



Cypress Preserve Community Development District

February 4, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 236 932 211 135 0 PASSCODE: gi7QE6mG

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11555 HERON BAY SUITE 201
CORAL SPRINGS, FLORIDA 33076

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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 Inspector
 Stephen Rudd, District Accountant
 Melinda Gallo, Administrative Assistant

Meeting Agenda

Wednesday, February 4, 2026 – 1:30 p.m.
 Call-in: tel:+16468381601, 317703752
 Teams: Meeting ID: 236 932 211 135 0 Passcode: gi7QE6mG

1. Call to Order and Roll Call

2. Approval of Agenda

3. Audience Comments – *Three (3) minute Time Limit*

4. Consent Agenda

- A. Consideration of Regular Meeting Minutes for January 3, 2026P. 3
- B. Consideration of Operation Expenditures and Maintenance for December 2025.....P. 6

5. Staff Reports

- A. District Accountant
 - i. Review of Cash Flow ReportP. 13
 - ii. Review of FinancialsP. 14
 - iii. Acceptance of Check RegisterP. 25
- B. Field Inspection ReportP. 29
- C. Clearvue Environmental
- D. District Counsel
- E. District Engineer
- F. District Manager

6. Business Items

- A. Consideration of Resolution 2025-04, Removing and Designating
 New TreasurerP. 43
- B. Consideration of Finn Outdoor Pond 6 Erosion Repair QuotesP. 44
- C. Review of Maintenance Tech Job DescriptionP. 46

7. Audience Comments – Limited to three (3) minutes

8. Supervisor’s Requests and Comments

9. Adjournment

The next meeting is scheduled for Wednesday, March 4, 2026, 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, 317703752#

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**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, January 7, 2026, and called to order at 1:32 p.m. at the Land O' Lakes Heritage Park located at 5401 Land O' Lakes Boulevard, Land O' Lakes, Florida 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
Long Nguyen	Field Inspection Coordinator, Inframark
Stephen Rudd	District Accountant, Inframark
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. Please contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Mr. Perez called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Approval of Agenda**

On MOTION by Mr. Sutphin, seconded by Ms. Sutphin, with all in favor, the agenda was approved. 5-0

THIRD ORDER OF BUSINESS **Audience Comments**

There were no audience comments.

FOURTH ORDER OF BUSINESS **Consent Agenda**

A. Consideration of the Board of Supervisors' Regular Meeting Minutes for December 3, 2025

B. Consideration of Operation and Maintenance Expenditures for November 2025

On MOTION by Mr. Sutphin, seconded by Ms. Lynch, with all in favor, the Consent Agenda items were approved as presented. 5-0

FIFTH ORDER OF BUSINESS **Staff Reports**

46 **A. District Accountant**

47 **i. Review of Cash Flow Report**

48 **ii. Review of Financials**

49 **iii. Acceptance of Check Register**

50
51 Mr. Perez spoke on the financials. At this time, the Board indicated that it did not have
52 any questions for Mr. Rudd. Mr. Rudd advised that he did not have any major updates to report
53 and reviewed the expense trend for the District as of this time.

54
55 **B. Field Inspection Report**

56 Mr. Nguyen reviewed the Field Inspection Report. There was discussion regarding
57 landscaping items to be completed, and it was noted that an email outlining the list of items
58 would be sent to Yellowstone. Further discussion ensued regarding items requiring attention,
59 including reattaching the men's restroom sign to the door, addressing the soap dispenser in the
60 bathroom, the pool exit button and playground magnet, the exit sign for the pool button, repairs
61 to the dog fence and gate, and areas of washout by the ponds. Additionally, there was discussion
62 regarding a resident at Pond 13 who is displacing water onto Community Development District
63 property, which is causing a washout. The Board requested that District Counsel issue a cease
64 and desist letter and that the resident be billed for the cost of the repairs as well as District
65 Counsel's time.

66
67 **C. Clearvue Environmental**

68 There was further discussion regarding pond erosion, and the Board directed Mr. Perez to
69 reach out to Clearvue regarding the matter.

70
71 **D. District Counsel**

72 Mr. Broadus was not present.

73
74 **E. District Engineer**

75 Mr. Reed was not present.

76
77 **F. District Manager**

78 Mr. Perez provided updates to the Board regarding the trespass agreement, the status of the
79 Krispy Klean contract, and sod damage from June. Mr. Perez also discussed the janitorial contract
80 proposal from Neptune, which was tabled. Additionally, discussion ensued regarding the use of a
81 pool monitor, and Mr. Perez provided insight on the possibility of engaging an individual who
82 would also perform tasks around the pool, which could potentially reduce costs from other

Cypress Preserve
December 3, 2025

vendors.

SIXTH ORDER OF BUSINESS

Business Items

A. Consideration of Jayman Enterprises Pillar Repair Proposal

<p>On MOTION by Ms. Hurley, seconded by Ms. Lynch, with all in favor, the Jayman Enterprises Pillar Repair Proposal was approved. 5-0</p>

SEVENTH ORDER OF BUSINESS

Audience Comments

There were no audience comments at this time.

EIGHTH ORDER OF BUSINESS

Supervisors' Request and Comments

Mr. Sutphin inquired about the status of Mike Field's sign and invoice. Mr. Perez advised that the invoice is being held until the work is completed and that confirmation will be obtained that the work has been completed prior to processing the invoice.

Ms. Lynch inquired whether the camera monitoring company would serve as the pool monitor, and Mr. Perez explained how the system typically operates.

