

**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

November 5, 2025

1:30 p.m.

[Join the meeting now](#)

Dial in by phone

[+1 646-838-1601,,793437112#](#)



313 CAMPUS STREET
CELEBRATION, FLORIDA 34747

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

Staff

Michael Perez, District Manager
 Michael Broadus, District Counsel
 Charles Reed, District Engineer
 Jason Liggett, Field Inspection Coordinator

Meeting Agenda

Wednesday, November 5, 2025 – 1:30 p.m.

- 1. Call to Order and Roll Call**
- 2. Approval of Agenda**
- 3. Audience Comments** – *Limit to three (3) minutes*
- 4. Consent Agenda**
 - A. Consideration of Regular Meeting Minutes for October 1, 2025 P. 3
 - B. Consideration of Operation Expenditures and Maintenance
for September 2025 P. 7
- 5. Staff Reports**
 - A. Field Inspection Report P. 61
 - i. Consideration of Inframark Wood Post Proposal P. 70
 - B. Clearvue Environmental
 - i. Review of Service Report October 2025..... P. 71
 - ii. Consideration of Midge Fly Treatment P. 72
 - iii. Consideration of Brush Cut Proposal..... P. 74
 - C. District Counsel
 - D. District Engineer
 - E. District Manager
- 6. Business Items**
 - A. Review of Goals and Objectives Report for Fiscal Year 2025 P. 77
- 7. Audience Comments** – *Limit to three (3) minutes*
- 8. Supervisors Requests and Comments**
- 9. Adjournment**

The next meeting is scheduled for Wednesday, December 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
 Call-in: +1 646-838-1601,,793437112#

www.cypresspreserveccd.com

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

The regular meeting of the Board of Supervisors of Cypress Preserve Community Development District was held on Wednesday, October 1, 2025, and called to order at 1:32 p.m. at the Land O' Lakes Heritage Park located at 5401 Land O' Lakes Blvd, Land O' Lakes, FL 34639.

Present and constituting a quorum were:

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

Also present, either in person or via communication media technology, were:

Michael Perez	District Manager, Inframark
Jason Liggett	Division Manager Field Services, Inframark
Nathan Neidlinger	Field Inspection Coordinator, Inframark
Seth Mendoza	Representative, Yellowstone Landscape
Residents and Members of the Public	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Perez called the meeting to order at 1:32 p.m. and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Motion to Approve Agenda

On MOTION by Mr. Sutphin, seconded by Ms. Lynch with all in favor, the October 1, 2025, Agenda was approved. 5-0
--

THIRD ORDER OF BUSINESS Public Comments on Agenda Items

A resident inquired whether any residents had questions for the Board during the budget meeting regarding the budget and the total amount. Mr. Sutphin and Ms. Lynch addressed the inquiry and provided a response.

FOURTH ORDER OF BUSINESS

Consent Agenda

Cypress Preserve CDD
October 1, 2025

- A. Consideration of Public Hearing and Regular Meeting Minutes for August 27, 2025**
- B. Consideration of Operation Expenditures and Maintenance for August of 2025**
- C. Consideration of Financials for August of 2025**
- D. Acceptance of Grau FY 2025 Audit Engagement Letter**
- E. Ratification of Fence Power Wash**

On MOTION by Mr. Sutphin seconded by Ms. Hurley with all in favor the Consent Agenda was approved as presented. 5-0

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Broadus was not present.

B. District Engineer

Mr. Reed was not present; however, the Board expressed a desire to obtain an update on the next plan of action regarding the slope previously reviewed. The Board also requested that he evaluate the pool and drains and provide a report outlining the necessary repairs and the recommended timeline for completion.

C. District Manager

i. Aquatic Inspection Report

Discussion was held regarding bush hogging the ditch at Gliding Eagle Way.

ii. Community Inspection Report

Mr. Liggett spoke on the report. Discussion was held regarding responsibility for maintaining the signs throughout the District. Additional discussion took place concerning the fence repair needed at US 41 and Mossy Timber.

Mr. Perez discussed the financial situation with the Board and noted that approval of additional items would be deferred until November. He also addressed the issue of a leaning fence located around 17911 Turning Leaf Circle.

iii. Discussion on LOC Loan Repayment Plan

The Board agreed to make the payment in January.

SIXTH ORDER OF BUSINESS

Business Items

B. Consideration of Resolution 2026-02; Amendment of FY 2026 Budget

Mr. Perez discussed the amendment to the budget and reviewed the items adjusted to reach a final adjustment of \$95,205.

On MOTION by Mr. Sutphin seconded by Mr. Weed with all in favor, Resolution 2026-02; Amendment of FY 2026 Budget, was adopted. 5-0

A. Consideration of Resolution 2026-01; Re-designation of Officers

Mr. Perez explained the need to add him as an officer.

On MOTION by Mr. Sutphin seconded by Ms. Lynch with all in favor, Resolution 2026-01; Re-designation of Officers, was adopted. 5-0

C. Consideration of Complete I.T. Playground Gate Repair Proposal

D. Discussion on Pool Monitor

E. Discussion on Starlink and Sod Replacement

F. Discussion on Holiday Lighting Payment Plans

Mr. Sutphin explained the items Consideration of Complete I.T. Playground Gate Repair Proposal, Discussion on Pool Monitor, and Discussion on Starlink and Sod Replacement, stating that there would be no holiday lighting this year in order to reduce costs. Mr. Sutphin addressed the need for sod replacement due to Starlink flooding the area after breaking a drain. Mr. Sutphin also noted that there would be future discussion regarding whether to have a pool monitor on a part-time or full-time basis rather than just seasonally.

SEVENTH ORDER OF BUSINESS

Audience Comments

Ms. Denise asked about tree trimming near her home on Haron Hideaway.

Mr. Ryan asked about signage on Bullet Boulevard, pool usage for residents only, and stated that he would be willing to assist the Board with accounting items in the future.

Mr. James commented about a bush growing over the sidewalk, and Mr. Sutphin informed him that this was an HOA item.

EIGHTH ORDER OF BUSINESS

Board of Supervisors' Request and Comments

Cypress Preserve CDD
October 1, 2025

113 Mr. Sutphin asked about renewing the trespassing agreement with the District and
114 requested that contact be made with Complete I.T. regarding adding a camera to recognize
115 license plates.

