit price	amount
replace gate and add post	1.0	\$1,305.00	\$1,305.00

Subtotal \$1,305.00

Total Tax \$0.00

State / County Tax (7.5%) \$0.00

Job Total \$1,305.00

Amount Due \$1,305.00

Thank you for making your family's safety a priority! A pool fence is one of the most effective ways to protect your loved ones while maintaining the beauty of your backyard.

Explore our premium pool fence options at www.poolfence.com/book and discover why families trust us for top-notch quality, durability, and design.

Enhance Your Fence with These Safety & Convenience Add-Ons!

Upgrade your pool area with these premium accessories for added security, functionality, and style:

Solar Light Pole Toppers – Illuminate your fence at night for both safety and ambiance.

Ground Solar Lights – Light up pathways and increase visibility around your pool.

Pool Alarm – Alerts you when there is unexpected activity in the pool.

Towel Hangers – Keep towels dry and within reach after a swim.

Storage Bags for the Fence – Easily store your fence when it's not in use.

Make a commitment to safety and elegance today!

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<https://poolfencetampa.com/customer-reviews/>

Contact Shannon Whiteside – Your Local Pool Fence Expert

See our [Terms & Conditions](#)

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Invoice

Date	Invoice #
6/2/2025	4036

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
	Re-install dog park sign	225.00	225.00
	Repair fence along pond across from amenity		
All work is complete!		Total	\$225.00

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Invoice

Date	Invoice #
6/12/2025	4043

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
2	Pressure wash exterior of each mail kiosk area. Price does not include concert surroundings. Price includes all labor and materials.	300.00	600.00
All work is complete!		Total	\$600.00

Kings Power Washing Services
1735 Rumar Ln
Holiday, FL 34691 USA
info@kingspowerwasher.com
http://www.kingspowerwasher.com

Invoice 1141



BILL TO
Inframark
Cypress Preserve [OBJ]
2654 Cypress Ridge Blvd
Wesley Chapel FL 33544

DATE
06/13/2025

PLEASE PAY
\$3,700.00

DUE DATE
07/13/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	PVC vinyl fencing	CDD PVC fencing (both sides when visible to residents) highlighted in blue will be cleaned. All CDD fencing along Grand Live Oak Blvd, that is not in front of the large hedges, will be cleaned. The method of cleaning will be a 5% mixture of sodium hypochlorite and surfactant sprayed on the fence to remove all organic materials. Clean water will then be used to rinse the fence of all chemical solution and dead organic growth.		3,400.00	3,400.00
	Entrance monuments	Both entrance monuments were cleaned of bugs and algae.		300.00	300.00
	Free add-on	15 pillars were cleaned that are in CDD jurisdiction.		0.00	0.00

SUBTOTAL	3,700.00
TAX	0.00
TOTAL	3,700.00

TOTAL DUE	\$3,700.00
-----------	------------

THANK YOU.









CYPRESS PRESERVE





CYPRESS PRESERVE



INVOICE

INVOICE #	INVOICE DATE
937055	6/18/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Cypress Preserve CDD

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

Invoice Due Date: July 18, 2025

Invoice Amount: \$600.40

Description	Current Amount
Irrigation inspection and repairs on 5/6/25	
Irrigation Repairs	\$600.40

Invoice Total \$600.40

Excellence
IN COMMERCIAL LANDSCAPING

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

Perez, Juan Basilio

From: Mendoza, Seth
Sent: Wednesday, June 4, 2025 2:57 PM
To: Perez, Juan Basilio
Subject: FW: irrigation

Follow UpFollow up
Flag StatuFlagged

Thanks,

Seth Mendoza

From: Castoria, Lisa <lisa.castoria@inframark.com>
Sent: Wednesday, June 4, 2025 8:33 AM
To: Mendoza, Seth <semendoza@yellowstonelandscape.com>
Cc: Clay Wright <Clay.Wright@Inframark.com>
Subject: RE: 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: Wednesday, June 4, 2025 7:56 AM
To: Castoria, Lisa <lisa.castoria@inframark.com>
Cc: Clay Wright <Clay.Wright@Inframark.com>
Subject: irrigation

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https://files.tapigo.com/e761c930-ee33-4238-a1ff-11a572c4939a/proposal/5a1becc5-f765-488e-b63d-dc41bcad6596/05b1ae3d-7996-4a72-ba2f-14100f63d6e1/Cypress_Preserve_CDD.html

I cant remember if this was sent and it is in my inbox so im sending it now

Thanks,
Seth Mendoza

Seth Mendoza | Account Manager-Tampa
Yellowstone Landscape



YELLOWSTONE
LANDSCAPE

Excellence IN COMMERCIAL LANDSCAPING

CYPRESS PRESERVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
COMPLETE I.T. CORP	7/1/2025	16971	\$1,121.00	\$1,121.00	complete IT
INFRAMARK LLC	7/1/2025	152941	\$1,000.00	\$1,000.00	DISTRICT INVOICE
Monthly Contract Subtotal			\$2,121.00	\$2,121.00	
Utilities					
PASCO COUNTY BOCC	7/3/2025	22644052-ACH	\$293.19	\$293.19	water
PASCO COUNTY UTILITIES ACH	7/3/2025	22644053-ACH	\$193.59	\$193.59	WATER
PASCO COUNTY UTILITIES ACH	7/3/2025	22645406-ACH	\$221.94	\$221.94	WATER
PASCO COUNTY UTILITIES ACH	7/3/2025	22644207-ACH	\$153.90	\$153.90	WATER
WITHLACOOCHEE RIVER ELECTRIC ACH	7/7/2025	070725-9647-ACH	\$40.70	\$40.70	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	7/7/2025	070725-9650-ACH	\$49.21	\$49.21	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	7/7/2025	070725-4854-ACH	\$826.37	\$826.37	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	7/7/2025	070725-4006-ACH	\$41.34	\$41.34	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	7/7/2025	070725-4012-ACH	\$46.84	\$46.84	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	7/7/2025	070725-6573-ACH	\$52.76	\$52.76	ELECTRIC
Utilities Subtotal			\$1,919.84	\$1,919.84	
Regular Services					
ANDREW WEED	7/9/2025	AW-070925	\$200.00	\$200.00	BOARD 7/9/25
A-QUALITY POOL SERVICE	7/21/2025	977564	\$1,451.30	\$1,451.30	pool contract
CATHERINE LYNN HURLEY	7/9/2025	CH-070925	\$200.00	\$200.00	BOARD 7/9/25
CHARTER COMMUNICATIONS ACH	7/1/2025	1422940070125-ACH	\$160.00	\$160.00	INTERNET
dba CLEARVUE ENVIROMENTAL LLC	7/1/2025	1007	\$2,350.00	\$2,350.00	ponds
INFRAMARK LLC	7/1/2025	152941	\$500.00		DISTRICT INVOICE
INFRAMARK LLC	7/1/2025	152941	\$700.00		DISTRICT INVOICE
INFRAMARK LLC	7/1/2025	152941	\$3,541.67	\$4,741.67	DISTRICT INVOICE

CYPRESS PRESERVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
INFRAMARK LLC	6/30/2025	152702	\$500.00		DISTRICT INVOICE
INFRAMARK LLC	6/30/2025	152702	\$700.00		DISTRICT INVOICE
INFRAMARK LLC	6/30/2025	152702	\$3,541.67		DISTRICT INVOICE
INFRAMARK LLC	6/30/2025	152702	\$9,000.00	\$13,741.67	FIELD retro and June
INFRAMARK LLC	7/16/2025	154286	\$90.62	\$90.62	copies
INFRAMARK LLC	7/1/2025	152778	\$500.00		DISTRICT INVOICE
INFRAMARK LLC	7/1/2025	152778	\$700.00		DISTRICT INVOICE
INFRAMARK LLC	7/1/2025	152778	\$3,541.67		DISTRICT INVOICE
INFRAMARK LLC	7/1/2025	152778	-\$250.00	\$4,491.67	DISTRICT INVOICE
JAYMAN ENTERPRISES LLC	7/1/2025	4059	\$1,785.00	\$1,785.00	JANITORIAL SVCS
JOY AMANDA SUTPHIN	7/9/2025	JS-070925	\$200.00	\$200.00	BOARD 7/9/25
JUSTIN CRAIG SUTPHIN	7/9/2025	JS-070925	\$200.00	\$200.00	BOARD 7/9/25
STRALEY ROBIN VERICKER	6/20/2025	26732	\$4,313.00	\$4,313.00	PROFESSIONAL SERVICES
TIMES PUBLISHING COMPANY	7/2/2025	44215-070225	\$427.00	\$427.00	AD SERVICES
TIMES PUBLISHING COMPANY	7/9/2025	44149-070925	\$112.40	\$112.40	AD SERVICES
WASTE CONNECTIONS ACH	7/20/2025	8310461W425-ACH	\$188.31	\$188.31	GARBAGE
WASTE CONNECTIONS ACH	7/20/2025	83110461W425-ACH	\$188.31	\$188.31	GARBAGE
YELLOWSTONE LANDSCAPE	6/30/2025	950568	\$21,853.74	\$21,853.74	LANDSCAPE MAINT
Regular Services Subtotal			\$56,694.69	\$56,694.69	
Additional Services					
A-QUALITY POOL SERVICE	7/7/2025	977438	\$579.73	\$579.73	POOL SERVICE r&m
A-QUALITY POOL SERVICE	7/25/2025	977600	\$2,873.00	\$2,873.00	pool R&M
COMPLETE I.T. CORP	6/5/2025	16719	\$2,690.00	\$2,690.00	complete IT
COMPLETE I.T. CORP	7/21/2025	17099	\$420.00	\$420.00	complete IT
FIELDS CONSULTING GROUP, LLC	7/9/2025	3605	\$350.00	\$350.00	under surveillance signs
FLORIDA PAVER SAVER LLC	6/26/2025	604	\$2,750.00	\$2,750.00	pavers