NINTH ORDER OF BUSINESS

Adjournment

There being no further business,

<p>On MOTION by Mr. Sutphin, seconded by Ms. Lynch, with all in favor, the meeting was adjourned at 2:42 p.m. 5-0</p>

Michael Perez

Assistant Secretary

Justin Sutphin

Chairperson

Cypress Preserve Community Development District

Expenditure Report - General Fund
For the Period(s) from Oct 01, 2025 to Dec 31, 2025
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE						
Account Name: Supervisor Fees						
10/01/25	511100-51301-5000	JE000823			R/C CATHERINE LYNN HURLEY #CH-100125 Supervisor Fees	200.00
10/01/25	511100-51301-5000	JE000823			R/C JOY AMANDA SUTPHIN #JS-100125 Supervisor Fees	200.00
10/01/25	511100-51301-5000	JE000823			R/C EUGENIA LYNCH #EL-100125 Supervisor Fees	200.00
10/01/25	511100-51301-5000	JE000823			R/C ANDREW WEED #AW-100125 Supervisor Fees	200.00
10/01/25	511100-51301-5000	JE000823			R/C JUSTIN CRAIG SUTPHIN #JS-100125 Supervisor Fees	200.00
11/05/25	511100-51301-5000	CH-110525	VENDOR	CATHERINE LYNN HURLEY	BOARD 11/05/25	200.00
11/05/25	511100-51301-5000	JS-110525	VENDOR	JOY AMANDA SUTPHIN	BOARD 11/05/25	200.00
11/05/25	511100-51301-5000	EL-110525	VENDOR	EUGENIA LYNCH	BOARD 11/05/25	200.00
11/05/25	511100-51301-5000	AW-110525	VENDOR	ANDREW WEED	BOARD 11/05/25	200.00
11/05/25	511100-51301-5000	JS-110525	VENDOR	JUSTIN CRAIG SUTPHIN	BOARD 11/05/25	200.00
11/25/25	511100-51301-5000	JS 112524	VENDOR	JESSICA STAFFORD ELLIS	BOARD PAY 11/25/24	200.00
11/25/25	511100-51301-5000	JS 112524	VENDOR	JESSICA STAFFORD ELLIS	Credit Memo 000035	(200.00)
12/03/25	511100-51301-5000	CH-120325	VENDOR	CATHERINE LYNN HURLEY	BOARD 12/03/25	200.00
12/03/25	511100-51301-5000	EL-120325	VENDOR	EUGENIA LYNCH	BOARD 12/03/25	200.00
12/03/25	511100-51301-5000	JS-120325	VENDOR	JOY AMANDA SUTPHIN	BOARD 12/03/25	200.00
12/03/25	511100-51301-5000	JS-120325	VENDOR	JUSTIN CRAIG SUTPHIN	BOARD 12/03/25	200.00
12/03/25	511100-51301-5000	AW-120325	VENDOR	ANDREW WEED	BOARD 12/03/25	200.00
YTD Total						3,000.00
Annual Budget						\$13,000.00
<i>Amount Remaining / (Budget overage)</i>						<i>\$10,000.00</i>
<i>% of Budget</i>						<i>23.1%</i>
Account Name: Field Services						
10/08/25	531122-51301-5000	160643	VENDOR	INFRAMARK LLC	October 2025 Monthly management services	1,030.00
11/11/25	531122-51301-5000	163543	VENDOR	INFRAMARK LLC	November 2025 District management services	1,030.00
12/01/25	531122-51301-5000	165669	VENDOR	INFRAMARK LLC	December 2025 Monthly Management Services	1,030.00
YTD Total						3,090.00
Annual Budget						\$12,360.00
<i>Amount Remaining / (Budget overage)</i>						<i>\$9,270.00</i>
<i>% of Budget</i>						<i>25.0%</i>
Account Name: Disclosure Report						
10/08/25	531142-51301-5000	160643	VENDOR	INFRAMARK LLC	October 2025 Monthly management services	700.00
11/11/25	531142-51301-5000	163543	VENDOR	INFRAMARK LLC	November 2025 District management services	700.00
12/01/25	531142-51301-5000	165669	VENDOR	INFRAMARK LLC	December 2025 Monthly Management Services	700.00
YTD Total						2,100.00

Cypress Preserve Community Development District

Expenditure Report - General Fund
For the Period(s) from Oct 01, 2025 to Dec 31, 2025
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
						Annual Budget \$8,400.00
						<i>Amount Remaining / (Budget overage)</i> \$6,300.00
						<i>% of Budget</i> 25.0%
Account Name: District Engineer						
11/25/25	531147-51301-5000	7550	VENDOR	JOHNSON ENGINEERING INC.	November 2025 District engineer services	1,100.00
						YTD Total 1,100.00
						Annual Budget \$5,000.00
						<i>Amount Remaining / (Budget overage)</i> \$3,900.00
						<i>% of Budget</i> 22.0%
Account Name: District Manager						
10/08/25	531150-51301-5000	160643	VENDOR	INFRAMARK LLC	October 2025 Monthly management services	3,647.91
11/11/25	531150-51301-5000	163543	VENDOR	INFRAMARK LLC	November 2025 District management services	3,647.92
12/01/25	531150-51301-5000	165669	VENDOR	INFRAMARK LLC	December 2025 Monthly Management Services	3,647.92
						YTD Total 10,943.75
						Annual Budget \$43,775.00
						<i>Amount Remaining / (Budget overage)</i> \$32,831.25
						<i>% of Budget</i> 25.0%
Account Name: Accounting Services						
10/08/25	532001-51301-5000	160643	VENDOR	INFRAMARK LLC	October 2025 Monthly management services	515.00
11/11/25	532001-51301-5000	163543	VENDOR	INFRAMARK LLC	November 2025 District management services	515.00
12/01/25	532001-51301-5000	165669	VENDOR	INFRAMARK LLC	December 2025 Monthly Management Services	515.00
						YTD Total 1,545.00
						Annual Budget \$6,180.00
						<i>Amount Remaining / (Budget overage)</i> \$4,635.00
						<i>% of Budget</i> 25.0%
Account Name: Postage, Phone, Faxes, Copies						
11/25/25	541024-51301-5000	164528	VENDOR	INFRAMARK LLC	October 2025 Room reservation and postage	4.44
12/22/25	541024-51301-5000	166670	VENDOR	INFRAMARK LLC	November 2025 Postage	3.70
						YTD Total 8.14
						Annual Budget \$250.00
						<i>Amount Remaining / (Budget overage)</i> \$241.86
						<i>% of Budget</i> 3.3%
Account Name: Public Officials Insurance						
10/01/25	545008-51301-5000	JE000800			RECOG Egis Insurance FY'26 Renewal	3,356.00
						YTD Total 3,356.00