116

117 **NINTH ORDER OF BUSINESS**

Adjournment

118 There being no further business,

119

120 On MOTION by Ms. Lynch, seconded by Mr. Sutphin with all in
121 favor, the meeting was adjourned at 2:41 p.m. 5-0

122

123

124

125 _____
Michael Perez

126 Assistant Secretary

Justin Sutphin

Chairperson

September 2025 Meeting

CYPRESS PRESERVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
A-QUALITY POOL SERVICE	9/2/2025	978304	\$2,020.00	\$2,020.00	September 2025 Pool services
CHARTER COMMUNICATIONS ACH	9/1/2025	1422940090125-ACH	\$160.00	\$160.00	9/1 - 9/30/2025 Internet services
dba CLEARVUE ENVIROMENTAL LLC	9/1/2025	1024	\$2,350.00	\$2,350.00	September 2025 Lake and pond services
INFRAMARK LLC	9/5/2025	158089	\$500.00		September 2025 Management services
INFRAMARK LLC	9/5/2025	158089	\$700.00		September 2025 Management services
INFRAMARK LLC	9/5/2025	158089	\$3,541.67		September 2025 Management services
INFRAMARK LLC	9/5/2025	158089	\$1,000.00	\$5,741.67	September 2025 Management services, field management
JAYMAN ENTERPRISES LLC	9/1/2025	4205	\$1,600.00	\$1,600.00	August 2025 Janitorial services
WASTE CONNECTIONS ACH	9/20/2025	8426373W425-ACH	\$188.56	\$188.56	September 2025 monthly trash services
YELLOWSTONE LANDSCAPE	8/29/2025	980839	\$21,853.74	\$21,853.74	August 2025 Monthly landscaping services
YELLOWSTONE LANDSCAPE	9/26/2025	9999634	\$21,853.74	\$21,853.74	September 2025 Monthly landscaping services
Monthly Contract Subtotal			\$55,767.71	\$55,767.71	
Utilities					
PASCO COUNTY UTILITIES ACH	9/4/2025	22987171-ACH	\$230.85	\$230.85	7/16 - 8/14/2025 Water utility
PASCO COUNTY UTILITIES ACH	9/4/2025	22985974-ACH	\$248.67	\$248.67	7/16 - 8/14/2025 Water utility
PASCO COUNTY UTILITIES ACH	9/4/2025	22985820	\$140.13	\$140.13	7/16 - 8/14/2025 Water utility
PASCO COUNTY UTILITIES ACH	9/4/2025	22985819-ACH	\$220.87	\$220.87	7/15-8/14/25 Water utility
WITHLACOOCHEE RIVER ELECTRIC ACH	9/5/2025	090525-9647-ACH	\$40.81	\$40.81	8/1 - 9/2/2025 Electric services
WITHLACOOCHEE RIVER ELECTRIC ACH	9/5/2025	090525-9650	\$51.24	\$51.24	8/1 - 9/2/2025 Electric services
WITHLACOOCHEE RIVER ELECTRIC ACH	9/5/2025	090525-4854-ACH	\$1,109.00	\$1,109.00	8/1 - 9/2/2025 Electric services
WITHLACOOCHEE RIVER ELECTRIC ACH	9/5/2025	090525-4006-ACH	\$41.56	\$41.56	8/1 - 9/2/2025 Electric services
WITHLACOOCHEE RIVER ELECTRIC ACH	9/5/2025	090525-4012-ACH	\$47.91	\$47.91	8/1 - 9/2/2025 Electric services
WITHLACOOCHEE RIVER ELECTRIC ACH	9/5/2025	090525-6573-ACH	\$51.38	\$51.38	8/1 - 9/2/2025 Electric services
Utilities Subtotal			\$2,182.42	\$2,182.42	
Regular Services					
COMPLETE I.T. CORP	9/1/2025	17599	\$1,121.00	\$1,121.00	September 2025 Complete IT monitoring services
DON HARRISON ENTERPRISES	9/2/2025	3166	\$300.00	\$300.00	August 2025 Routine maintenance on combo lock
EGIS INSURANCE	9/26/2025	30092	\$27,064.00	\$27,064.00	FY2026 Insurance renewal
INFRAMARK LLC	8/28/2025	157145	\$41.79		Postage
INFRAMARK LLC	8/28/2025	157145	\$1.95		Copies
INFRAMARK LLC	8/28/2025	157145	\$3,609.00	\$3,652.74	Work order 05052025
INFRAMARK LLC	9/22/2025	159244	\$25.50	\$25.50	Postage

September 2025 Meeting

CYPRESS PRESERVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
STRALEY ROBIN VERICKER	8/27/2025	27051	\$877.00	\$877.00	July 2025 District Counsel services, budget
STRALEY ROBIN VERICKER	9/26/2025	27201	\$379.50	\$379.50	October 2025 monthly trash services
TIMES PUBLISHING COMPANY	9/17/2025	55753-091725	\$146.00	\$146.00	9/17/2025 Legal advertising, board meeting
WASTE CONNECTIONS ACH	8/20/2025	8368459W425	\$320.37	\$320.37	September 2025 monthly trash services
Regular Services Subtotal			\$33,886.11	\$33,886.11	
Additional Services					
A-QUALITY POOL SERVICE	8/27/2025	978067	\$6,054.83	\$6,054.83	August 2025 pool repairs, motor and seals
A-QUALITY POOL SERVICE	8/27/2025	978303	\$2,000.00	\$2,000.00	August 2025 pool repairs
INFRAMARK LLC	9/22/2025	159244	\$1,435.96	\$1,435.96	August 2025 Mail notices
JAYMAN ENTERPRISES LLC	9/11/2025	4216	\$125.00	\$125.00	9/11/2025 Repair tables
JAYMAN ENTERPRISES LLC	8/24/2025	4164	\$125.00	\$125.00	8/24/2025 Fence repair Turning Leaf and Grand Live Oak
THE DOOR WHISPERER LLC	6/19/2025	142025-HC REVISED	\$1,710.00	\$1,710.00	6/19/2025 Metal door and installation
YELLOWSTONE LANDSCAPE	9/19/2025	997034	\$1,070.50	\$1,070.50	August 2025 Irrigation Repairs
YELLOWSTONE LANDSCAPE	9/24/2025	998459	\$5,280.00	\$5,280.00	9/24/2025 Sod Installation
YELLOWSTONE LANDSCAPE	9/24/2025	998460	\$941.78	\$941.78	9/24/20252 Mainline break Middel Island
Additional Services Subtotal			\$18,743.07	\$18,743.07	
TOTAL			\$110,579.31	\$110,579.31	

Invoice



A-Quality Pool Service

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

Invoice Date	Invoice #
9/2/2025	978304
Balance	\$2,020.00

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
	Net 20		9/20/2025			
Quantity	Description				Price Each	Amount
	SEPTEMBER Commercial Pool Service - 2025 RATE - Repairs under \$300 that are needed per DOH regulations and for proper operation of the pool will be replaced or repaired and billed accordingly. -Enzymes are extra				2,000.00	2,000.00
	- Installed GFCI outlet for ORP - Completed 08/28/2025				20.00	20.00
	Payment received after the 20th is subject to a 5% Late Fee Sales Tax				7.00%	0.00

Total \$2,020.00

Payments/Credits \$0.00

Balance Due \$2,020.00

Thank you for choosing A-Quality Pool Service!



September 1, 2025

Invoice Number: 1422940090125

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.netOr, call us at **855-252-0675**

Stay connected to your business and save big with multi-line mobile savings. Call 1-855-767-1766.

Summary

Service from 09/01/25 through 09/30/25
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 09/18/25	
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 DY RP 01 09022025 NNNNNNNN 01 003542 0011Cypress Preserve CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

September 1, 2025

Cypress Preserve CDD

Invoice Number: 1422940090125

Account Number: 8337 13 062 1422940

Service At: 18728 MOSSY TIMBER BLVD
CBHS
LAND O LAKES FL 34638**Total Due by Auto Pay \$160.00**CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833713062142294000160002

Invoice Number: Cypress Preserve CDD
 1422940090125
 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 DY RP 01 09022025 NNNNNNNN 01 003542 0011

Charge Details

Previous Balance	160.00
EFT Payment 08/18	-160.00
Remaining Balance	\$0.00

Payments received after 09/01/25 will appear on your next bill.