<p align="center">CYPRESS PRESERVE CDD</p> <p align="center">Summary of Operations and Maintenance Invoices</p>

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
JAYMAN ENTERPRISES LLC	7/11/2025	4096	\$750.00	\$750.00	fence r&m
JAYMAN ENTERPRISES LLC	7/24/2025	4108	\$350.00	\$350.00	r&m
Additional Services Subtotal			\$10,762.73	\$10,762.73	
TOTAL			\$71,498.26	\$71,498.26	

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 #	16971
Invoice Date	07-01-25
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





2002 West Grand Parkway North
Suite 100
Katy, TX 77449

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

Services provided for the Month of: July 2025

INVOICE#
152941

CUSTOMER ID
C2297

PO#

INVOICE

DATE
7/1/2025

NET TERMS
Due On Receipt

DUE DATE
7/1/2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	500.00		500.00
Dissemination Services	2	Ea	350.00		700.00
District Management	1	Ea	3,541.67		3,541.67
Field Management	1	Ea	1,000.00		1,000.00
Subtotal					5,741.67

Subtotal	\$5,741.67
Tax	\$0.00
Total Due	\$5,741.67

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



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



115 0 1
22-70345

CYPRESS PRESERVE AMENITY CENTER

Service Address: **18728 MOSSY TIMBER BOULEVARD**

Bill Number: 22644052

Billing Date: 7/3/2025

Billing Period: 5/16/2025 to 6/16/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	14328617	5/16/2025	1605	6/16/2025	1622	31	17

Usage History

	Water
June 2025	17
May 2025	11
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

Transactions

Previous Bill	238.95
Payment 06/23/25	-238.95 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	39.80
Water Tier 1	17.0 Thousand Gals X \$2.10 35.70
Sewer	
Sewer Base Charge	99.71
Sewer Charges	17.0 Thousand Gals X \$6.94 117.98
Total Current Transactions	293.19
TOTAL BALANCE DUE	\$293.19

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.



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TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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



Account # 0986155
Customer # 01366618
Balance Forward 0.00
Current Transactions 293.19

Total Balance Due \$293.19
Due Date 7/21/2025

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

**The Total Due will be electronically
transferred on 07/21/2025.**

CYPRESS PRESERVE AMENITY CENTER
C/O MERITUS CORP.
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

013666187098615502264405230000293192



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 RECLAIM BOULEVARD**

Bill Number: 22644053

Billing Date: 7/3/2025

Billing Period: 5/16/2025 to 6/16/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12441247	5/16/2025	15360	6/16/2025	15599	31	239

Usage History

Reclaimed

June 2025	239
May 2025	215
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

Transactions

Previous Bill	174.15
Payment 06/23/25	-174.15 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	239 Thousand Gals X \$0.81 193.59
Total Current Transactions	193.59
TOTAL BALANCE DUE	\$193.59

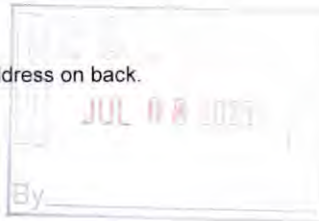
Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at bit.ly/PascoRegional2024. To request a
paper copy, please call (813) 929-2733.



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Account #	0986160
Customer #	01366618
Balance Forward	0.00
Current Transactions	193.59

Total Balance Due	\$193.59
Due Date	7/21/2025

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

**The Total Due will be electronically
transferred on 07/21/2025.**

CYPRESS PRESERVE AMENITY CENTER
C/O MERITUS CORP.
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

013666187098616042264405300000193593



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



119 0 1
22-70345

CYPRESS PRESERVE CDD

Service Address: **18325 GRAND LIVE OAK BOULEVARD**
Bill Number: 22645406
Billing Date: 7/3/2025
Billing Period: 5/16/2025 to 6/16/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	5/16/2025	17726	6/16/2025	18000	31	274

Usage History
Reclaimed

June 2025	274
May 2025	273
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

Transactions

Previous Bill	221.13
Payment 06/23/25	-221.13 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	274 Thousand Gals X \$0.81 221.94
Total Current Transactions	221.94
TOTAL BALANCE DUE	\$221.94

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	221.94

Total Balance Due	\$221.94
Due Date	7/21/2025

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

**The Total Due will be electronically
transferred on 07/21/2025.**

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

014136283109618012264540690000221944



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 CDD

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

Bill Number: 22644207

Billing Date: 7/3/2025

Billing Period: 5/16/2025 to 6/16/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18035595	5/16/2025	26782	6/16/2025	26972	31	190

Usage History

Reclaimed

June 2025	190
May 2025	160
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

Transactions

Previous Bill	129.60
Payment 06/23/25	-129.60 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	190 Thousand Gals X \$0.81 153.90
Total Current Transactions	153.90
TOTAL BALANCE DUE	\$153.90

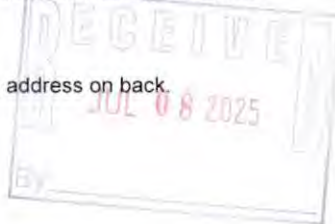
Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at bit.ly/PascoRegional2024. To request a
paper copy, please call (813) 929-2733.



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 # 0993870
Customer # 01372506
Balance Forward 0.00
Current Transactions 153.90

Total Balance Due \$153.90
Due Date 7/21/2025

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

**The Total Due will be electronically
transferred on 07/21/2025.**

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

013725066099387022264420710000153904

**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 **07/07/2025**
Amount Due **40.70**
Current Charges Due **07/28/2025**

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
Jul 1 2025	29	0
Jun 2025	32	0
Jul 1 2024	28	0

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



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	Date	Reading	Multiplier	Dem. Reading	KW Demand
06/02	403	07/01	408			5

Previous Balance **40.81**
Payment **40.81CR**
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 **E.F.T. 40.70**

DO NOT PAY

Total amount will be electronically transferred on or after 07/18/2025.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

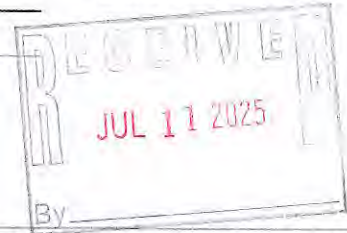
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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

See Reverse Side For Mailing Instructions

Bill Date: **07/07/2025**

Use above space for address change ONLY.



District: BP03



32
9 - 10326
2039647
CYPRESS PRESERVE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008
BP03



Electronic Funds Transfer on or after **07/18/2025**
TOTAL CHARGES DUE 40.70
DO NOT PAY

**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 **07/07/2025**
Amount Due **49.21**
Current Charges Due **07/28/2025**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/02	07/01		4907				84

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 1 2025	29	3
Jun 2025	32	3
Jul 1 2024	28	1

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



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 **50.39**
Payment **50.39CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 84 KWH @ 0.06090 **5.12**
Fuel Adjustment 84 KWH @ 0.04400 **3.70**
FL Gross Receipts Tax **1.23**

Total Current Charges **49.21**
Total Due **49.21** E.F.T.

DO NOT PAY
Total amount will be electronically transferred on or after 07/18/2025.

**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: **07/07/2025**

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 **07/18/2025**
TOTAL CHARGES DUE 49.21
DO NOT PAY

**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 **07/07/2025**
Amount Due **826.37**
Current Charges Due **07/28/2025**

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

Comparative Usage Information

Average kWh		
Period	Days	Per Day
Jul 1 2025	29	188
Jun 2025	32	190
Jul 1 2024	28	399

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					
<u>Date</u>	<u>Reading</u>	<u>Date</u>	<u>Reading</u>	<u>Multiplier</u>	<u>Dem. Reading</u>	<u>KW Demand</u>	<u>kWh Used</u>
06/02	40612	07/01	46064		10.28	10	5452

Previous Balance **894.25**
Payment **894.25CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 5,452 KWH @ 0.06090 **332.03**
Fuel Adjustment 5,452 KWH @ 0.04400 **239.89**
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 **15.97**

Total Current Charges **826.37**
Total Due **E.F.T. 826.37**

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

DO NOT PAY
Total amount will be electronically transferred on or after 07/18/2025.

**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
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See Reverse Side For Mailing Instructions

Bill Date: **07/07/2025**

Use above space for address change ONLY.

District: BP03



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

BP03

Electronic Funds Transfer on or after **07/18/2025**
TOTAL CHARGES DUE 826.37
DO NOT PAY

**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 **07/07/2025**
Amount Due **41.34**
Current Charges Due **07/28/2025**

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
06/02	635	07/01	646			11

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	29	0
Jun 2025	32	0
Jul 2024	28	0

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



2 0 0 2 6 8 6 9

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Previous Balance **41.46**
Payment **41.46CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 11 KWH @ 0.06090 **0.67**
Fuel Adjustment 11 KWH @ 0.04400 **0.48**
FL Gross Receipts Tax **1.03**

Total Current Charges **41.34**
Total Due **E.F.T. 41.34**

DO NOT PAY
Total amount will be electronically transferred on or after 07/18/2025.

**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: **07/07/2025**

Use above space for address change ONLY.

District: BP03



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

BP03

Electronic Funds Transfer on or after **07/18/2025**
TOTAL CHARGES DUE 41.34
DO NOT PAY

**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 **07/07/2025**
Amount Due **46.84**
Current Charges Due **07/28/2025**

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

Period	Days	Average kWh Per Day
Jul 1 2025	29	2
Jun 2025	32	2
Jul 1 2024	28	2

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



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
06/02	07/01	1913	1975				62

Previous Balance **47.48**
Payment **47.48CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 62 KWH @ 0.06090 **3.78**
Fuel Adjustment 62 KWH @ 0.04400 **2.73**
FL Gross Receipts Tax **1.17**

Total Current Charges **46.84**
Total Due **46.84** E.F.T.