Cypress Preserve Community Development District

Expenditure Report - General Fund
For the Period(s) from Oct 01, 2025 to Dec 31, 2025
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
						Annual Budget \$3,356.00
						Amount Remaining / (Budget overage) \$0.00
						% of Budget 100.0%
Account Name: Dues, Licenses, Subscriptions						
10/07/25	554020-51301-5000	93351	VENDOR	FLORIDA COMMERCE	FY'26 Special State Fee	175.00
11/03/25	554020-51301-5000	110425-0000	VENDOR	MIKE FASANO, TAX COLLECTOR	FY26 County Taxes, stormwater	399.00
12/19/25	554020-51301-5000	61168	ANK ACCOUN		Refund of 2025 Real Estate Taxes Overpymt	(15.96)
						YTD Total 558.04
						Annual Budget \$200.00
						Amount Remaining / (Budget overage) (\$358.04)
						% of Budget 279.0%
Account Name: Operating Loan Repayment						
11/11/25	571011-51301-5000	JE000818			Operating Loan Repayment	6,166.69
						YTD Total 6,166.69
						Annual Budget \$55,000.00
						Amount Remaining / (Budget overage) \$48,833.31
						% of Budget 11.2%
						Financial And Administrative Department Total: \$31,867.62

DEPARTMENT NAME: UTILITY SERVICES

Account Name: Utility - Electric

10/10/25	543041-53150-5000	JE000824			R/C to WITHLACOOCHEE RIVER ELECTRIC ACH Invoice #100625-96	40.70
10/10/25	543041-53150-5000	JE000824			R/C to WITHLACOOCHEE RIVER ELECTRIC ACH Invoice #100625-96	50.60
10/10/25	543041-53150-5000	JE000824			R/C to WITHLACOOCHEE RIVER ELECTRIC ACH Invoice #100625-40	41.34
10/10/25	543041-53150-5000	JE000824			R/C to WITHLACOOCHEE RIVER ELECTRIC ACH Invoice #100625-40	47.16
10/10/25	543041-53150-5000	JE000824			R/C to WITHLACOOCHEE RIVER ELECTRIC ACH Invoice #100625-65	49.40
11/03/25	543041-53150-5000	JE000865			Utility - Electric	233.46
12/08/25	543041-53150-5000	120425-9647-ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC ACH	10/30 - 12/1/2025 Electric	40.80
12/08/25	543041-53150-5000	120425-4854-ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC ACH	10/30 - 12/1/2025 Electric	1,375.59
12/08/25	543041-53150-5000	120425-4006-ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC ACH	10/30 - 12/1/2025 Electric	41.43
12/08/25	543041-53150-5000	120425-4012-ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC ACH	10/30 - 12/1/2025 Electric	48.40
12/08/25	543041-53150-5000	120425-6573-ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC ACH	10/30 - 12/1/2025 Electric	54.97

Cypress Preserve Community Development District

Expenditure Report - General Fund
For the Period(s) from Oct 01, 2025 to Dec 31, 2025
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
12/08/25	543041-53150-5000	JE000871			R/C WITHLACOOCHEE RIVER ELECTRIC ACH Invoice#120425-9650-	52.19
12/08/25	543041-53150-5000	JE000872			R/C WITHLACOOCHEE RIVER ELECTRIC ACH Invoice#120425-4854-	(1,375.59)
YTD Total						700.45
Annual Budget						\$3,737.00
<i>Amount Remaining / (Budget overage)</i>						\$3,036.55
<i>% of Budget</i>						18.7%

Account Name: Utility - StreetLights

10/10/25	543062-53150-5000	JE000824			R/C to WITHLACOOCHEE RIVER ELECTRIC ACH Invoice #100625-48	1,233.48
11/03/25	543062-53150-5000	JE000864			R/C WITHLACOOCHEE RIVER ELECTRIC ACH to Invoice#110525-48!	1,194.17
12/08/25	543062-53150-5000	JE000872			R/C WITHLACOOCHEE RIVER ELECTRIC ACH Invoice#120425-4854-	1,375.59
YTD Total						3,803.24
Annual Budget						\$8,220.00
<i>Amount Remaining / (Budget overage)</i>						\$4,416.76
<i>% of Budget</i>						46.3%