Service from 09/01/25 through 09/30/25

Spectrum Business™ Internet

Spectrum Business Internet Ultra	200.00
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 (Property Manager)
 C/O Inframark
 2654 Cypress Ridge Blvd. Suite 101
 Wesley Chapel, Florida 33544
 United States

656-223-7011
 inframarkCMS@payableslockbox.com

Invoice Number: 1024

Invoice Date: September 1, 2025

Payment Due: September 16, 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/p3v3da-6was8h



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

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

INVOICE#
158089

CUSTOMER ID
C2297

PO#

DATE
9/5/2025

NET TERMS
Due On Receipt

DUE DATE
9/5/2025

Services provided for the Month of: September 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.

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Date	Invoice #
9/1/2025	4205

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
	August 2025 Janitorial services	1,600.00	1,600.00
All work is complete!		Total	\$1,600.00



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. 8426373W425
STATEMENT DATE 09/20/25
DUE DATE 09/27/25
BILLING PERIOD 11-11

CYPRESS PRESERVE AMENITY CENTER
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
	Service Location Acct #103179-0001	CYPRESS PRESERVE AMENITY CENTER 18728 MOSSY TIMBER BLVD LAND O L
08/20/25	BASIC SERVICE CHARGE 10/1/2025-10/31/2025	1.00 4.00YD \$ 124.93
09/20/25	BASIC CONTAINER CHARGE 10/1/2025-10/31/2025	1.00 4.00YD \$ 3.25
09/20/25	LOCK CHARGE 10/1/2025-10/31/2025	1.00 4.00YD \$ 13.13
09/20/25	FUEL SURCHARGE	\$ 30.92
09/20/25	ENVIRONMENTAL SURCHARGE	\$ 14.33
	Invoice Total	\$ 186.56
	Account Balance	\$ 186.56

This invoice is scheduled for automatic payment according to your instructions on our online bill pay portal at myaccount.wccustomer.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. 8426373W425
STATEMENT DATE 09/20/25
DUE DATE 09/27/25
PAY THIS AMOUNT 186.56

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 0000001885600000000000008426373 0



INVOICE

INVOICE #	INVOICE DATE
980839	8/29/2025
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: September 28, 2025

Invoice Amount: \$21,853.74

Description	Current Amount
Monthly Landscape Maintenance August 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.



INVOICE

INVOICE #	INVOICE DATE
999634	9/26/2025
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: October 26, 2025

Invoice Amount: \$21,853.74

Description	Current Amount
Monthly Landscape Maintenance September 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.



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

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

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



118 0 1
22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 22987171

Billing Date: 9/4/2025

Billing Period: 7/16/2025 to 8/14/2025

**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	7/16/2025	18301	8/14/2025	18586	29	285

Usage History

Reclaimed

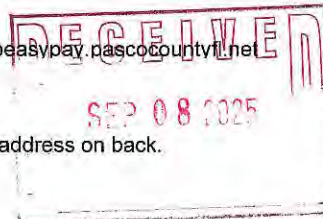
August 2025	285
July 2025	301
June 2025	274
May 2025	273
April 2025	307
March 2025	355
February 2025	373
January 2025	118
December 2024	162
November 2024	486
October 2024	539
September 2024	577

Transactions

Previous Bill	243.81
Payment 08/22/25	-243.81 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	285 Thousand Gals X \$0.81 230.85
Total Current Transactions	230.85
TOTAL BALANCE DUE	\$230.85



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 #	1096180
Customer #	01413628
Balance Forward	0.00
Current Transactions	230.85

Total Balance Due	\$230.85
Due Date	9/22/2025

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

**The Total Due will be electronically
transferred on 09/22/2025.**

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

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

014136283109618012298717110000230852



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 CDD

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

Bill Number: 22985974

Billing Date: 9/4/2025

Billing Period: 7/16/2025 to 8/14/2025

**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	7/16/2025	27215	8/14/2025	27522	29	307

Usage History

Reclaimed

August 2025
July 2025
June 2025
May 2025
April 2025
March 2025
February 2025
January 2025
December 2024
November 2024
October 2024
September 2024

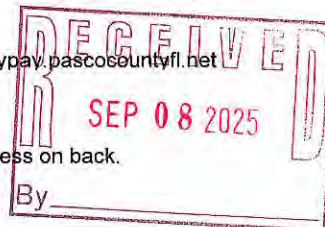
307
243
190
160
156
205
216
206
253
261
218
260

Transactions

Previous Bill	196.83
Payment 08/22/25	-196.83 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	307 Thousand Gals X \$0.81 248.67
Total Current Transactions	248.67
TOTAL BALANCE DUE	\$248.67



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net
☐ Check this box if entering change of mailing address on back.


By _____

Account #	0993870
Customer #	01372506
Balance Forward	0.00
Current Transactions	248.67
Total Balance Due	\$248.67
Due Date	9/22/2025

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

**The Total Due will be electronically
transferred on 09/22/2025.**

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

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

013725066099387022298597400000248679



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 RECLAIM BOULEVARD**

Bill Number: 22985820

Billing Date: 9/4/2025

Billing Period: 7/16/2025 to 8/14/2025

**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	7/16/2025	15834	8/14/2025	16007	29	173

Usage History

Reclaimed

August 2025	173
July 2025	235
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

Transactions

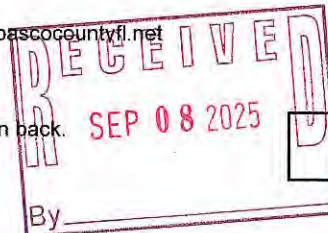
Previous Bill	190.35
Payment 08/22/25	-190.35 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	173 Thousand Gals X \$0.81 140.13
Total Current Transactions	140.13
TOTAL BALANCE DUE	\$140.13



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 # 0986160
Customer # 01366618

Balance Forward 0.00
Current Transactions 140.13

Total Balance Due \$140.13
Due Date 9/22/2025

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

**The Total Due will be electronically
transferred on 09/22/2025.**

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

013666187098616042298582080000140137



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



114 0 1
22-70345

CYPRESS PRESERVE AMENITY CENTER

Service Address: **18728 MOSSY TIMBER BOULEVARD**

Bill Number: 22985819

Billing Date: 9/4/2025

Billing Period: 7/16/2025 to 8/14/2025

**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	7/16/2025	1626	8/14/2025	1635	29	9

Usage History

	Water
August 2025	9
July 2025	4
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

Transactions

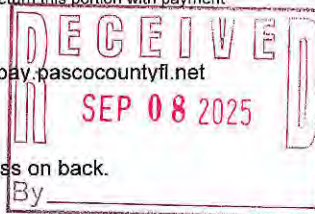
Previous Bill	175.67
Payment 08/22/25	-175.67 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	39.80
Water Tier 1	9.0 Thousand Gals X \$2.10 18.90
Sewer	
Sewer Base Charge	99.71
Sewer Charges	9.0 Thousand Gals X \$6.94 62.46
Total Current Transactions	220.87
TOTAL BALANCE DUE	\$220.87



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

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



Account # 0986155
Customer # 01366618
Balance Forward 0.00
Current Transactions 220.87

Total Balance Due \$220.87
Due Date 9/22/2025

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

**The Total Due will be electronically
transferred on 09/22/2025.**

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

013666187098615502298581980000220871

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 **09/05/2025**
Amount Due **40.81**
Current Charges Due **09/30/2025**

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
Sep 2025	32	0
Aug 2025	31	0
Sep 2024	29	0

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



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		Multiplier	Dem. Reading	KW Demand
Date	Reading	Date	Reading			
08/01	413	09/02	419			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 09/19/2025.

WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.