DO NOT PAY
Total amount will be electronically transferred on or after 07/18/2025.

**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: **07/07/2025**

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 **07/18/2025**
TOTAL CHARGES DUE 46.84
DO NOT PAY

**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 **07/07/2025**
Amount Due **52.76**
Current Charges Due **07/28/2025**

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**

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2025	29	3
Jun 2025	32	3
Jul 2024	28	1

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



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 Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/02	1664	07/01	1745				81

Previous Balance **53.81**
Payment **53.81CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 81 KWH @ 0.06090 **4.93**
Fuel Adjustment 81 KWH @ 0.04400 **3.56**
FL Gross Receipts Tax **1.22**
State Tax **3.40**
Pasco County Tax **0.49**

Total Current Charges **52.76**
Total Due **52.76** E.F.T.

DO NOT PAY
Total amount will be electronically transferred on or after 07/18/2025.

**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: **07/07/2025**

Use above space for address change ONLY.

District: BP03



2226573 **BP03**
CYPRESS PRESERVE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Electronic Funds Transfer on or after 07/18/2025
TOTAL CHARGES DUE 52.76
DO NOT PAY



A-Quality Pool Service
 3940 Trump Place
 Zephyrhills, FL 33542
 info@a-qualitypools.net
 813-453-5988

Invoice

Invoice Date	Invoice #
7/21/2025	977564
Balance	\$1,451.30

Bill To
Cypress Preserve 18728 Mossy Timber Blvd. Land O Lakes, FL 34638

Ship To
Cypress Preserve 18728 Mossy Timber Blvd. Land O Lakes, FL 34638

P.O. Number	Terms	Rep	Due Date	Via	F.O.B.	Project
	Due on receipt		7/29/2025			
Quantity	Description				Price Each	Amount
	Commercial Full Service Cleaning -Balancing Of Pool -Cleaning Of Filters -Completed 07/11/2025				310.00	310.00
	Commercial Full Service Cleaning -Balancing Of Pool -Cleaning Of Filters -Completed 07/15/2025				310.00	310.00
	Commercial Full Service Cleaning -Balancing Of Pool -Completed 07/16/2025				316.29	316.29
	Commercial Full Service Cleaning -Balancing Of Pool -Cleaning Of Filters -Completed 07/18/2025				515.01	515.01

Total \$1,451.30

Payments/Credits \$0.00

Balance Due \$1,451.30

Thank you for choosing A-Quality Pool Service!

July 1, 2025
Invoice Number: 1422940070125
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

NEWS AND INFORMATION

Call 1-833-587-0726 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.

Summary Service from 07/01/25 through 07/31/25
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 07/18/25	
Total Due by Auto Pay	\$160.00

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 07022025 NNNNNNNN 01 004041 0016

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

July 1, 2025

Cypress Preserve CDD

Invoice Number: 1422940070125
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: 1422940070125
 Account Number: 8337 13 062 1422940
 Security Code: 1256

**Contact Us**

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

8633 2390 NO RP 01 07022025 NNNNNNNN 01 004041 0016

Charge Details

Previous Balance		160.00
EFT Payment	06/18	-160.00
Remaining Balance		\$0.00

Payments received after 07/01/25 will appear on your next bill.

Service from 07/01/25 through 07/31/25

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**.





INVOICE

Clearvue Environmental LLC
270675 P.O. BOX
Tampa, Florida 33688
United States

Phone: 1-813-540-0590
Mobile: 1-813-210-1203

BILL TO

Cypress Preserve CDD
Lisa Castoria
C/O Inframark
2654 Cypress Ridge Blvd. Suite 101
Wesley Chapel, Florida 33544
United States

656-223-7011
itzel.trujillo@inframark.com

Invoice Number: 1007

Invoice Date: July 1, 2025

Payment Due: July 1, 2025

Amount Due (USD): \$2,350.00

 [Pay Securely Online](#)

Items	Quantity	Price	Amount
Lake and Pond Service	1	\$2,350.00	\$2,350.00

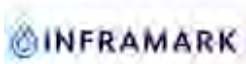
Total: \$2,350.00

Amount Due (USD): \$2,350.00

[Pay Securely Online](#)



link.waveapps.com/7rd3eb-7zyh7p



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

152702

DATE

6/30/2025

CUSTOMER ID

C2297

NET TERMS

Net 30

PO#**DUE DATE**

7/30/2025

BILL TO

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

Services provided for the Month of: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	500.00		500.00
Dissemination Services	2	Ea	350.00		700.00
District Management	1	Ea	3,541.67		3,541.67
Field Management	1	Ea	1,000.00		1,000.00
Field Management (Retrobilling Oct 2024-May 2025)	8	Ea	1,000.00		8,000.00
Subtotal					13,741.67

Subtotal	\$13,741.67
Tax	\$0.00
Total Due	\$13,741.67

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

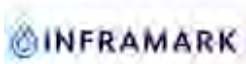
To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

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

INVOICE#

154286

CUSTOMER ID

C2297

PO#**DATE**

7/16/2025

NET TERMS

Due On Receipt

DUE DATE

7/16/2025

Services provided for the Month of: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	59	Ea	0.15		8.85
Postage	19	Ea	4.30		81.77
Subtotal					90.62

Subtotal \$90.62

Tax \$0.00

Total Due \$90.62

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

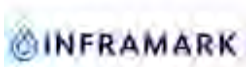
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Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

152778

DATE

7/1/2025

CUSTOMER ID

C2297

NET TERMS

Net 30

PO#**DUE DATE**

7/31/2025

BILL TO

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

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	500.00		500.00
Dissemination Services	2	Ea	350.00		700.00
District Management	1	Ea	3,541.67		3,541.67
Website Maintenance / Admin - one-time credit for Web admin charges for March and April.	-2	Ea	125.00		-250.00
Subtotal					4,491.67

Subtotal	\$4,491.67
Tax	\$0.00
Total Due	\$4,491.67

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Invoice

Date	Invoice #
7/1/2025	4059

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
	June 2025 Janitorial services	1,600.00	1,600.00
	Bottles in trash cans at the pool amenity 06/06/25	50.00	50.00
	Trash can Purchase for amenity to transport trash from pool to dumpster	85.00	85.00
	Bottles in trash cans at the pool amenity 06/23/25	50.00	50.00
All work is complete!		Total	\$1,785.00

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

June 20, 2025

Client: 001490

Matter: 000001

Invoice #: 26732

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
5/1/2025	MB	PREPARE DISTRICT FORM FOOD TRUCK AGREEMENT.	1.5	\$487.50
5/8/2025	MB	PREPARE FOR AND ATTEND DISTRICT BOARD MEETING AND CONDUCT PART 1 OF ETHICS TRAINING.	5.9	\$1,917.50
5/12/2025	MB	REVIEW AND RESPOND TO EMAIL FROM DISTRICT MANAGER REGARDING AQUATIC MANAGEMENT CONTRACT; PREPARE TERMINATION LETTER FOR TIGRIS AQUATIC.	0.9	\$292.50
5/20/2025	MB	REVIEW AND RESPOND TO EMAILS FROM DISTRICT MANAGER REGARDING AQUATIC VENDORS.	0.3	\$97.50
5/27/2025	MB	PREPARE AQUATIC MAINTENANCE AGREEMENT WITH CLEARVUE.	2.4	\$780.00
5/28/2025	MB	REVIEW AND RESPOND TO EMAIL FROM DISTRICT MANAGER REGARDING LAW ENFORCEMENT REVIEW OF CAMERA FOOTAGE.	0.4	\$130.00
5/30/2025	MS	REVIEW PROPOSED BUDGET FOR FISCAL YEAR 2025-2026 RE INCREASE; PREPARE DRAFT MAILED NOTICE LETTER AND LONG FORM PUBLICATION AD FOR BUDGET; REVIEW PROPOSED BUDGET; PREPARE RESOLUTION ADOPTING BUDGET FOR FISCAL YEAR 2025-2026 AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS FOR BUDGET.	3.8	\$608.00
Total Professional Services			15.2	\$4,313.00

June 20, 2025
Client: 001490
Matter: 000001
Invoice #: 26732

Page: 2

Total Services	\$4,313.00
Total Disbursements	\$0.00
Total Current Charges	\$4,313.00
Previous Balance	\$1,264.00
Less Payments	(\$1,264.00)
PAY THIS AMOUNT	\$4,313.00

Please Include Invoice Number on all Correspondence

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

DVERTISING INVOICE

vertising Run Dates	Advertiser Name	
7/2/25-7/2/25	CYPRESS CREEK CDD	
Billing Date	Sales Rep	Customer Account
7/2/2025	Jean Mitotes	TB309979
Total Amount Due	Invoice Number	
\$427.00	44215-070225	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
7/2/25	7/2/25	44215	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	Notice of Meeting Affidavit Fee	2	1.00x53.00 L	\$425.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

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

Advertising Run Dates	A vertiser Name	
7/2/25-7/2/25	CYPRESS CREEK CDD	
Billing Date	Sales Rep	Customer Account
7/2/2025	Jean Mitotes	TB309979
Total Amount Due	Invoice Number	
\$427.00	44215-070225	

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

CYPRESS CREEK CDD
4530 Eagle Falls PI # Gms
Tampa, FL 33619-9611

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

Tampa Bay Times

Published Daily

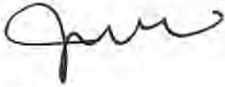
STATE OF FLORIDA } ss

COUNTY OF HERNANDO, CITRUS, PASCO,

PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jean Mitotes 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 Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Budget Public Hearing for FY 2026 was published in said newspaper by print in the issues of 07/02/25 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 Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