Account Name: Utility - Potable Water

10/31/25	543095-53150-5000	23342087-ACH	VENDOR	PASCO COUNTY UTILITIES ACH	9/12 - 10/14/2025 Water utility	285.44
10/31/25	543095-53150-5000	23342243-ACH	VENDOR	PASCO COUNTY UTILITIES ACH	9/12 - 10/14/2025 Reclaimed water utility	341.38
10/31/25	543095-53150-5000	23342089-ACH	VENDOR	PASCO COUNTY UTILITIES ACH	9/12 - 10/14/2025 Reclaimed water utility	149.48
11/01/25	543095-53150-5000	23343439-ACH	VENDOR	PASCO COUNTY UTILITIES ACH	9/12 - 10/14/2025 Reclaimed water utility	340.37
11/30/25	543095-53150-5000	23529835-ACH	VENDOR	PASCO COUNTY UTILITIES ACH	10/14 - 11/13/2025 Reclaimed water	285.83
11/30/25	543095-53150-5000	23531964-ACH	VENDOR	PASCO COUNTY UTILITIES ACH	10/14 - 11/13/2025 Reclaimed water	292.90
12/01/25	543095-53150-5000	23529540-ACH	VENDOR	PASCO COUNTY UTILITIES ACH	10/14 - 11/13/2025 Water utility	266.68
12/01/25	543095-53150-5000	23529541	VENDOR	PASCO COUNTY UTILITIES ACH	10/14 - 11/13/2025 Reclaimed water	120.19
12/31/25	543095-53150-5000	23707510	VENDOR	PASCO COUNTY UTILITIES ACH	11/13 - 12/15/2025 Reclaimed water	142.41
YTD Total						2,224.68
Annual Budget						\$9,848.00
<i>Amount Remaining / (Budget overage)</i>						\$7,623.32
<i>% of Budget</i>						22.6%

Utility Services Department Total:	\$6,728.37
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DEPARTMENT NAME: OTHER PHYSICAL ENVIRONMENT

Account Name: Pond Maintenance Contracts

Cypress Preserve Community Development District

Expenditure Report - General Fund
For the Period(s) from Oct 01, 2025 to Dec 31, 2025
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/01/25	534114-53908-5000	1039	VENDOR	dba CLEARVUE ENVIROMENTAL LLC	October 2025 Monthly pond services	2,350.00
11/01/25	534114-53908-5000	1053	VENDOR	dba CLEARVUE ENVIROMENTAL LLC	November 2025 Monthly pond maintenance	2,350.00
11/13/25	534114-53908-5000	1064	VENDOR	dba CLEARVUE ENVIROMENTAL LLC	11/13/2025 Pond treatment, call back from resident	175.00
12/01/25	534114-53908-5000	1069	VENDOR	dba CLEARVUE ENVIROMENTAL LLC	December 2025 Monthly pond services	2,350.00
YTD Total						7,225.00
Annual Budget						\$28,200.00
<i>Amount Remaining / (Budget overage)</i>						<i>\$20,975.00</i>
<i>% of Budget</i>						<i>25.6%</i>
Account Name: Insurance -Property & Casualty						
10/01/25	545009-53908-5000	JE000800			RECOG Egis Insurance FY'26 Renewal	23,708.00
YTD Total						23,708.00
Annual Budget						\$22,589.00
<i>Amount Remaining / (Budget overage)</i>						<i>(\$1,119.00)</i>
<i>% of Budget</i>						<i>105.0%</i>
Account Name: Landscape Maintenance Contracts						
10/31/25	546300-53908-5000	1019434	VENDOR	YELLOWSTONE LANDSCAPE	October 2025 Monthly landscaping services	22,308.03
11/30/25	546300-53908-5000	1040181	VENDOR	YELLOWSTONE LANDSCAPE	November 2025 Monthly landscaping services	22,308.03
12/31/25	546300-53908-5000	1068429	VENDOR	YELLOWSTONE LANDSCAPE	December 2025 Monthly landscaping services	22,308.03
YTD Total						66,924.09
Annual Budget						\$209,000.00
<i>Amount Remaining / (Budget overage)</i>						<i>\$142,075.91</i>
<i>% of Budget</i>						<i>32.0%</i>
Account Name: Miscellaneous Maintenance						
10/02/25	546922-53908-5000	4254	VENDOR	JAYMAN ENTERPRISES LLC	10/2/2025 Toilet repairs	1,500.00
10/02/25	546922-53908-5000	JE000833			Miscellaneous Maintenance	(3,100.00)
10/10/25	546922-53908-5000	1422940100125-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	10/1 - 10/31/2025 Internet services	160.00
10/30/25	546922-53908-5000	4301	VENDOR	JAYMAN ENTERPRISES LLC	October 2025 Monthly janitorial services	1,600.00
10/31/25	546922-53908-5000	1163355	VENDOR	INFRAMARK LLC	10/31/2025 Playground fence repairs	295.00
11/01/25	546922-53908-5000	JE000837			RECL 10/2/2025 Toilet Repairs back to Misc. Maintenance	1,500.00
11/10/25	546922-53908-5000	1422940110125-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	11/1 - 11/30/2025 Internet services	160.00
11/17/25	546922-53908-5000	25217879	VENDOR	MIKE FASANO, TAX COLLECTOR	11/5/2025 Solid waste removal	1,116.28
11/25/25	546922-53908-5000	164528	VENDOR	INFRAMARK LLC	October 2025 Room reservation and postage	154.23
11/30/25	546922-53908-5000	3179	VENDOR	DON HARRISON ENTERPRISES	November 2025 Routine Maintenance	300.00
12/10/25	546922-53908-5000	1422940120125-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	12/1 - 12/31/2025 Internet	160.00
12/31/25	546922-53908-5000	4378	VENDOR	JAYMAN ENTERPRISES LLC	December 2025 Janitorial Services	1,100.00
12/31/25	546922-53908-5000	3710	VENDOR	FIELDS CONSULTING GROUP, LLC	12/9/2025 Sign repairs and replacements	1,585.00
12/31/25	546922-53908-5000	JE000873			R/C WASTE CONNECTIONS ACH Invoice#8539928W425-ACH to Misc	187.40