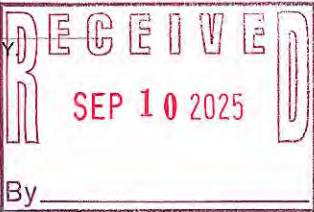
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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

See Reverse Side For Mailing Instructions

Bill Date: 09/05/2025

Use above space for address change ONLY



Electronic Funds Transfer on or after 09/19/2025
TOTAL CHARGES DUE 40.81
DO NOT PAY

District: BP03



31
9 - 10315
2039647 BP03
CYPRESS PRESERVE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



000203964700000408100000408101

WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.

Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33528-0278

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

Bill Date **09/05/2025**
Amount Due **51.24**
Current Charges Due **09/30/2025**

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		
Average kWh		
Period	Days	Per Day
Sep 2025	32	3
Aug 2025	31	3
Sep 2024	29	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						
From		To		Multiplier	Dem. Reading	KW Demand
Date	Reading	Date	Reading			
08/01	5083	09/02	5186			103

Previous Balance 50.06
Payment 50.06CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 103 KWH @ 0.06090 6.27
Fuel Adjustment 103 KWH @ 0.04400 4.53
FL Gross Receipts Tax 1.28

Total Current Charges 51.24
Total Due E.F.T. 51.24

DO NOT PAY
Total amount will be electronically transferred on or after 09/19/2025.

WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.

Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33528-0278

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

See Reverse Side For Mailing Instructions

Bill Date: 09/05/2025

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 09/19/2025	
TOTAL CHARGES DUE	51.24
DO NOT PAY	

000203965000000512400000512405

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 09/05/2025
Amount Due 1,109.00
Current Charges Due 09/30/2025

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
Sep 2025	32	252
Aug 2025	31	273
Sep 2024	29	207

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		Multiplier	Dem. Reading	KW Demand
Date	Reading	Date	Reading			
08/01	54536	09/02	62615		17.19	17
						kWh Used
						8079

Previous Balance 1,151.28
Payment 1,151.28CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 8,079 KWH @ 0.06090 492.01
Fuel Adjustment 8,079 KWH @ 0.04400 355.48
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 23.03

Total Current Charges 1,109.00
Total Due E.F.T. 1,109.00

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

DO NOT PAY
Total amount will be electronically transferred on or after 09/19/2025.

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: 09/05/2025

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 09/19/2025	
TOTAL CHARGES DUE	1,109.00
DO NOT PAY	

000204485400011090000011090008

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 09/05/2025

Amount Due 41.56

Current Charges Due 09/30/2025

District Office Serving You
Bayonet Point

Service Address 18138 GRAND LIVE OAK BLVD

Service Description IRRIGATION

Service Classification General Service Non-Demand

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Sep 2025	32	0
Aug 2025	31	0
Sep 2024	29	0

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



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

See Reverse Side For More Information

ELECTRIC SERVICE						
From		To		Multiplier	Dem. Reading	KW Demand
Date	Reading	Date	Reading			
08/01	658	09/02	671			13

Previous Balance 41.46

Payment 41.46CR

Balance Forward 0.00

Customer Charge 39.16

Energy Charge 13 KWH @ 0.06090 0.79

Fuel Adjustment 13 KWH @ 0.04400 0.57

FL Gross Receipts Tax 1.04

Total Current Charges 41.56

Total Due E.F.T. 41.56

DO NOT PAY
Total amount will be electronically transferred on or after 09/19/2025.

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

See Reverse Side For Mailing Instructions

Use above space for address change ONLY.

Bill Date: 09/05/2025

District: BP03



2144006 BP03

CYPRESS PRESERVE CDD

2005 PAN AM CIR STE 300

TAMPA FL 33607-6008

Electronic Funds Transfer on or after 09/19/2025	
TOTAL CHARGES DUE	41.56
DO NOT PAY	

000214400600000415600000415601

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 **09/05/2025**
Amount Due **47.91**
Current Charges Due **09/30/2025**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Sep 2025	32	2
Aug 2025	31	2
Sep 2024	29	2

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



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		Multiplier	Dem. Reading	KW Demand
Date	Reading	Date	Reading			
08/01	2041	09/02	2113			72

Previous Balance 47.26
Payment 47.26CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 72 KWH @ 0.06090 4.38
Fuel Adjustment 72 KWH @ 0.04400 3.17
FL Gross Receipts Tax 1.20

Total Current Charges 47.91
Total Due E.F.T. 47.91

DO NOT PAY
Total amount will be electronically transferred on or after 09/19/2025.

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: 09/05/2025

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 09/19/2025	
TOTAL CHARGES DUE	47.91
DO NOT PAY	

00021440120000004791000000479103

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 **09/05/2025**
Amount Due **51.38**
Current Charges Due **09/30/2025**

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
Sep 2025	32	2
Aug 2025	31	3
Sep 2024	29	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.

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
08/01	1831	09/02	1900				69

Previous Balance 53.33
Payment 53.33CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 69 KWH @ 0.06090 4.20
Fuel Adjustment 69 KWH @ 0.04400 3.04
FL Gross Receipts Tax 1.19
State Tax 3.31
Pasco County Tax 0.48

Total Current Charges 51.38
Total Due E.F.T. 51.38



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.

DO NOT PAY
Total amount will be electronically transferred on or after 09/19/2025.

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

See Reverse Side For Mailing Instructions

Bill Date: 09/05/2025

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 09/19/2025
TOTAL CHARGES DUE 51.38
DO NOT PAY

00022657300000513800000513808

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 #	17599
Invoice Date	09-01-25
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



INVOICE



Cypress Preserve Community Development District
c/o Inframark
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33544

Customer	Cypress Preserve Community Development District
Acct #	812
Date	09/26/2025
Customer Service	Christina Wood
Page	1 of 1

Payment Information	
Invoice Summary	\$ 27,064.00
Payment Amount	
Payment for:	Invoice#30092
100125349	

Thank You

Please detach and return with payment



Customer: Cypress Preserve Community Development District

Invoice	Effective	Transaction	Description	Amount
30092	10/01/2025	Renew policy	Policy #100125349 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/26/2025	27,064.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total

\$ 27,064.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
Atlanta, GA 30374-8555

accounting@egisadvisors.com

09/26/2025



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#

157145

CUSTOMER ID

C2297

PO#**DATE**

8/28/2025

NET TERMS

Due On Receipt

DUE DATE

8/28/2025

Services provided for the Month of: July 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Work Order # WOCP05052025 - \$3,609	1	Ea	3,609.00		3,609.00
B/W Copies	13	Ea	0.15		1.95
Postage	20	Ea	2.09		41.79
Subtotal					3,652.74

Subtotal	\$3,652.74
Tax	\$0.00
Total Due	\$3,652.74

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

Services provided for the Month of: August 2025

INVOICE#
159244

CUSTOMER ID
C2297

PO#

DATE
9/22/2025

NET TERMS
Due On Receipt

DUE DATE
9/22/2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Mail notices sent on 8-6-25 \$1,435.96	1	Ea	1,435.96		1,435.96
Postage	6	Ea	4.25		25.50
Subtotal					1,461.46

Subtotal	\$1,461.46
Tax	\$0.00
Total Due	\$1,461.46

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.