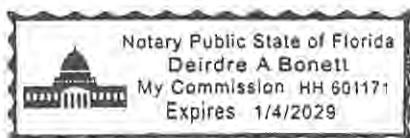
Signature of Affiant _____

Sworn to and subscribed before me this **07/02/2025**

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____

NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Cypress Preserve Community Development District (the "District") will hold a public hearing and a meeting on August 27, 2025, at 6:00 p.m. at the Land O'Lakes Heritage Park located at 5401 Land O'Lakes Blvd., Land O'Lakes, Florida 34639.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy,

collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.cypresspreservecd.org, or may be obtained by contacting the District Manager's office via email at Lisa.Castoria@inframark.com or via phone at (656) 223-7011.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION													
Assessment Area One- Series 2011													
Product	Units	O&M Assessment				Debt Service Series 2019				Total Assessments per Unit			
		FY 2026	FY 2025	Dollar Change	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change
Villa - 35'	100	\$ 803.06	\$ 617.76	\$ 185.30	30%	\$ 1,094.40	\$ 1,094.40	\$ -	0%	\$ 1,897.46	\$ 1,712.16	\$ 185.30	11%
Single Family 40'	173	\$ 912.56	\$ 702.00	\$ 210.56	30%	\$ 1,250.74	\$ 1,250.74	\$ -	0%	\$ 2,163.30	\$ 1,952.74	\$ 210.56	11%
Single Family 50'	216	\$ 1,140.70	\$ 877.50	\$ 263.20	30%	\$ 1,563.43	\$ 1,563.43	\$ -	0%	\$ 2,704.13	\$ 2,440.93	\$ 263.20	11%
	489												
Assessment Area Two- Series 2011													
Product	Units	O&M Assessment				Debt Service Series 2019				Total Assessments per Unit			
		FY 2026	FY 2025	Dollar Change	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change
Villa - 35'	186	\$ 803.06	\$ 617.76	\$ 185.30	30%	\$ 1,093.75	\$ 1,093.75	\$ -	0%	\$ 1,896.81	\$ 1,711.51	\$ 185.30	11%
Single Family 40'	110	\$ 912.56	\$ 702.00	\$ 210.56	30%	\$ 1,250.00	\$ 1,250.00	\$ -	0%	\$ 2,162.56	\$ 1,952.00	\$ 210.56	11%
Single Family 50'	47	\$ 1,140.70	\$ 877.50	\$ 263.20	30%	\$ 1,562.50	\$ 1,562.50	\$ -	0%	\$ 2,703.20	\$ 2,440.00	\$ 263.20	11%
	343												

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

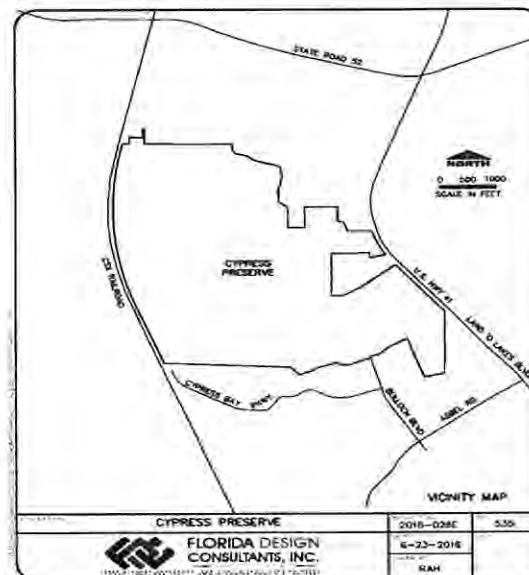
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Lisa Castoria
District Manager



Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

DVERTISING INVOICE

vertising Run Dates	Advertiser Name	
7/9/25-7/9/25	CYPRESS PRESERVE	
Billing Date	Sales Rep	Customer Account
7/9/2025	Jean Mitotes	TB163473
Total Amount Due	Invoice Number	
\$112.40	44149-070925	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
7/9/25	7/9/25	44149	Baylink Pasco , tampabay.com	Legal-CLS 2 col	Budget Public Hearing for F 2026 Affidavit Fee	2	1.00x48.00 L	\$110.40 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

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

Advertising Run Dates	A vertiser Name	
7/9/25-7/9/25	CYPRESS PRESERVE	
Billing Date	Sales Rep	Customer Account
7/9/2025	Jean Mitotes	TB163473
Total Amount Due	Invoice Number	
\$112.40	44149-070925	

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

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

REMIT TO:

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

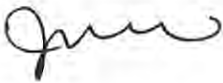
Tampa Bay Times

Published Daily

STATE OF FLORIDA) ss
COUNTY OF PASCO County

Before the undersigned authority personally appeared Jean Mitotes 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 Budget Public Hearing for FY 2026 was published in said newspaper by print in the issues of 07/09/25 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.



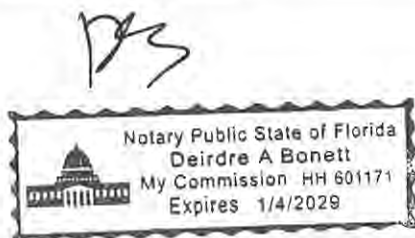
Signature of Affiant _____

Sworn to and subscribed before me this **07/09/2025**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____



NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Cypress Preserve Community Development District (the "District") will hold a public hearing and a meeting on **August 27, 2025, at 6:00 p.m.** at the Land O' Lakes Heritage Park located at 5401 Land O' Lakes Blvd Land O' Lakes, FL 34639.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.cypresspreserveccd.com/, or may be obtained by contacting the District Manager's office via email at Lisa.Castoria@inframark.com or via phone at (656) 223-7011.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Lisa Castoria
District Manager
07/09/2025

44149



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. 8310461W425
STATEMENT DATE 07/20/25
DUE DATE 07/26/25
BILLING PERIOD II-II

CYPRESS PRESERVE AMENITY CENTE
2005 PAN AM CIR STE 300
TAMPA, FL 33607

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

INVOICE STATEMENT

Date	Description	Amount
	<div>Service Location</div> <div>Acct #103179-0001</div>	<div>CYPRESS PRESERVE AMENITY CENTER</div> <div>18728 MOSSY TIMBER BLVD LAND O L</div>
07/20/25	BASIC SERVICE CHARGE 8/1/2025-8/31/2025	1.00 4.00YD \$ 124.93
07/20/25	BASIC CONTAINER CHARGE 8/1/2025-8/31/2025	1.00 4.00YD \$ 5.25
07/20/25	LOCK CHARGE 8/1/2025-8/31/2025	1.00 4.00YD \$ 13.13
07/20/25	FUEL SURCHARGE	\$ 30.67
07/20/25	ENVIRONMENTAL SURCHARGE	\$ 14.33
	Invoice Total	\$ 188.31
	Account Balance	\$ 188.31

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. 8310461W425
STATEMENT DATE 07/20/25
DUE DATE 07/26/25
PAY THIS AMOUNT 188.31

WRITE
AMOUNT
PAID \$

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

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

6425 00000000000000000000X1031797 0000001883100000000000008310461 9



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

ACCOUNT NO.
INVOICE NO.
STATEMENT DATE
DUE DATE

6425-103179
8310461W425
07/20/25
Upon Receipt

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

Scan to pay online



FOR ASSISTANCE
Customer Service
Fax
One Time Payments

(727) 847-9100
(727) 841-8539
(800) 457-1379

INVOICE STATEMENT

Date	Description	Amount
	Service Location Acct #103179-0001	CYPRESS PRESERVE AMENITY CENTER 18728 MOSSY TIMBER BLVD LAND O L
07/20/25	BASIC SERVICE CHARGE 8/1/2025-8/31/2025	1.00 4.00YD \$ 124.93
07/20/25	BASIC CONTAINER CHARGE 8/1/2025-8/31/2025	1.00 4.00YD \$ 5.25
07/20/25	LOCK CHARGE 8/1/2025-8/31/2025	1.00 4.00YD \$ 13.13
07/20/25	FUEL SURCHARGE	\$ 30.67
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	Invoice Total	\$ 188.31
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This invoice is scheduled for automatic payment according to your instructions on our online bill pay portal at myaccount.wcicustomer.com.

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

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

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

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



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

ACCOUNT NO.
INVOICE NO.
STATEMENT DATE
DUE DATE

6425-103179
8310461W425
07/20/25
Upon Receipt

Do Not Pay - Auto Pay Enabled

AB 01 001396 93273 H 6 A



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

WRITE IN
AMOUNT
PAID

\$

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

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



6425 00000000000000000000X1031797 0000001883100000000000008310461 9



INVOICE

INVOICE #	INVOICE DATE
950568	6/30/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Cypress Preserve CDD

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

Invoice Due Date: July 30, 2025

Invoice Amount: \$21,853.74

Description	Current Amount
Monthly Landscape Maintenance June 2025	\$21,853.74

Invoice Total **\$21,853.74**

Excellence

IN COMMERCIAL LANDSCAPING

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



A-Quality Pool Service
 3940 Trump Place
 Zephyrhills, FL 33542
 info@a-qualitypools.net
 813-453-5988

Invoice

Invoice Date	Invoice #
7/7/2025	977438
Balance	\$579.73

Bill To
Cypress Preserve 18728 Mossy Timber Blvd. Land O Lakes, FL 34638

Ship To
Cypress Preserve 18728 Mossy Timber Blvd. Land O Lakes, FL 34638

P.O. Number	Terms	Rep	Due Date	Via	F.O.B.	Project
	Due on receipt		7/16/2025			
Quantity	Description				Price Each	Amount
	Shock and Algaecide Specialty Treatment -For 4th of July Weekend -Cleaned Filters -Brushed and Vacuumed Pool -Balanced Pool To Swim Safe -Added Chlorine, Acid, and Alkalinity -Completed 07/03/2025 and 7/4/2025				579.73	579.73

Thank you for choosing A-Quality Pool Service!