Cypress Preserve Community Development District
Expenditure Report - General Fund
For the Period(s) from Oct 01, 2025 to Dec 31, 2025
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
						<i>Amount Remaining / (Budget overage)</i> \$11,637.00
						<i>% of Budget</i> 22.4%
Parks And Recreation Department Total:						\$12,442.36
TOTAL EXPENDITURES & OTHER FINANCING USES:						\$ 155,613.35

Cypress Preserve CDD
Investment Analysis - General Fund
(updated 01/15/2026)

Account Balances

Account Name	Maturity Date	Interest Rate	Account Balance	Commer
Valley #4224			\$600,244	Current Balance a
Total Account Balances			\$600,244	

Cash Flow Analysis

Operating Accounts (Checking)

	<u>01/15/2026</u>
Beginning Bank Balance as of 01/15	\$600,244
o/s AP as of 12/31/2025	(78,997)
Loan Payment	
Cash Out - DS	-
Cash In - Assessment Receipt	-
Due to Debt Service Fund	-
Ending Balance (1)	<u>521,247</u>

Cypress Preserve Community Development District

Financial Report

December 31, 2025

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2017 CAPITAL PROJECTS FUND	SERIES 2019 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS								
Cash In Bank	\$ 631,305	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 631,305
Due From Other Funds	-	8,911	5,035	1	-	-	-	13,947
Investments:								
Acquisition & Construction Account	-	-	-	-	10,519	-	-	10,519
Reserve Fund	-	310,678	194,066	-	-	-	-	504,744
Revenue Fund	-	699,845	541,434	-	-	-	-	1,241,279
Deposits	6,751	-	-	-	-	-	-	6,751
Fixed Assets								
Construction Work In Process	-	-	-	-	-	11,785,632	-	11,785,632
Amount Avail In Debt Services	-	-	-	-	-	-	1,035,699	1,035,699
Amount To Be Provided	-	-	-	-	-	-	13,794,301	13,794,301
TOTAL ASSETS	\$ 638,056	\$ 1,019,434	\$ 740,535	\$ 1	\$ 10,519	\$ 11,785,632	\$ 14,830,000	\$ 29,024,177
LIABILITIES								
Accounts Payable	\$ 27,982	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,982
Due To HOA	100,000	-	-	-	-	-	-	100,000
Bonds Payable	-	-	-	-	-	-	14,680,000	14,680,000
Due To Other Funds	9,823	-	-	-	4,125	-	-	13,948
Notes Payable-Valley LOC	-	-	-	-	-	-	150,000	150,000
TOTAL LIABILITIES	137,805	-	-	-	4,125	-	14,830,000	14,971,930
FUND BALANCES								
Restricted for:								
Debt Service	-	1,019,434	740,535	-	-	-	-	1,759,969
Capital Projects	-	-	-	1	6,394	-	-	6,395
Unassigned:	500,251	-	-	-	-	11,785,632	-	12,285,883
TOTAL FUND BALANCES	500,251	1,019,434	740,535	1	6,394	11,785,632	-	14,052,247
TOTAL LIABILITIES & FUND BALANCES	\$ 638,056	\$ 1,019,434	\$ 740,535	\$ 1	\$ 10,519	\$ 11,785,632	\$ 14,830,000	\$ 29,024,177