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

August 27, 2025

Client: 001490

Matter: 000001

Invoice #: 27051

Page: 1

RE: General

For Professional Services Rendered Through July 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
7/11/2025	MB	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE FROM DISTRICT MANAGER REGARDING POOL MAINTENANCE CONTRACT.	0.6	\$195.00
7/15/2025	MB	PREPARE POOL MAINTENANCE SERVICES AGREEMENT WITH A-QUALITY.	1.5	\$487.50
7/22/2025	MB	REVIEW RESOLUTIONS ADOPTING FISCAL YEAR 2026 BUDGET AND ASSESSMENTS.	0.5	\$162.50
7/23/2025	MS	FINALIZE AND TRANSMIT RESOLUTION ADOPTING FINAL BUDGET AND RESOLUTION LEVYING O&M ASSESSMENTS.	0.2	\$32.00
Total Professional Services			2.8	\$877.00

August 27, 2025
Client: 001490
Matter: 000001
Invoice #: 27051

Page: 2

Total Services	\$877.00	
Total Disbursements	\$0.00	
Total Current Charges		\$877.00
Previous Balance		\$487.50
Less Payments		(\$487.50)
PAY THIS AMOUNT		\$877.00

Please Include Invoice Number on all Correspondence

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

September 26, 2025
 Client: 001490
 Matter: 000001
 Invoice #: 27201

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
8/13/2025	MS	REVIEW EMMA RE QUARTER REPORT FILINGS FOR SERIES 2017 BOND AND SERIES 2019 BOND AND STATUS OF FILING OF FISCAL YEAR 2024 AUDIT REPORT.	0.2	\$32.00
8/14/2025	KCH	REVIEW PLATS AND APPRAISER WEBSITE REGARDING OWNERSHIP AND MAINTENANCE OF ROADWAYS AS WELL AS ASSOCIATED SIGNAGE; EMAILS WITH A. BLACKBURN FROM THE COUNTY REGARDING SAME.	0.5	\$152.50
8/22/2025	MB	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE FROM DISTRICT MANAGER REGARDING SUPERVISOR LANDOWNER SEAT.	0.6	\$195.00
Total Professional Services			1.3	\$379.50

September 26, 2025
Client: 001490
Matter: 000001
Invoice #: 27201

Page: 2

Total Services	\$379.50	
Total Disbursements	\$0.00	
Total Current Charges		\$379.50
Previous Balance		\$877.00
PAY THIS AMOUNT		\$1,256.50

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27051	August 27, 2025	\$877.00	\$0.00	\$0.00	\$0.00	\$1,256.50
Total Remaining Balance Due						\$1,256.50

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,256.50	\$0.00	\$0.00	\$0.00

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	
9/17/25-9/17/25	CYPRESS PRESERVE	
Billing Date	Sales Rep	Customer Account
9/17/2025	Jean Mitotes	TB163473
Total Amount Due	Invoice Number	
\$146.00	55753-091725	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
9/17/25	9/17/25	55753	Baylink Pasco , tampabay.com	Legal-CLS 2 col	REGULAR BOARD MEETING Affidavit Fee	2	1.00x63.00 L	\$144.00 \$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	
9/17/25-9/17/25	CYPRESS PRESERVE	
Billing Date	Sales Rep	Customer Account
9/17/2025	Jean Mitotes	TB163473
Total Amount Due	Invoice Number	
\$146.00	55753-091725	

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

55753

Tampa Bay Times

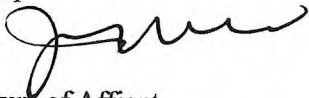
Published Daily

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 REGULAR BOARD MEETING was published in said newspaper by print in the issues of 09/17/25 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.



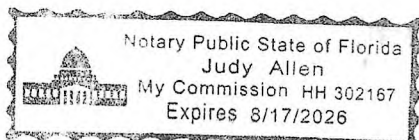
Signature of Affiant _____

Sworn to and subscribed before me this 09/17/2025

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced _____


**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/time 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 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.

09/17/2025

55753



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

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

Scan to pay online



ACCOUNT NO.
INVOICE NO.
STATEMENT DATE
DUE DATE

6425-103179
8368459W425
08/20/25
Upon Receipt

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	
07/29/25	OVERAGES (AI) BOL: 1.00EA ZO 109644701	\$ 100.00
08/20/25	BASIC SERVICE CHARGE 9/1/2025-9/30/2025 1.00 4.00YD	\$ 124.93
08/20/25	BASIC CONTAINER CHARGE 9/1/2025-9/30/2025 1.00 4.00YD	\$ 5.25
08/20/25	LOCK CHARGE 9/1/2025-9/30/2025 1.00 4.00YD	\$ 13.13
08/20/25	FUEL SURCHARGE	\$ 52.73
08/20/25	ENVIRONMENTAL SURCHARGE	\$ 24.33
	Invoice Total	\$ 320.37
	Account Balance	\$ 320.37

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

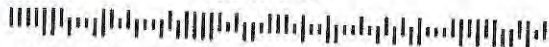
****To avoid late fees, payment must be posted to your account within 30 days of your invoice date.
Bank returned checks will be electronically re-presented to your bank
and you may be responsible for a resulting processing fee.

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 000917 43192 H 8 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
8368459W425
08/20/25
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 0000003203700000000000008368459 4

Invoice



A-Quality Pool Service

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

Invoice Date	Invoice #
8/27/2025	978067
Balance	\$6,054.83

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		9/4/2025			
Quantity	Description				Price Each	Amount
	- Motor and Seals for Pentair Pump - 7.5HP 230V 213JMZ ODP EQ Series Motor - EQ Series Seal Plate O-Ring Pentair - C/ EQ Series Pump Mechanical Shaft Seal Pentair - Field Shop Materials & Supplies - Dual ORP & PH Wi-Fi Chemical Controller - All Applicable Taxes and/or Labor Included - Quote #4651-B - Completed 08/27/2025 * 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.				6,054.83	6,054.83

Total \$6,054.83

Payments/Credits \$0.00

Balance Due \$6,054.83

Thank you for choosing A-Quality Pool Service!

Invoice



A-Quality Pool Service

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

Invoice Date	Invoice #
8/27/2025	978303
Balance	\$2,000.00

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		9/4/2025			
Quantity	Description				Price Each	Amount
	AUGUST Commercial Pool Service - 2025 RATE - Repairs under \$300 that are needed per DOH regulations and for proper operation of the pool will be replaced or repaired and billed accordingly. -Enzymes are extra				2,000.00	2,000.00
	Payment received after the 20th is subject to a 5% Late Fee					
	Sales Tax				7.00%	0.00

Total \$2,000.00

Payments/Credits \$0.00

Balance Due \$2,000.00

Thank you for choosing A-Quality Pool Service!