Total	\$579.73
Payments/Credits	\$0.00
Balance Due	\$579.73



A-Quality Pool Service
 3940 Trump Place
 Zephyrhills, FL 33542
 info@a-qualitypools.net
 813-453-5988

Invoice

Invoice Date	Invoice #
7/25/2025	977600
Balance	\$2,873.00

Bill To
Cypress Preserve 18728 Mossy Timber Blvd. Land O Lakes, FL 34638

Ship To
Cypress Preserve 18728 Mossy Timber Blvd. Land O Lakes, FL 34638

P.O. Number	Terms	Rep	Due Date	Via	F.O.B.	Project
	Due on receipt		8/4/2025			
Quantity	Description				Price Each	Amount
	Installed 72 Rectangle DE Grids -Field Shop Materials & Supplies -All Applicable Taxes and/or Labor Included -Quote #4518 -Completed 7/22/2025				2,873.00	2,873.00

Thank you for choosing A-Quality Pool Service!

Total	\$2,873.00
Payments/Credits	\$0.00
Balance Due	\$2,873.00

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 #	16719
Invoice Date	06-05-25
Balance Due	\$2,690.00

Item	Description	Unit Cost	Quantity	Line Total
EEN Starlight Camera	Eagle Eye Camera DT03 Outdoor Turret 4Mpix, NDAA, Starlight, WhiteLED, IP66, 2.8mm lens, microphone, Audio I/O, I/O, POE, SDCard	\$350.00	3.0	\$1,050.00
CAT6 Drop Installation	Ethernet Cat6 Cable Drop and Termination	\$250.00	2.0	\$500.00
Tech Labor-Cameras ACS	Hourly Labor Service Minimum 2-hours Cameras/ACS	\$165.00	6.0	\$990.00
(none)	backboxes	\$50.00	3.0	\$150.00

Subtotal	\$2,690.00
Tax	\$0.00
Invoice Total	\$2,690.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$2,690.00



Invoice Ticket

Ticket Date	Thu 06-05-25 09:45 AM
Ticket #	11802
Subject	Additional cameras - Starlight

Ticket Issue

Initial Issue	
Thu 06-05-25 09:45 AM	Additional cameras - Starlight
Thomas Giella	

Ticket Comments

Date	Comment
Note	added new cameras and replaced and moved old camera
Thu 06-19-25 01:41 PM	
Jacob Macy	
Initial Issue	Additional cameras - Starlight
Thu 06-05-25 09:45 AM	
Thomas Giella	

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 #	17099
Invoice Date	07-21-25
Balance Due	\$420.00

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor	Hourly Labor Service Minimum 2-hours	\$165.00	2.0	\$330.00
DITEK RJ45 Female In/Out PoE Surge Protector	Uses SAD and GDT technologies for superior protection Data speeds up to 10GbE without signal degradation PoE Plus, HiPoE ready for high-Wage applications	\$90.00	1.0	\$90.00
Brivo ACS6000 Main Board	2 Reader Main Board - Brivo (Board Only) Originally \$2,190.00, less discount of 100%	\$0.00	1.0	\$0.00

Subtotal	\$420.00
Tax	\$0.00
Invoice Total	\$420.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$420.00



Invoice Ticket

Ticket Date	Thu 07-17-25 10:22 AM
Ticket #	11942
Subject	Access Control is down and not working

Ticket Issue

Initial Issue	
Thu 07-17-25 10:22 AM	Access control is down and currently not working.
Charles Bourne	

Ticket Comments

Date	Comment
Update	Main board LAN port and reader nodes were not working. Got an RMA and replaced with our last main board at the shop.
Mon 07-21-25 05:44 PM	I also installed surge on the LAN port of the board.
Charles Bourne	No charge for the board replacement. Charging for the Ground Ethernet.
Initial Issue	Access control is down and currently not working.
Thu 07-17-25 10:22 AM	
Charles Bourne	

INVOICE

Fields Consulting Group, LLC
(dba. Mike's Signs)
11749 Crestridge Loop
Trinity, FL 34655-0017

signsandgraphicsbymike@gmail.co
m
+1 (727) 480-6514

Fields
CONSULTING GROUP, LLC
11749 Crestridge Loop
Trinity, FL 34655



Meritus

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

Invoice details

Invoice no.: 3605
Terms: Due on receipt
Invoice date: 07/09/2025
Due date: 08/01/2025

Sales Rep: Mike Fields

#	Product or service	Description	Qty	Rate	Amount
1.	Install (Signage)	"Attention This Area Under Video Surveillance" (18" x 18") metal sign. Installed on 10-ft 2# u-channel post (painted black).	2	\$175.00	\$350.00
Total					\$350.00

Invoice

Invoice No: 604
Invoice Date: Jun 26, 2025

Florida Paver Savers LLC
352-403-9519 Office

Bill To:
Cypress Preserve CDD
18820 Mossy Timber Boulevard
Land O' Lakes, FL 34638

Job Date	Description	Amount
Jun 26, 2025	<p>paver pool deck repair:</p> <p>Remove existing pavers in areas with trip hazards and settlement on the pool deck.</p> <p>Recompact and relevel the base material to ensure a stable foundation, reinstall the pavers, and finish by washing sand into the joints for a secure, even surface.</p> <p>To prevent future settling sealing the pavers is recommended</p>	\$2,750.00

Total

\$2,750.00

Thank you for your Business!

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Invoice

Date	Invoice #
7/11/2025	4096

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
	Replace 1 section of Aluminum fencing Approximate. 4.5H X 6W 2 rail 5/8" Picket - BLK Location Is Northeast section of the pool amenity. Posts appear to be intact and usable. Just the section of fencing is needed. Price includes all labor and materials	750.00	750.00
All work is complete!		Total	\$750.00

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Date	Invoice #
7/24/2025	4108

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
	<p>Check for smells requested by field Manager : Arrived onsite and confirmed a very strong sewer smell in the men's and women's restroom.</p> <p>Perform smoke test on the drains in the men's, women's and mop closet to search for any broken trap seals which may be allowing sewer gas to escape and fill the room.</p> <p>The smoke test will be performed from the main cleanout outside the building and can take up to 4-5 rounds of smoke to narrow down all issues.</p> <p>Note: Smoke detectors, if any, will need to be disabled for the test. I would also suggest a shutdown of the pool around 5pm on a Tues, Wednesday or Thursday to make it less of an inconvenience for residents as possible.</p> <p>After the smoke test is complete it can be determined on what is causing the Issue and will outline what will need repaired to solve the problem.</p>	350.00	350.00
All work is complete!		Total	\$350.00

A-QUALITY POOL SERVICE

3940 Trump Pl.
Zephyrhills, FL. 33542
Phone (813) 453-5988
Fax (813) 936-4852
License - CPC1457935
info@a-qualitypools.net
www.a-qualitypools.net



QUOTATION

Quote Number: 4585
Prepared On: 7/28/2025
Prepared By: Jake G
Valid Until: 8/17/2025
Status: Pending Approval

Customer

Cypress Preserve
18728 Mossy Timber Blvd.
Land O Lakes FL 34638
InframarkCMS@payableslockbox.com
(656) 223-7011

Overview

Motor and seals for Mushroom pump

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	2HP 230V EE UR 48Y ODP Square Flange Motor Century	\$482.92	\$482.92
1	Mechanical Shaft Seal .75" Viton Carbon Ozone/Salt Seal Assembly US Seal	\$30.17	\$30.17
1	Max-E-Glas/ Dura-Glas Ultra-Flow Seal Plate O-Ring Aladdin	\$26.78	\$26.78
	Field Shop Materials & Supplies		\$25.00
* 90-day parts warranty with professional installation (Does not cover water damage). 30-day installation warranty.			
Parts Total			\$564.87
Installation Labor Total			\$271.25
Subtotal			\$836.12
Price quoted includes all applicable tax and labor. Total payment with options listed below.			

Payments Due (\$836.12 + applicable fees)

\$836.12 + applicable fees due Upon Job Completion

Payment by Check Mailed

Total \$836.12

Please note that on some installations there may be unforeseen issues that would require additional parts or labor time. While our estimates would usually account for all parts and labor required to complete a job, in some instances there may be additional parts or labor time required that could not have been detected until the work has begun. We will quote you separately in the event that an issue, while rare, should occur.

This Quote is not an Invoice. Pricing listed above is not finalized until a formal Invoice is provided.

A-QUALITY POOL SERVICE

3940 Trump Pl.
Zephyrhills, FL. 33542
Phone (813) 453-5988
Fax (813) 936-4852
License - CPC1457935
info@a-qualitypools.net
www.a-qualitypools.net



QUOTATION

Quote Number: 4617
Prepared On: 8/4/2025
Prepared By: Jake G
Valid Until: 8/24/2025

Customer

Cypress Preserve
18728 Mossy Timber Blvd.
Land O Lakes FL 34638
InframarkCMS@payableslockbox.com
(656) 223-7011

Overview

Ladder tread with hardware

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	20" Elite Stainless Steel Ladder Tread w/o Hardware Ladder Rungs	\$67.35	\$67.35
	Field Shop Materials & Supplies		\$20.00
Parts Total			\$87.35
Installation Labor Total			\$155.00
Subtotal			\$242.35

Price quoted includes all applicable tax and labor. Total payment with options listed below.

Payments Due (\$242.35 + applicable fees)

\$242.35 + applicable fees due Upon Job Completion

Payment by Check Mailed

Total \$242.35

Please note that on some installations there may be unforeseen issues that would require additional parts or labor time. While our estimates would usually account for all parts and labor required to complete a job, in some instances there may be additional parts or labor time required that could not have been detected until the work has begun. We will quote you separately in the event that an issue, while rare, should occur.