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4,020	\$ 4,020	0.00%
Special Assmnts- Tax Collector	740,658	729,145	(11,513)	98.45%
TOTAL REVENUES	740,658	733,165	(7,493)	98.99%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	13,000	3,000	10,000	23.08%
ProfServ-Arbitrage Rebate	700	-	700	0.00%
ProfServ-Trustee Fees	8,200	-	8,200	0.00%
Field Services	12,360	3,090	9,270	25.00%
Disclosure Report	8,400	2,100	6,300	25.00%
District Counsel	15,000	-	15,000	0.00%
District Engineer	5,000	1,100	3,900	22.00%
District Manager	43,775	10,944	32,831	25.00%
Accounting Services	6,180	1,545	4,635	25.00%
Auditing Services	7,400	-	7,400	0.00%
Postage, Phone, Faxes, Copies	250	8	242	3.20%
Public Officials Insurance	3,356	3,356	-	100.00%
Legal Advertising	1,000	-	1,000	0.00%
Bank Fees	200	-	200	0.00%
Website Administration	1,552	-	1,552	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	200	558	(358)	279.00%
Operating Loan Repayment	55,000	6,167	48,833	11.21%
HOA Loan Repayment	30,000	-	30,000	0.00%
Total Administration	211,673	31,868	179,805	15.06%
<u>Utility Services</u>				
Utility - Electric	3,737	700	3,037	18.73%
Utility - StreetLights	8,220	3,803	4,417	46.27%
Utility - Potable Water	9,848	2,225	7,623	22.59%
Total Utility Services	21,805	6,728	15,077	30.86%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Pond Maintenance Contracts	28,200	7,225	20,975	25.62%
Insurance -Property & Casualty	22,589	23,708	(1,119)	104.95%
Landscape Maintenance Contracts	209,000	66,924	142,076	32.02%
Reserves	82,000	-	82,000	0.00%
Miscellaneous Maintenance	20,000	6,718	13,282	33.59%
Holiday Decoration	10,000	-	10,000	0.00%
Capital Improvements	28,691	-	28,691	0.00%
Total Other Physical Environment	400,480	104,575	295,905	26.11%
<u>Road and Street Facilities</u>				
Sidewalk and Pavement R&M	3,500	-	3,500	0.00%
Total Road and Street Facilities	3,500	-	3,500	0.00%
<u>Parks and Recreation</u>				
Janitorial Contracts	13,200	3,068	10,132	23.24%
Pool Operations and Maintenance	20,000	6,012	13,988	30.06%
Security	15,000	3,363	11,637	22.42%
Total Parks and Recreation	48,200	12,443	35,757	25.82%
<u>Reserves</u>				
Capital Reserve	55,000	-	55,000	0.00%
Total Reserves	55,000	-	55,000	0.00%
TOTAL EXPENDITURES & RESERVES	740,658	155,614	585,044	21.01%
Excess (deficiency) of revenues				
Over (under) expenditures	-	577,551	577,551	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		(77,300)		
FUND BALANCE, ENDING		\$ 500,251		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 6,379	\$ 6,379	0.00%
Special Assmnts- Tax Collector	623,708	605,793	(17,915)	97.13%
TOTAL REVENUES	623,708	612,172	(11,536)	98.15%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	210,000	200,000	10,000	95.24%
Interest Expense	410,188	209,344	200,844	51.04%
Total Debt Service	620,188	409,344	210,844	66.00%
TOTAL EXPENDITURES	620,188	409,344	210,844	66.00%
Excess (deficiency) of revenues Over (under) expenditures	3,520	202,828	199,308	5762.16%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	3,520	-	(3,520)	0.00%
TOTAL FINANCING SOURCES (USES)	3,520	-	(3,520)	0.00%
Net change in fund balance	\$ 3,520	\$ 202,828	\$ 192,268	5762.16%
FUND BALANCE, BEGINNING (OCT 1, 2025)		816,606		
FUND BALANCE, ENDING		\$ 1,019,434		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 5,008	\$ 5,008	0.00%
Special Assmnts- Tax Collector	389,513	378,278	(11,235)	97.12%
TOTAL REVENUES	389,513	383,286	(6,227)	98.40%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	145,000	140,000	5,000	96.55%
Interest Expense	241,006	122,866	118,140	50.98%
Total Debt Service	386,006	262,866	123,140	68.10%
TOTAL EXPENDITURES	386,006	262,866	123,140	68.10%
Excess (deficiency) of revenues Over (under) expenditures	3,507	120,420	116,913	3433.70%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(1,803)	(1,803)	0.00%
Contribution to (Use of) Fund Balance	3,507	-	(3,507)	0.00%
TOTAL FINANCING SOURCES (USES)	3,507	(1,803)	(5,310)	-51.41%
Net change in fund balance	\$ 3,507	\$ 118,617	\$ 108,096	3382.29%
FUND BALANCE, BEGINNING (OCT 1, 2025)		621,918		
FUND BALANCE, ENDING		\$ 740,535		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
Series 2017 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1		
FUND BALANCE, ENDING		<u><u>\$ 1</u></u>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 85	\$ 85	0.00%
TOTAL REVENUES	-	85	85	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	85	85	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	1,803	1,803	0.00%
TOTAL FINANCING SOURCES (USES)	-	1,803	1,803	0.00%
Net change in fund balance	\$ -	\$ 1,888	\$ 1,888	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		4,506		
FUND BALANCE, ENDING		\$ 6,394		

Bank Account Statement

Cypress Preserve CDD

Bank Account No. 4224
Statement No. 12-25

Statement Date 12/31/2025

G/L Account No. 101002 Balance	631,304.96	Statement Balance	635,446.96
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	631,304.96	Subtotal	635,446.96
Negative Adjustments	0.00	Outstanding Checks	-4,142.00
Ending G/L Balance	631,304.96	Ending Balance	631,304.96

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
12/05/2025		JE000838	Special Assmnts-Tax Collector	REC FY26 Tax Yr 25 Pasco County Tax Distrib. #25-5 (1,491,901.99	1,491,901.99	0.00
12/10/2025		JE000839	Special Assmnts-Tax Collector	REC FY26 Tax Yr 25 Pasco County Tax Distrib. #25-6 (67,032.26	67,032.26	0.00
12/18/2025		JE000867	Special Assmnts-Tax Collector	REC FY26 Tax Yr 25 Pasco County Tax Distrib. #25-7 (12,026.48	12,026.48	0.00
12/19/2025	Payment	BD00029	Dues, Licenses, Subscriptions	Deposit No. BD00029 - Refund of 2025 Real Estate	15.96	15.96	0.00
12/29/2025	Payment	BD00030	Deposits	Deposit No. BD00030 -	284.45	284.45	0.00
12/31/2025		JE000870	Interest - Investments	Interest Income	3,644.65	3,644.65	0.00
Total Deposits					1,574,905.79	1,574,905.79	0.00
Checks							
							0.00
08/28/2025	Payment	1225	JOY AMANDA SUTPHIN	Payment of Invoice 002100	-200.00	-200.00	0.00
08/28/2025	Payment	1226	JUSTIN CRAIG SUTPHIN	Payment of Invoice 002101	-200.00	-200.00	0.00
10/03/2025	Payment	1231	JOY AMANDA SUTPHIN	Check for Vendor V00124	-200.00	-200.00	0.00
10/03/2025	Payment	1232	JUSTIN CRAIG SUTPHIN	Check for Vendor V00107	-200.00	-200.00	0.00
11/11/2025	Payment	1237	JOY AMANDA SUTPHIN	Check for Vendor V00124	-200.00	-200.00	0.00
11/11/2025	Payment	1238	JUSTIN CRAIG SUTPHIN	Check for Vendor V00107	-200.00	-200.00	0.00
11/18/2025	Payment	1241	A-QUALITY POOL SERVICE	Payment of Invoice 002174	-2,000.00	-2,000.00	0.00
11/25/2025	Payment	1247	dba CLEARVUE ENVIROMENTAL LLC	Payment of Invoice 002177	-2,350.00	-2,350.00	0.00
11/25/2025	Payment	1248	dba CLEARVUE ENVIROMENTAL LLC	Payment of Invoice 002239	-2,350.00	-2,350.00	0.00
11/25/2025	Payment	1249	MIKE FASANO, TAX COLLECTOR	Payment of Invoice 002257	-1,116.28	-1,116.28	0.00