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Date	Invoice #
9/11/2025	4216

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
	Put together tables using 1 1/4 screws. Tables have come apart and need to be re-assembled	125.00	125.00
All work is complete!		Total	\$125.00

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Date	Invoice #
8/24/2025	4164

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
	Fence repair off corner of Turning Leaf and Grand Live Oak Blvd Price includes all labor and materials	125.00	125.00
All work is complete!		Total	\$125.00

INVOICE

142025-4C Revised

Date: 6/19/2025

The Door Whisperer LLC
 4408 Holloway Meadow Lane
 Plant City, FL 33567
 Cell 813-361-0707
 Fax 813-737-2791
doorwhispererllc@gmail.com

Inframark
 Cypress Preserve
 188820 Mossy Timber Blvd
 Land O Lakes, FL
 Attn: Lisa Castoria

Gate Code: 5326

PROJECT: ROOM:	PURCHASE ORDER #	REQUISITION	TERMS
Contact: Mike Boucourt			

QTY	DESCRIPTION		UNIT PRICE	LINE TOTAL
1	3070 Hollow Metal Door 161			
1	Trip and Installation			
3	BB 4 1/2 x 4 1/2 x 32 hinges			
1	Commercial door closer			
1	Commercial Lock set			
	Notes:			
	Painting by others			
	Please provide tax exempt certificate to avoid paying taxes			
			TOTAL	1,710.00



INVOICE

INVOICE #	INVOICE DATE
997034	9/19/2025
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: October 19, 2025

Invoice Amount: \$1,070.50

Description	Current Amount
Irrigation Inspection for repairs made on 8/12/25	
Irrigation Repairs	\$1,070.50

Invoice Total **\$1,070.50**

IN COMMERCIAL LANDSCAPING

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

Perez, Juan Basilio

From: Mendoza, Seth
Sent: Wednesday, August 27, 2025 2:42 PM
To: Perez, Juan Basilio
Subject: FW: irrigation inspection

Follow UpFlag for follow up
Flag StatuFlagged

Seth Mendoza
 Account Manager



30319 Commerce Drive, San Antonio, FL 33576
 semendoza@yellowstonelandscape.com



From: Castoria, Lisa <lisa.castoria@inframark.com>
Sent: Wednesday, August 27, 2025 11:53 AM
To: seat1 cypresspreserveccd <seat1@cypresspreserveccd.com>; Mendoza, Seth <semendoza@yellowstonelandscape.com>; Martinez, Catalina <Catalina.Martinez@inframark.com>
Cc: Clay Wright <Clay.Wright@Inframark.com>; Castoria, Lisa <lisa.castoria@inframark.com>
Subject: RE: irrigation inspection

Thank you! - @Seth Mendoza – approved
 @Martinez, Catalina please access the link below and place these items in the September agenda for ratification. Thank you!

Lisa Castoria | District Manager



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

From: seat1 cypresspreserveccd <seat1@cypresspreserveccd.com>
Sent: Wednesday, August 27, 2025 11:52 AM
To: Castoria, Lisa <lisa.castoria@inframark.com>; Mendoza, Seth <semendoza@yellowstonelandscape.com>
Cc: Clay Wright <Clay.Wright@Inframark.com>
Subject: Re: irrigation inspection

I'm good with approving this.

Sent from my T-Mobile 4G LTE Device
Get [Outlook for Android](#)

From: Castoria, Lisa <lisa.castoria@inframark.com>
Sent: Wednesday, August 27, 2025 10:45:12 AM
To: Mendoza, Seth <semendoza@yellowstonelandscape.com>; seat1 cypresspreserveccd
<seat1@cypresspreserveccd.com>
Cc: Clay Wright <Clay.Wright@Inframark.com>
Subject: RE: irrigation inspection

[@seat1@cypresspreserveccd.com](mailto:seat1@cypresspreserveccd.com) hello Justin, please see irrigation inspection report below and advise on approval.
Thank you!

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, August 27, 2025 9:29 AM
To: Castoria, Lisa <lisa.castoria@inframark.com>
Cc: Clay Wright <clay.wright@inframark.com>
Subject: irrigation inspection

This Message Is From an External Sender

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

https://files.tapigo.com/e761c930-ee33-4238-a1ff-11a572c4939a/proposal/2462b3e0-ec77-430d-91a5-f6df07760b4d/89061440-5edd-4aa9-aa8d-c8cc61a25ca6/Cypress_Preserve_CDD.html

this months irrigation inspection

Seth Mendoza
Account Manager



30319 Commerce Drive, San Antonio, FL 33576
semendoza@yellowstonelandscape.com



 Visit Us Online



INVOICE

INVOICE #	INVOICE DATE
998459	9/24/2025
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: October 24, 2025

Invoice Amount: \$5,280.00

Description	Current Amount
St Aug sod	
Sod Installation	\$5,280.00

Invoice Total **\$5,280.00**

IN COMMERCIAL LANDSCAPING

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

Re: Cypress Preserve sod



seat1 cypresspreserveccd <seat1@cypressprese

To: Castoria, Lisa

Cc: Clay Wright; Mendoza, Seth; Castoria, Lisa



Reply



Reply All



Forward



Thu 8/21/2025 2:17 PM

 This sender seat1@cypresspreserveccd.com is from outside your organization.

 If there are problems with how this message is displayed, click here to view it in a web browser.

Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Lisa,

I signed the quote for the sod replacement. I do think we should seek reimbursement due to the cost.

Respectfully,
Justin Sutphin

Sent from my T-Mobile 4G LTE Device

Get [Outlook for Android](#)



INVOICE

INVOICE #	INVOICE DATE
998460	9/24/2025
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: October 24, 2025

Invoice Amount: \$941.78

Description	Current Amount
2" main line leak at Middel Island found on 9/11/25	
Irrigation Repairs	\$941.78

Invoice Total **\$941.78**

IN COMMERCIAL LANDSCAPING

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

Perez, Juan Basilio

From: Mendoza, Seth
Sent: Friday, September 12, 2025 11:59 AM
To: Perez, Juan Basilio
Subject: Fwd: Irrigation Issue on Mossy Timber

Follow Up Flag for follow up
Flag Status Completed

Sent from my iPhone

Seth Mendoza
 Account Manager

30319 Commerce Drive, San Antonio, FL 33576

semendoza@yellowstonelandscape.com



YELLOWSTONE
 LANDSCAPE

Visit Us Online

Begin forwarded message:

From: "Liggett, Jason" <jliggett@inframark.com>
Date: September 12, 2025 at 11:54:40 AM EDT
To: "Mendoza, Seth" <semendoza@yellowstonelandscape.com>, cypresspreserveccd seat1 <seat1@cypresspreserveccd.com>, "Goldyn, Jennifer" <Jennifer.Goldyn@inframark.com>
Cc: "Bowersox, Tim" <tbowersox@yellowstonelandscape.com>
Subject: RE: Irrigation Issue on Mossy Timber

You don't often get email from jliggett@inframark.com. [Learn why this is important](#)

Approved please get it repaired.

From: Mendoza, Seth <semendoza@yellowstonelandscape.com>
Sent: Friday, September 12, 2025 9:59 AM
To: Liggett, Jason <jliggett@inframark.com>; cypresspreserveccd seat1 <seat1@cypresspreserveccd.com>; Goldyn, Jennifer <Jennifer.Goldyn@inframark.com>
Cc: Castoria, Lisa <lisa.castoria@inframark.com>; Bowersox, Tim <tbowersox@yellowstonelandscape.com>
Subject: RE: Irrigation Issue on Mossy Timber

This is the proposal to have that center island repaired. Currently the water is off and I do want to stress that this does affect the brand new sod that was just replaced on the right hand side of the blvd. This can be fixed today and back to normal I just need approval to move forward.

Seth Mendoza
Account Manager



30319 Commerce Drive, San Antonio, FL 33576
semendoza@yellowstonelandscape.com



From: Liggett, Jason <jliggett@inframark.com>
Sent: Thursday, September 11, 2025 10:57 AM
To: Mendoza, Seth <semendoza@yellowstonelandscape.com>; Bowersox, Tim <tbowersox@yellowstonelandscape.com>; cypresspreserveccd seat1 <seat1@cypresspreserveccd.com>; Goldyn, Jennifer <Jennifer.Goldyn@inframark.com>
Subject: Fwd: Irrigation Issue on Mossy Timber

Yellowstone,

Please check this area and let us know what you find.