This Quote is not an Invoice. Pricing listed above is not finalized until a formal Invoice is provided.

A-QUALITY POOL SERVICE

3940 Trump Pl.
Zephyrhills, FL. 33542
Phone (813) 453-5988
Fax (813) 936-4852
License - CPC1457935
info@a-qualitypools.net
www.a-qualitypools.net



QUOTATION

Quote Number: 4651-B
Previous Quote: 4651
Prepared On: 8/20/2025
Prepared By: Jake G
Valid Until: 9/3/2025

Customer

Cypress Preserve
18728 Mossy Timber Blvd.
Land O Lakes FL 34638
InframarkCMS@payableslockbox.com
(656) 223-7011

Overview

Motor and Seals for Pentair Pump

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	7.5HP 230V 213JMZ ODP EQ Series Motor	\$2283.56	\$2283.56
1	EQ Series Seal Plate O-Ring Pentair	\$83.79	\$83.79
1	C/ EQ Series Pump Mechanical Shaft Seal Pentair	\$68.47	\$68.47
	Field Shop Materials & Supplies		\$70.00
1	Dual ORP & PH Wi-Fi Chemical Controller	\$3084.01	\$3084.01

* 1-year warranty for manufacturer defects with professional installation. 30-day installation warranty.

*5 Years Main Board Parts Only Limited Manufacturer Warranty With Professional Installation. 30 Days Installation Warranty. †1 Year Probes Parts Only Manufacturer Warranty With professional Installation.

Parts Total	\$5589.83
Installation Labor Total	\$465.00
Subtotal	\$6054.83

Price quoted includes all applicable tax and labor. Total payment with options listed below.

Payments Due (\$6054.83 + applicable fees)

\$6054.83 + applicable fees **due Upon Job Completion**

Payment by Check Mailed

Total \$6054.83

Please note that on some installations there may be unforeseen issues that would require additional parts or labor time. While our estimates would usually account for all parts and labor required to complete a job, in some instances there may be additional parts or labor time required that could not have been detected until the work has begun. We will quote you separately in the event that an issue, while rare, should occur.

This Quote is not an Invoice. Pricing listed above is not finalized until a formal Invoice is provided.



Serving Florida



CLEARVUE

~Environmental~
Service Report

P.O. Box 270675

Tampa, FL 33688

813-540-0590

ds.clearvuefl@gmail.comCUSTOMER: Cypress preserve CDDTechnician: DanielDate: August 4, 2025

SITE	VEGETATION TREATED					DAYS
	ALGAE	GRASSES	UNDERWATER	FLOATING	TERRESTRIAL	RESTRICTED
All Sites		X			X	0
4,6,7,7A,9,8,10,11,20,	X			X		

OTHER SERVICES PROVIDED

SITE	FISH STOCKING	MECHANICAL WEED REMOVAL	AQUATIC PLANT INSTALLATION	POND DYE
13,2,3,4,7				X

NOTES:

Treated all sites for shoreline grasses as needed. Treated sites listed above for algae as needed. Pond 7 was the first pond treated due to a resident complaint.

(NOTE) During service I observed a lot of pond shorelines that are in need of weed eating. Also noticed a lot of grass clippings in several ponds as well. Grass clippings can eventually contribute to algae blooms.

Customers Signature: Email to Lisa CastoriaDATE: August 4, 2025Email: Lisa.castoria@inframark.com



Cypress Preserve CDD

Field Inspection - August 2025

Thursday, August 14, 2025

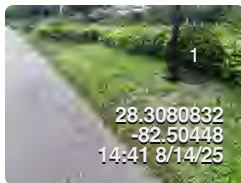
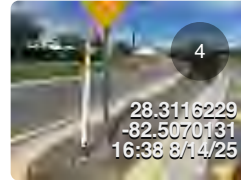
Prepared For Cypress Preserve CDD Board Of Supervisors

20 Items Identified

Item 1

Assigned To: Yellowstone Landscaping

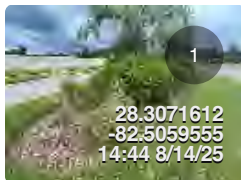
A proposal has been provided to fill in the remaining empty annual beds with Jasmine.



Item 3

Assigned To: Yellowstone Landscaping

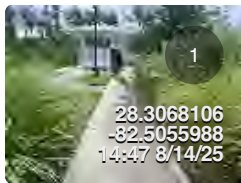
An updated proposal has been provided to repair the sod along Mossy Timber Blvd.



Item 4

Assigned To: Yellowstone Landscaping

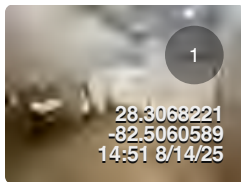
Remove the vines/weeds from the median at Heron Hideaway Lp.



Item 5

Assigned To: Yellowstone Landscaping

Clear all overgrowth from the sidewalks by the mailboxes.



Item 6

Assigned To: Jayman Enterprises

Smoke test found gaskets need to be replaced in the restrooms. Repairs have been approved.



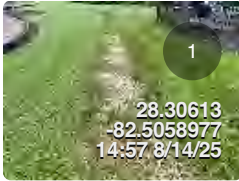
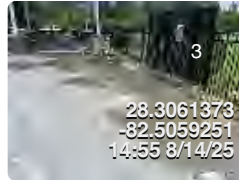
Item 7

Assigned To: Jayman Enterprises

The damage fence has been repaired at the clubhouse.

Item 8

Water is continuing to collect under the awnings at the clubhouse. Algae and mildew is forming.



Item 9

Assigned To: Yellowstone Landscaping

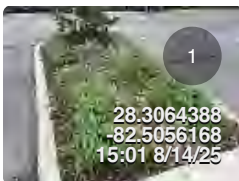
Treat the weeds in the drainage canal at the playground.



Item 10

Assigned To: District Manager

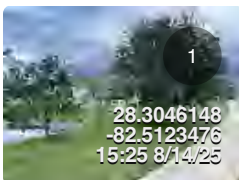
New gate for the playground has been installed.



Item 11

Assigned To: Yellowstone Landscaping

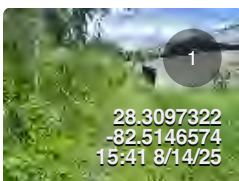
Treat/pull the weeds in the island at the clubhouse.



Item 12

Assigned To: Yellowstone Landscaping

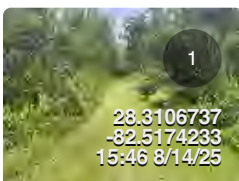
Lift the oaks by the pond on Hunters Meadow Walk.



Item 13

Assigned To: Yellowstone Landscaping

An addendum has been provided to keep a buffer maintained between the conservation area and the homes on Gliding Eagle Wy.



Item 14

Assigned To: Yellowstone Landscaping

Fallen trees have been removed from the nature trail as requested.



Item 15

Assigned To: Yellowstone Landscaping

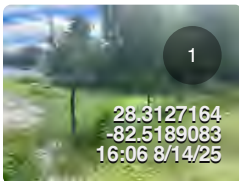
Video surveillance sign has been added to the nature trail.



Item 16

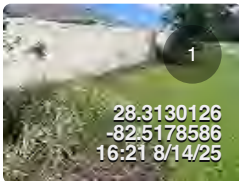
Assigned To: Yellowstone Landscaping

Cut back limbs over the north end of the nature trail.



Item 17

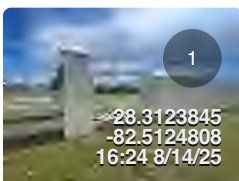
The fence has been destroyed again at the north end of the nature trail. A different type of fence will be needed.



Item 18

Assigned To: Yellowstone Landscaping

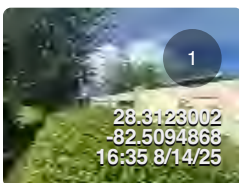
Remove all dead plants and weeds along Grand Live Oak Blvd.



Item 19

Assigned To: Jayman Enterprises

Repairs have been assigned for the damaged fence at Turning Leaf Cir.



Item 21

Assigned To: Inframark

Fence repair behind 10669 old Sycamore Lp needs to be rescheduled.



Item 22

Assigned To: Yellowstone Landscaping

Treat the weeds in the Jasmine at the Grand Live Oak Blvd Entrance.

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATE, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR 2026, AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

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

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

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

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

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

Section 1. Regular meetings of the Board of Supervisors of the District, for the Fiscal Year 2026, shall be held as provided on the schedule attached as **Exhibit A**.

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

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

PASSED AND ADOPTED THIS 27TH DAY OF AUGUST 2025.

**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRPERSON/VICE-CHAIRPERSON

ATTEST:

SECRETARY

EXHIBIT A

NOTICE OF REGULAR BOARD MEETING SCHEDULE FISCAL YEAR 2026 CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Cypress Preserve Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2026 to be held at the **Land O' Lakes Branch Heritage Park located at 5401 Land O' Lakes Blvd, Land O' Lakes FL, 34636** on the following dates and time.:

FISCAL YEAR 2025/2026

October 1, 2025,	1:30 p.m.
November 5, 2025,	1:30 p.m.
December 3, 2025,	1:30 p.m.
January 7, 2026,	1:30 p.m.
February 4, 2026,	1:30 p.m.
March 4, 2026,	1:30 p.m.
April 1, 2026,	1:30 p.m. Budget Workshop
May 6, 2026,	1:30 p.m.
June 3, 2026,	1:30 p.m. Proposed Budget Approval
July 1, 2026,	1:30 p.m.
*August 5, 2026,	6:00 p.m. Budget Public Hearing to Adopt
September 2, 2026,	1:30 p.m.

*** = Meetings may be subject to change location depending on meeting facility availability.**

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.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Lisa Castoria
District Manager

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.