Bank Account Statement

Cypress Preserve CDD

Bank Account No. 4224

Statement No. 12-25

Statement Date

12/31/2025

12/02/2025	Payment	1250	CYPRESS PRESERVE CDD	Payment of Invoice 002252	-38,379.07	-38,379.07	0.00
12/02/2025	Payment	1251	CYPRESS PRESERVE CDD	Payment of Invoice 002256	-30,310.31	-30,310.31	0.00
12/03/2025	Payment	100148	YELLOWSTONE LANDSCAPE	Inv: 998459, Inv: 9999634	-27,133.74	-27,133.74	0.00
12/03/2025	Payment	100149	JAYMAN ENTERPRISES LLC	Inv: 4254	-1,500.00	-1,500.00	0.00
12/12/2025	Payment	1252	CYPRESS PRESERVE CDD	Payment of Invoice 002510	-9,409.59	-9,409.59	0.00
12/12/2025	Payment	1253	CYPRESS PRESERVE CDD	Payment of Invoice 002517	-856,948.50	-856,948.50	0.00
12/12/2025	Payment	1254	CYPRESS PRESERVE CDD	Payment of Invoice 002519	-38,503.33	-38,503.33	0.00
12/15/2025	Payment	100150	JAYMAN ENTERPRISES LLC	Inv: 4301, Inv: 4344	-3,200.00	-3,200.00	0.00
12/15/2025	Payment	100151	A-QUALITY POOL SERVICE	Inv: 979056, Inv: 979492	-4,011.55	-4,011.55	0.00
12/15/2025	Payment	100152	DON HARRISON ENTERPRISES dba CLEARVUE	Inv: 3179	-300.00	-300.00	0.00
12/15/2025	Payment	100153	ENVIROMENTAL LLC	Inv: 1064, Inv: 1069	-2,525.00	-2,525.00	0.00
12/15/2025	Payment	100156	YELLOWSTONE LANDSCAPE	Inv: 1019434, Inv: 1040181	-44,616.06	-44,616.06	0.00
12/15/2025	Payment	100158	INFRAMARK LLC	Inv: 1163355, Inv: 163543,	-12,239.51	-12,239.51	0.00
12/15/2025	Payment	1255	ANDREW WEED	Payment of Invoice 002516	-200.00	-200.00	0.00
12/15/2025	Payment	1257	EUGENIA LYNCH	Payment of Invoice 002513	-200.00	-200.00	0.00
12/17/2025	Payment	1260	CYPRESS PRESERVE CDD	Payment of Invoice 002520	-6,908.01	-6,908.01	0.00
12/18/2025	Payment	300131	CHARTER COMMUNICATION S ACH	Inv: 1422940120125-ACH	-160.00	-160.00	0.00
12/22/2025	Payment	300132	PASCO COUNTY UTILITIES ACH WITHLACOOCHEE	Inv: 23529540-ACH	-266.68	-266.68	0.00
12/26/2025	Payment	300136	RIVER ELECTRIC ACH WITHLACOOCHEE	Inv: 120425-9647-ACH	-40.80	-40.80	0.00
12/26/2025	Payment	300137	RIVER ELECTRIC ACH WITHLACOOCHEE	Inv: 120425-9650-ACH	-52.19	-52.19	0.00
12/26/2025	Payment	300138	RIVER ELECTRIC ACH WITHLACOOCHEE	Inv: 120425-4854-ACH	-1,375.59	-1,375.59	0.00
12/26/2025	Payment	300139	RIVER ELECTRIC ACH WITHLACOOCHEE	Inv: 120425-4006-ACH	-41.43	-41.43	0.00
12/26/2025	Payment	300140	RIVER ELECTRIC ACH WITHLACOOCHEE	Inv: 120425-4012-ACH	-48.40	-48.40	0.00
12/26/2025	Payment	300141	RIVER ELECTRIC ACH WITHLACOOCHEE	Inv: 120425-6573-ACH	-54.97	-54.97	0.00
12/30/2025	Payment	100159	INFRAMARK LLC WASTE	Inv: 166670	-3.70	-3.70	0.00
12/29/2025	Payment	300142	CONNECTIONS ACH	Inv: 8598875W425-ACH	-216.98	-216.98	0.00