Jason Liggett | District Field Inspection Coordinator
2005 Pan Am Circle, Suite 300, Tampa, FL 33607

Email: jliggett@inframark.com

(M): 656-247-8573 | www.inframark.com/maintenance

Begin forwarded message:

From: seat1 cypresspreserveccd <seat1@cypresspreserveccd.com>
Date: September 11, 2025 at 10:29:25 AM EDT
To: "Castoria, Lisa" <lisa.castoria@inframark.com>, "Liggett, Jason" <jliggett@inframark.com>
Subject: Irrigation Issue on Mossy Timber

This Message Is From an External Sender

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

Good morning,

On mossy timber blvd., 5 Palm trees in from 41 entrance, there's a break in the sprinkler lines.

Respectfully,
Justin Sutphin

Sent from my T-Mobile 4G LTE Device
Get [Outlook for Android](#)















Cypress Preserve CDD

Tuesday, October 21, 2025

Prepared For Board Of Supervisors

16 Items Identified

16 Items Incomplete

Long Nguyen

District Inspector

Items 1

Assigned To: Yellowstone

Ant piles along both sides of main entrance including walkway require treatment.



Items 2

Assigned To: Yellowstone

Selective herbicide for grass area at front entrance on US 41.



Items 3

Missing stones on fence columns at front entrance.



Items 4

Assigned To: Yellowstone

Entrance median shrubs have patches. Filling the gaps will provide the main entrance a better appearance.



Items 5

Assigned To: Yellowstone

New st. Augustine grass is ready to be mowed near the front entrance.

Items 6

Assigned To: Yellowstone

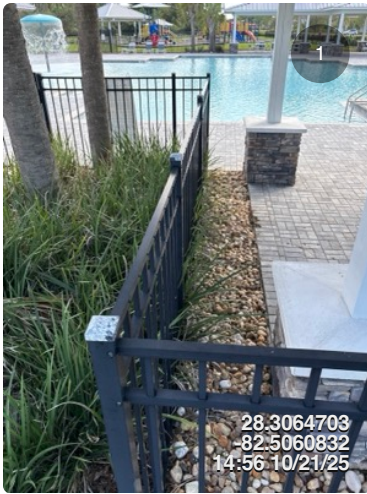
Trees along pool area to be cleaned and lifted.



Items 7

Assigned To: Yellowstone

Palm debris to be removed and discarded.



Items 8

Assigned To: Yellowstone

Cut back to behind fence at pool.



Items 9

Loose hose to be picked up and reorganized.

Items 10

Assigned To: Yellowstone

Continue to work on ornamental grass cut backs in the community.





Items 11

Assigned To: Yellowstone

18759 Hunters Meadow walk has fallen tree debris next to residence that requires removal.

Items 12

Missing/broken fence slats and post in front of community along US 41.





Items 13

Palm trees along US 41 need to be trimmed.

Items 14

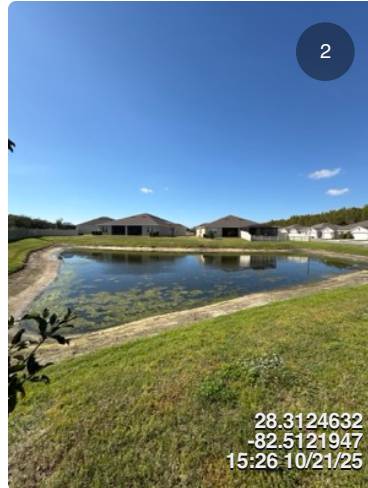
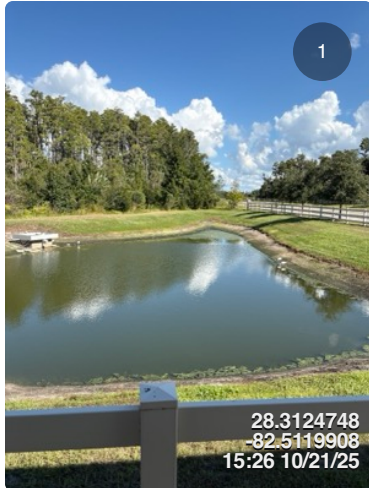
Assigned To: Yellowstone

Round up needs to be applied under fence at front entrance to prevent further growth.



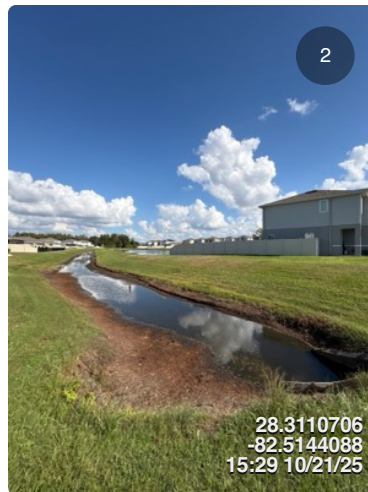
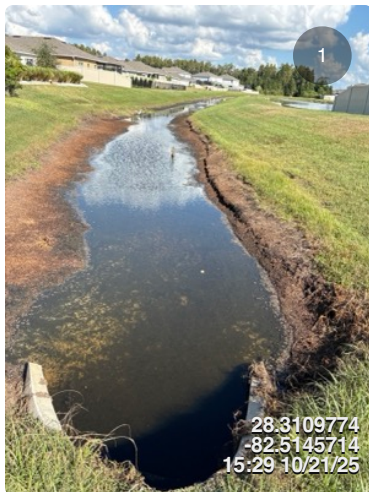
Items 15

Per the aquatics specialist, algae in the ponds are being treated with chemicals and have raised concerns for dying fish. Instead started dyeing ponds to combat the algae as an alternative.



Items 16

Weeds have been treated in the ditch with low water level.





Inframark
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607

Phone: 656-247-3501

Date: 08/29/2025
Work Order # 101-004-1-25
Customer ID: Cypress Preserve

Quotation valid until 11/30/2025

Prepared by: Nate Montagna

Description		Unit Price	Quantity	Amount
6X6X6 pressure treated wood post		\$51.75	16	\$924.00
• Concrete for anchoring post		\$15.00	16	\$240.00
Labor is an hourly rate of \$75			10	\$750.00
Total	Labor and Materials			\$1,914.00

Full payment is due within 60 days of finalizing the project.

If you have any questions concerning this quotation, contact Nathaniel
 Montagna at nmontagna@Inframark.com

By: Nathaniel Montagna

Date: 10/01/25
Inframark

By: _____

Date: _____
Cypress Preserve CDD



CLEARVUE

~Environmental~

Service Report

Serving Florida



P.O. Box 270675

Tampa, FL 33688

813-540-0590

ds.clearvuefl@gmail.com

CUSTOMER: Cypress Preserve CDD

Technician: Daniel

Date: October 2, 2025

SITE	VEGETATION TREATED					DAYS
	ALGAE	GRASSES	UNDERWATER	FLOATING	TERRESTRIAL	RESTRICTED
All Sites (Ponds)		X			X	0
2,4,6,8,11,7,15,20,17,5	X			X		0
Ditch				X		0

OTHER SERVICES PROVIDED

SITE	FISH STOCKING	MECHANICAL WEED REMOVAL	AQUATIC PLANT INSTALLATION	POND DYE
13,2,3,4,7,6				X

NOTES:

Treated all sites for shoreline vegetation as needed. Treated sites listed above in the second column for algae. Added pond dye to ponds listed under other services. Treated entire ditch for Salvinia and at the mouth of the pipe.

Results may vary due unfavorable weather conditions.