Checks payable to: Festive Glow

6333 SW 46th Drive Gainesville, FL. 32608

Phone: (561) 329-3356

Website: FestiveGlowLighting.com



Residential • Commercial • Community
Supplies • Installation • Removal
Email: FestiveGlow@outlook.com

Customer: Cypress Preserve CDD – Attn: Lisa Castoria Date: 07 / 02 / 2025

Billing Address: 2654 Cypress Ridge Blvd, Suite 101 City: Wesley Chapel Zip: 33544

Phone W: (656) 223-7011 C: E-mail: lisa.castoria@inframark.com

Cypress Preserve CDD - Lighting Proposal

Cypress Preserve CDD Monument Lighting Proposal

About OUR Permanent Lighting:

o Warm White – Clean, classic year-round illumination perfect for everyday ambiance

o RGBW (Color Changing) – Fully programmable via Bluetooth. Easily change light colors to suit any occasion, event, or holiday:

- St. Patrick's Day – Go green
- 4th of July – Red, white, and blue
- Christmas – Red and green
- ...and many more

• Remote Control: Lights are customizable and operated via mobile app, making changes quick and effortless.

• Energy Efficiency: Designed with LED technology for long-term durability and minimal power consumption.

• Standard light spacing – 8-inch spacing – closer spacing *than any other* permanent lighting company. Closer spacing = MORE lights per foot

• Permanent light diodes installed inside a track permanently adhered to the neighborhood monuments

Monument with Permanent Lighting



Land O' Lakes Blvd & Mossy Timber Monument

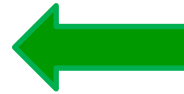
- Permanent Lighting Cost - \$3,800.00
- Temporary Holiday Lights - \$1,650.00
 - o C9 bulbs of client's choice aligned circumferentially on the roof portions of the monument sign
 - o Bushes in front of monument wrapped with LED Mini lights of client's choice of colors (both sides)
 - o 48-inch teardrop spray OR 36-inch wreath lit with warm white LED Mini Lights; adorned with Red/Gold UV protected Nylon Bow (Client's choice – one per side; 2 total on monument)

Land O' Lakes Blvd & Grand Live Oak Blvd Monument:

- Permanent Lighting Cost - \$2,800.00
- Temporary Holiday Lights - \$1,440.00
 - o C9 bulbs of client's choice aligned circumferentially on the roof portion of the monument sign
 - o Bushes in front of monument wrapped with LED Mini lights of client's choice of colors (both sides)
 - o Purple bushes to the left and right of the monument signs wrapped with LED Mini lights of client's choice of colors
 - o 36-inch teardrop spray OR 24-inch wreath lit with warm white LED Mini Lights; adorned with Red/Gold UV protected Nylon Bow (Client's choice – one per side; 2 total on monument)



Monument with lit wreath



Monument with lit teardrop spray



Proposal Total – Permanent Lighting - \$6,600.00

OR

Proposal Total – Holiday Lighting – \$3,090.00

OR

Proposal Total – Permanent + Holiday Lighting - \$9,690.00

Proposal Estimate cost includes design, materials, safety equipment, as well as installation. Proposal also assumes operational power source at all locations.

*Sales Tax Not included

Permanent lighting will be covered under a limited 3-year product warranty. Any service requests made after installation will be subject to a standard service charge, in addition to any applicable fees for parts and labor.

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

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.



Tampa Holiday Lights

10601 Leland Hawes Road | Thonotosassa, Florida 33592
(813) 922-1471 | Tanner@tampaholidaylights.com | Tampaholidaylights.com

RECIPIENT:

Cypress Preserve

18728 Mossy Timber Boulevard
Land O' Lakes, Florida 34638

Quote #2129

Sent on Jul 25, 2025

Total \$12,498.75

Product/Service	Description	Qty.	Unit Price	Total
				Optional
#A1 Labor- Roofline (Lower Roofline)	Prep bulbs, wires, and clips Installation Custom cut extension cord Maintenance (For first three season if purchased) Removal and boxed Storage until 2026 season	6	\$125.00	\$750.00
				Optional
#A1 Materials- Roofline C9-12"-WW	Location: Bottom roofline around building Materials- C9 Lights 12" Spacing Warm White OptiCore LED Bulbs Light Clips Extension Cords Timer(s) Timer Box(s)	200	\$3.00	\$600.00
				Optional
#A2 Labor- Roofline On second story around all sides	Prep bulbs, wires, and clips Installation Custom cut extension cord Maintenance (For first three season if purchased) Removal and boxed Storage until 2026 season	5	\$125.00	\$625.00



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Product/Service	Description	Qty.	Unit Price	Total
				Optional
#A2 Materials- Roofline C9-12"-WW	Location: Second story roofline around and down all sides Materials- C9 Lights 12" Spacing Warm White OptiCore LED Bulbs Light Clips Extension Cords Timer(s) Timer Box(s)	180	\$3.00	\$540.00
				Optional
#A3 Labor- Roofline Top story	Prep bulbs, wires, and clips Installation Custom cut extension cord Maintenance (For first three season if purchased) Removal and boxed Storage until 2026 season	3.5	\$125.00	\$437.50
				Optional
#A3 Materials- Roofline C9-12"-WW	Location: Top story roofline Materials- C9 Lights 12" Spacing Warm White OptiCore LED Bulbs Light Clips Extension Cords Timer(s) Timer Box(s)	90	\$3.00	\$270.00
				Optional
#A4 Labor- Columns in front	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	5	\$90.00	\$450.00



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Product/Service	Description	Qty.	Unit Price	Total
				Optional
#A4 Materials- Columns on Clubhouse	(24) 70 5mm Wide Angle Warm White lights LED Mini Lights 4" on Black Wire (\$504.00) Extension Cords: (\$35.00) Timers: (\$25.00)	1	\$564.00	\$564.00
				Optional
#B1 Labor- Roofline	Prep bulbs, wires, and clips Installation Custom cut extension cord Maintenance (For first three season if purchased) Removal and boxed Storage until 2026 season	4	\$125.00	\$500.00
				Optional
#B1 Materials- Roofline C9-12"-WW	Location: Around top of monument sign Materials- C9 Lights 12" Spacing Warm White OptiCore LED Bulbs Light Clips Extension Cords Timer(s) Timer Box(s)	160	\$3.00	\$480.00
				Optional
#B2 Labor- Palm Trees	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	8	\$90.00	\$720.00
				Optional
#B2 Materials- Palm Tree (Base only; 7-15 Foot)	Materials: (7) 70 5mm Wide Angle Warm White lights LED Mini Lights 4" on green wire (\$147.00) Extension Cords (\$13.00) Timers: (\$25.00)	6	\$185.00	\$1,110.00



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Product/Service	Description	Qty.	Unit Price	Total
				Optional
#B3 Labor-	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	4	\$90.00	\$360.00
				Optional
#B3 Materials- Bushes around Monument	(25) 70 5mm Wide Angle Warm White lights LED Mini Lights 6" on green (\$525.00) Extension Cords: (\$20.00) Timers: (\$25.00)	1	\$570.00	\$570.00
				Optional
#C1 Labor- Roofline	Prep bulbs, wires, and clips Installation Custom cut extension cord Maintenance (For first three season if purchased) Removal and boxed Storage until 2026 season	4	\$125.00	\$500.00
				Optional
#C1 Materials- Roofline C9-12"-WW	Location: Materials- C9 Lights 12" Spacing Warm White OptiCore LED Bulbs Light Clips Extension Cords Timer(s) Timer Box(s)	160	\$3.00	\$480.00
				Optional
#C2 Labor- 6 Palm Trees	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	8	\$90.00	\$720.00



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Product/Service	Description	Qty.	Unit Price	Total
				Optional
#C2 Materials- Palm Tree (Base only; 7-15 Foot)	Materials: (7) 70 5mm Wide Angle Warm White lights LED Mini Lights 4" on green wire (\$147.00) Extension Cords (\$13.00) Timers: (\$25.00)	6	\$185.00	\$1,110.00
				Optional
#C3 Labor- Bushes around Monument	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	4	\$90.00	\$360.00
				Optional
#C3 Materials- Bushes/hedges/canopies	(25) 70 5mm Wide Angle Warm White lights LED Mini Lights 6" on green (\$525.00) Extension Cords: (\$20.00) Timers: (\$25.00)	1	\$570.00	\$570.00
				Optional
#C4 Labor-	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	2.5	\$90.00	\$225.00
				Optional
#C4 Materials- 36" Sequoia Fir pre-lit wreath	- 36" Sequoia Fir pre-lit wreath with 150 warm white LED lights Total weight: 11 lbs. Greenery rated for indoor / outdoor use 7 year warranty on greenery 3 year warranty on lights	1	\$205.00	\$205.00

A deposit of \$6,249.38 will be required to begin.



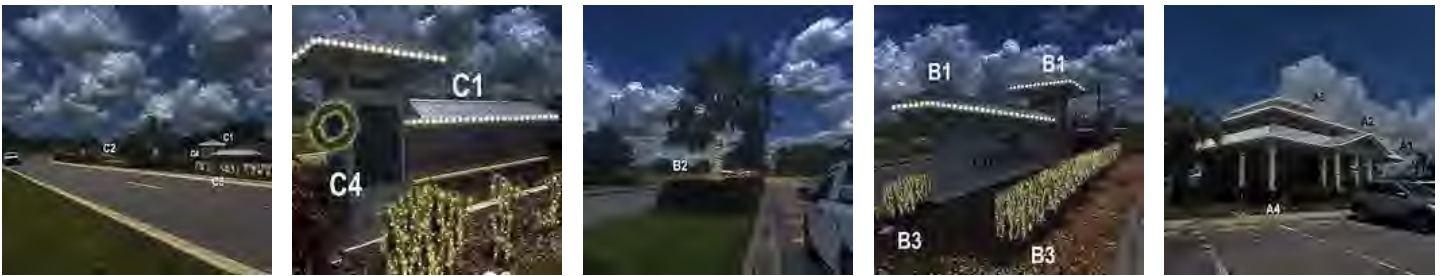
Tampa Holiday Lights

10601 Leland Hawes Road | Thonotosassa, Florida 33592
(813) 922-1471 | Tanner@tampaholidaylights.com | Tampaholidaylights.com

Subtotal	\$12,146.50
Card Fee (2.9%)	\$352.25
Total	\$12,498.75

Images

View online <https://jbbr.io/hQ8y>



First Season Total: \$12,146.50
Material Total: \$6,499.00
Labor Total: \$5,647.50

Total for next two seasons (If purchased)- \$5,647.50

Leasing price (One year Option): \$8,897.00

Price for long term lights- \$3.00/ft more on materials for those locations- Lights are color changing with a full three year warranty

This quote is valid for the next 30 days, after which values may be subject to change.

Tampa Holiday Lighting

First Year Clients

OUR SERVICES

Tampa Holiday Lighting is a full service holiday lighting company. First year clients purchase lights through us that are guaranteed for 3 years, or have the option to lease lights year to year.

LABOR INCLUDES-

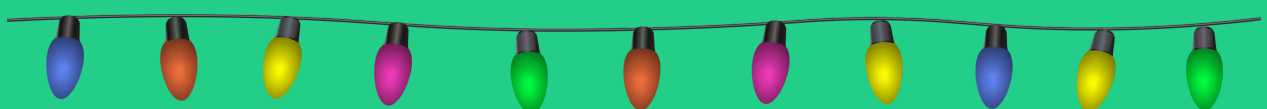
Design- Our team will create a quote and digital rendering based on your needs, vision, and budget.

Installation- The average install takes our team a half day to complete. (3-4 Hours)

Maintenance- Although we do our best, some things are out of our control. If any lights go out or slip during the season, a team member will be there within 48hrs to fix the issue.

Take Down- We will be out within the first 4 weeks of January to take your decorations down.

Storage- At the end of each season we will organize your decorations into a designated storage bin.



PAYMENT

- The total price is split into two payments.
- The first half is required to confirm your installation date and is the cost of the Materials.
- The second half is due after the décor is installed and is the Labor portion on the quote.

Payments can be made via an online payment portal, Check, Bitcoin, Apple Pay, Venmo, Or Cashapp.

OUR PRODUCTS

Lights- 3 Year warranty, bulbs burn for 100,000+ hours
; Average Life Span- 5 seasons

Greenery(Wreaths & Garland)- 7 Year warranty on greenery, 3-year warranty for lights
; Average Life Span- 10+ seasons



C2

C1

C4

C3



B2



C1

C4

C3



A3

A2

A1

A4

B1

B1

CYPRESS PRESERVE

B3

B3



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



KRISPY KLEAN PRESSURE WASHING

Proudly Serving Pasco County | 813-422-2272 | service@thekkpw.com

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

Proudly Serving Pasco County | 813-422-2272 | service@thekkpw.com

- 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



Proposal #: 585117

Date: 7/29/2025

From: Seth Mendoza

**Landscape Enhancement Proposal for
Cypress Preserve CDD**

Lisa Castoria
Inframark
2654 Cypress Ridge Blvd.
Suite 101
Wesley Chapel, FL 33544
lisa.castoria@inframark.com

LOCATION OF PROPERTY

18805 Lester Dairy Rd
Land O Lakes , FL 34638

Summer sunset Jasmines

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	20	\$70.00	\$1,400.00
Summer sunset	252	\$4.50	\$1,134.00

1. summer sunset jasmines
2. small sign pool entrance
3. mossy timber and heron hideway entrance

Terms and Conditions: Signature below authorizes Yellowstone 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'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	\$2,534.00
Sales Tax	\$0.00
Proposal Total	\$2,534.00

THIS IS NOT AN INVOICE



Proposal #: 585673

Date: 7/29/2025

From: Seth Mendoza

**Landscape Enhancement Proposal for
Cypress Preserve CDD**

Lisa Castoria
Inframark
2654 Cypress Ridge Blvd.
Suite 101
Wesley Chapel, FL 33544
lisa.castoria@inframark.com

LOCATION OF PROPERTY

18805 Lester Dairy Rd
Land O Lakes , FL 34638

Summer sunset jasmines

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	40	\$70.00	\$2,800.00
summer sunset jasmine	500	\$4.50	\$2,250.00
top soil 1 yard	1	\$100.00	\$100.00

1. more jasmines to fill in the rest of the mossy timber island

Terms and Conditions: Signature below authorizes Yellowstone 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'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	\$5,150.00
Sales Tax	\$0.00
Proposal Total	\$5,150.00

THIS IS NOT AN INVOICE



Proposal #: 585676

Date: 7/29/2025

From: Seth Mendoza

**Landscape Enhancement Proposal for
Cypress Preserve CDD**

Lisa Castoria
Inframark
2654 Cypress Ridge Blvd.
Suite 101
Wesley Chapel, FL 33544
lisa.castoria@inframark.com

LOCATION OF PROPERTY

18805 Lester Dairy Rd
Land O Lakes , FL 34638

Grand live oak summer sunset

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	40	\$70.00	\$2,800.00
summer sunset jasmine	500	\$4.50	\$2,250.00
1 yard topsoil	1	\$100.00	\$100.00

1. summer sunset for grandlive oak center islands

Terms and Conditions: Signature below authorizes Yellowstone 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'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	\$5,150.00
Sales Tax	\$0.00
Proposal Total	\$5,150.00

THIS IS NOT AN INVOICE



Landscape Management Agreement Amendment No. 1

Client Name/Address:

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

Property Name/Address:

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

Property Contact:

Lisa Castoria

Tel: 813-991-1116

Email: lisa.castoria@inframark.com

Contractor:

Yellowstone Landscape
3235 North State Street
P.O. Box 849
Bunnell, FL 32110

Branch Office Contact:

Heath Busa, Business Developer

Tel: 813-323-7459

Fax:

Email: hbusa@yellowstonelandscape.com

Master Agreement: *Cypress Preserve CDD*

Amendment No. 1: 8/11/2025

This amendment is effective on September 1, 2025 and will become part of the above-referenced Master Agreement once accepted by the Client. Except as specifically amended herein, all terms and conditions associated with **Master Agreement** between Yellowstone Landscape and the Client dated Mar. 27, 2020 will remain in effect.

Amendment:

1. Cutbacks of Conservation Area:

This Amendment modifies the boundaries of the designated Conservation Area as described in the Master Agreement dated March 27, 2020. The Conservation Area shall be reduced behind Gliding Eagle Way and will be performed (2x) per year.

Revised Compensation:

The Client shall pay the Contractor **(\$3,180.00 annually or \$265.00 per month additionally)** for its services and work as defined by this Amendment No. 1.

PRESENTED BY:
Yellowstone Landscape Inc.

By/Date: _____
Tim Bowersox / Branch Manager

ACCEPTED BY:
CLIENT

By/Date: _____

Printed Name/Title _____

____ Owner ____ Agent

Fields Consulting Group, LLC
(dba. Mike's Signs)
11749 Crestridge Loop
Trinity, FL 34655-0017

signsandgraphicsbymike@gmail.co
m
+1 (727) 480-6514

Fields
CONSULTING GROUP, LLC
11749 Crestridge Loop
Trinity, FL 34655



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

Estimate no.: 1721
Estimate date: 07/23/2025

Sales Rep: Mike Fields

#	Product or service	Description	Qty	Rate	Amount
1.	Install (Signage)	"Various leaning u-channel posts" - Dig up and reinstall level.	60	\$50.00	\$3,000.00
Total					\$3,000.00

Accepted date

Accepted by

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



Customer Contact Information:

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

Estimate #	5452
Estimate Date	08-20-25
Sales Team Member	
Total	\$1,190.00

Item	Description	Unit Cost	Quantity	Line Total
Ditek Card Reader Surge Protector	DITEK DTK-4LVLPDR Card Reader Surge Protector for Card Readers Operating on 12/24V Power, Protects Pairs, (Replaces 0-295745)	\$90.00	2.0	\$180.00
DITEK DTK-WM8NETS 8-Channel NeTwork Surge Protector (Wall Mount)	Wall Mount 8-Channel NeTwork Surge Protector	\$350.00	1.0	\$350.00
Tech Labor-Cameras ACS	Hourly Labor Service Minimum 2-hours Cameras/ACS	\$165.00	4.0	\$660.00

THIS IS ONLY AN ESTIMATE

Subtotal	\$1,190.00
Tax (if applicable)	\$0.00
Estimate Total	\$1,190.00

Due to ongoing tariff discussions, final pricing may be subject to change. For any questions, please contact us at info@completeit.io.

For Approval Sign Here: _____

Date: _____

Billing Contact:

- **Name:** _____
- **Email :** _____

Cypress Preserve Community Development District

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

July 15, 2025

Anna Cardona
18270 Turning Leaf Circle
Land O' Lakes, FL 34638

Subject: Suspension of CDD Amenity Access

We regret to inform you that your access to the Cypress Preserve Community Development District (CDD) amenities has been suspended for a period of 30 days due to the following actions:

- Exceeded allowed guests
- Guests jumping fence
- Refusal to remove ebikes

This suspension is effective immediately.

At the next regular CDD Board of Supervisors meeting, scheduled for August 27, 2025, at 6:00 PM at 5401 Land O Lakes Blvd, Land O Lakes, FL 34639, the Board will review this incident and determine if an extended suspension period is warranted. You are welcome to attend this meeting should you wish to provide any relevant information or discuss the matter further.

Please contact me if you have any questions regarding this letter.

Sincerely,

Lisa Castoria

Lisa Castoria
District Manager
lisa.castoria@inframark.com