Customers Signature: Email Report to J.Liggett

DATE: October 2, 2025

Email: jliggett@inframark.com



Serving Florida



CLEARVUE ~Environmental~

P.O. Box 270675
Tampa, FL 33688
813-540-0590

ds.clearvuefl@gmail.com

AQUATIC MANAGEMENT AGREEMENT

This Agreement, made this _____ day of _____, 20_____, is between Clearvue Environmental LLC, hereafter called "Contractor" and

NAME _____

ADDRESS _____

CITY : _____ STATE _____ ZIP _____ PHONE _____

The Customer agrees as follows:

- (1) Contractor agrees to manage lakes and/or waterways for a period of Twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

Two (2) ponds under the control and supervision of Cypress Preserve CDD, Pasco, FL.

Service program includes Twelve (12) treatments for Midge Fly Control in ponds #13 and #2

- (2) CUSTOMER agrees to pay CONTRACTOR the following sum for specified aquatic management services:

A. Submerged and floating vegetation control	\$ N/A
B. Shoreline invasive vegetation control	\$ N/A
C. Algae Control	\$ N/A
D. Call Back service \$175.00	\$ Upon request
E. Two million dollars liability insurance	\$ Included
F. All services performed by a state certified technician	\$ Included
G. Service reports issued after each visit	\$ Included
H. Midge Fly Control	\$

TOTAL OF SERVICES TO BE PERFORMED \$ 511.00

\$ 511.00 of the above sum-total shall be due and payable upon execution of this Agreement, the balance shall be payable in advance of services being performed in 11 monthly installments of \$ 511.00 plus any sales or use tax including without limitation, fees or charges that are imposed by any governmental authority relating to the service provided under this Agreement.

- (3) CONTRACTOR agrees to use products which have demonstrated a wide margin of safety to fish and wildlife and which are generally used in the State of Florida.

- (4) CONTRACTOR agrees to commence treatment within (30) days, weather permitting from the date of receipt of this Agreement and/or required government permits.

- (5) The offer contained herein shall terminate automatically unless executed and returned by CUSTOMER to CONTRACTOR on or before November 24, 20 25

- (6) The terms and conditions appearing on the reverse side shall be made part hereof and we are incorporated herein by reference.

CONTRACTOR CLEARVUE ENVIRONMENTAL LLC
Signature DANIEL STROUS (OWNER)
Printed Name Daniel Strous
Dated October 24, 2025

CUSTOMER _____
Signature _____
Printed Name _____
Dated _____

1. The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when appropriate.
 - a. Periodic treatments to maintain reasonable control of nuisance floating, emerged and submersed aquatic vegetation and algae. Examples of undesirable vegetation may include, but are not limited to: hydrilla, bladderwort, water hyacinth, algae, naiad, water lettuce and duckweed. (CUSTOMER understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system.)
 - b. When deemed necessary by CONTRACTOR and approved by CUSTOMER, the planting and/or preservation of certain varieties of plants, which, for various reasons, help maintain ecological balance.
2. Under the Shoreline Grass and Brush Control Program, CONTRACTOR will treat border vegetation to the water's edge including, but not limited to cattails, torpedo grass and other emergent vegetation such as woody brush and broadleaf weeds. Many of these species take several months or longer to fully decompose. CUSTOMER is responsible for any desired physical cutting and removal.
3. The effective date of this Agreement is the first day of the month in which services were first provided. Termination by CUSTOMER or CONTRACTOR shall be by thirty (30) day written notice received at least thirty (30) days prior to effective date of termination, which shall always be the last day of the month. However past due balances can result in immediate termination by CONTRACTOR.
4. Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. CONTRACTOR will notify CUSTOMER of such restrictions verbally and/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be CUSTOMER responsibility to observe the restrictions throughout the required period. CUSTOMER understands and agrees that, notwithstanding any other provisions of this Agreement, CONTRACTOR does not assume any liability for failure by any party to be notified of, or to observe, the above regulations.
5. CONTRACTOR agrees to provide assistance in obtaining any and all aquatic weed control permits necessary in performing all work under this agreement. Furthermore, CONTRACTOR agrees to comply with all rules and regulations of any governmental, administrative or regulatory body under whose jurisdiction the work under this Agreement falls, and agrees to indemnify CUSTOMER for any violation of any rule or regulation of any of the said governmental, administrative or regulatory bodies.
6. CONTRACTOR shall maintain the following insurance coverage and limits; (a) Automobile Liability, (b) Comprehensive General Liability including Property Damage. Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. CUSTOMERS requesting special or additional insurance coverage and/or language shall pay the resulting additional premium to CONTRACTOR to provide such coverage.
7. CUSTOMER warrants that he is authorized to execute the Aquatic Management Agreement on behalf of the riparian owner and to hold CONTRACTOR harmless for consequences of such service arising out of the sole negligence of CONTRACTOR.
8. The monthly amount will remain the same for the entire term of the original Agreement. The annual investment amount has been spread over a twelve (12) month period; individual monthly billings do not reflect the fluctuating seasonal costs of service.
9. CONTRACTOR agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of CONTRACTOR. However, CONTRACTOR shall in no event be liable to CUSTOMER or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be AUTOMATICALLY RENEWED for a period equal to its original term unless terminated by either party. Termination shall be by written notice received by CONTRACTOR at least thirty (30) days prior to the effective date of the termination.
11. If required, CONTRACTOR may adjust the monthly investment amount after the original term. CONTRACTOR will submit written notification to CUSTOMER thirty (30) days prior to effective date of adjustment. If CUSTOMER is not able to agree with the adjustment, then CONTRACTOR shall have the option of terminating the Agreement at no penalty to CUSTOMER.
12. CONTRACTOR reserves the right to impose a service charge of one and one-half percent (1 1/2%) per month on past due balances and/or cancel the Agreement. If cancellation does occur, there may be a start-up charge of fifty percent (50%) of normal monthly investment for each month that service is suspended.
13. Should it become necessary for CONTRACTOR to bring action for the enforcement of the Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys fees (including those on appeal) and court costs, and all other expenses incurred by CONTRACTOR resulting from such collection action.
14. This Agreement is not assignable by CUSTOMER, except upon prior written consent by CONTRACTOR.
15. This Agreement constitutes the entire agreement of the parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both CONTRACTOR and CUSTOMER.
16. All notices required hereunder shall be sent certified mail, and/or email with return receipt requested to the address of CUSTOMER and CONTRACTOR as set forth on page one of the Agreement. Either party may change the address to which notices are sent by written notice sent to the address set forth on page 1 in the manner provided therein.
17. This Agreement shall be governed by the laws of the State of Florida.



Clearvue Environmental LLC,
P.O BOX 270675
Tampa, Fl. 33688

Bill To:

Cypress Preserve CDD

PROPOSAL

2564

Date: Oct 1, 2025

Payment Terms: 30 Days

Balance Due: \$2,385.00

Item	Quantity	Rate	Amount
Brush cut area (West Side, Ditch) of Gliding Eagle Way. To gain access for aquatic services in ditch.	1	\$2,385.00	\$2,385.00

Subtotal: \$2,385.00

Tax (0%): \$0.00

Total: \$2,385.00

Terms:

Payment is due within (30) days after completion.



Brush cut the area in
red down to the
water. To gain access
for aquatic services.





Memorandum

To: Board of Supervisors

From: District Management

Date: November 5, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2025 legislative session. Starting on October 1, 2025, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections **Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Cypress Preserve Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Cypress Preserve Community Development District