Bank Account Statement

Cypress Preserve CDD

Bank Account No. 4224

Statement No. 12-25

Statement Date

12/31/2025

12/22/2025	Payment	300133	PASCO COUNTY UTILITIES ACH	Inv: 23531964-ACH	-292.90	-292.90	0.00
12/22/2025	Payment	300134	PASCO COUNTY UTILITIES ACH	Inv: 23529835-ACH	-285.83	-285.83	0.00
12/22/2025	Payment	300135	PASCO COUNTY UTILITIES ACH	Inv: 23529541	-120.19	-120.19	0.00
Total Checks					-1,088,360.61	-1,088,360.61	0.00

Adjustments

Total Adjustments

Outstanding Checks

11/11/2025	Payment	1235	CATHERINE LYNN HURLEY	Check for Vendor V00125		-200.00	
12/15/2025	Payment	100154	COMPLETE I.T. CORP	Inv: 18198, Inv: 18477		-2,242.00	
12/15/2025	Payment	100157	JOHNSON ENGINEERING INC.	Inv: 7550		-1,100.00	
12/15/2025	Payment	1256	CATHERINE LYNN HURLEY	Payment of Invoice 002512		-200.00	
12/15/2025	Payment	1258	JOY AMANDA SUTPHIN	Payment of Invoice 002514		-200.00	
12/15/2025	Payment	1259	JUSTIN CRAIG SUTPHIN	Payment of Invoice 002515		-200.00	
Total Outstanding Checks						-4,142.00	

Outstanding Deposits

Total Outstanding Deposits

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100148							
001	12/03/25	YELLOWSTONE LANDSCAPE	998459	9/24/2025 Sod Installation	Landscape Maintenance Contracts	546300-53908	\$5,280.00
001	12/03/25	YELLOWSTONE LANDSCAPE	9999634	September 2025 Monthly landscaping services	Landscape Maintenance Contracts	546300-53908	\$21,853.74
Check Total							\$27,133.74
CHECK # 100149							
001	12/03/25	JAYMAN ENTERPRISES LLC	4254	10/2/2025 Toilet repairs	Miscellaneous Maintenance	546922-53908	\$1,500.00
Check Total							\$1,500.00
CHECK # 100150							
001	12/15/25	JAYMAN ENTERPRISES LLC	4301	October 2025 Monthly janitorial services	Miscellaneous Maintenance	546922-53908	\$1,600.00
001	12/15/25	JAYMAN ENTERPRISES LLC	4344	November 2025 Janitorial services	Janitorial Contracts	531154-57201	\$1,600.00
Check Total							\$3,200.00
CHECK # 100151							
001	12/15/25	A-QUALITY POOL SERVICE	979056	November 2025 Monthly pool services	October 2025 Monthly pool services	546074-57201	\$2,011.55
001	12/15/25	A-QUALITY POOL SERVICE	979492	December 2025 Monthly pool services	Pool Operations and Maintenance	546074-57201	\$2,000.00
Check Total							\$4,011.55
CHECK # 100152							
001	12/15/25	DON HARRISON ENTERPRISES	3179	November 2025 Routine Maintenance	Miscellaneous Maintenance	546922-53908	\$300.00
Check Total							\$300.00
CHECK # 100153							
001	12/15/25	dba CLEARVUE ENVIROMENTAL LLC	1064	11/13/2025 Pond treatment, call back from resident	Pond Maintenance Contracts	534114-53908	\$175.00
001	12/15/25	dba CLEARVUE ENVIROMENTAL LLC	1069	December 2025 Monthly pond services	Pond Maintenance Contracts	534114-53908	\$2,350.00
Check Total							\$2,525.00
CHECK # 100154							
001	12/15/25	COMPLETE I.T. CORP	18198	November 2025 Monthly security monitoring service	Security	546479-57201	\$1,121.00
001	12/15/25	COMPLETE I.T. CORP	18477	December 2025 Security monitoring services	Security	546479-57201	\$1,121.00
Check Total							\$2,242.00
CHECK # 100156							
001	12/15/25	YELLOWSTONE LANDSCAPE	1019434	October 2025 Monthly landscaping services	Landscape Maintenance Contracts	546300-53908	\$22,308.03
001	12/15/25	YELLOWSTONE LANDSCAPE	1040181	November 2025 Monthly landscaping services	Landscape Maintenance Contracts	546300-53908	\$22,308.03
Check Total							\$44,616.06
CHECK # 100157							
001	12/15/25	JOHNSON ENGINEERING INC.	7550	November 2025 District engineer services	District Engineer	531147-51301	\$1,100.00
Check Total							\$1,100.00
CHECK # 100158							
001	12/15/25	INFRAMARK LLC	1163355	10/31/2025 Playground fence repairs	Miscellaneous Maintenance	546922-53908	\$295.00
001	12/15/25	INFRAMARK LLC	163543	November 2025 District management services	November 2025 Accounting services	532001-51301	\$515.00
001	12/15/25	INFRAMARK LLC	163543	November 2025 District management services	November 2025 Dissemination services	531142-51301	\$700.00
001	12/15/25	INFRAMARK LLC	163543	November 2025 District management services	District Manager	531150-51301	\$3,647.92
001	12/15/25	INFRAMARK LLC	163543	November 2025 District management services	November 2025 Field management services	531122-51301	\$1,030.00
001	12/15/25	INFRAMARK LLC	164528	October 2025 Room reservation and postage	October 2025 Postage	541024-51301	\$4.44
001	12/15/25	INFRAMARK LLC	164528	October 2025 Room reservation and postage	October 2025 Room reservation for board meetings	546922-53908	\$154.23
001	12/15/25	INFRAMARK LLC	165669	December 2025 Monthly Management Services	December 2025 Monthly Accounting Services	532001-51301	\$515.00
001	12/15/25	INFRAMARK LLC	165669	December 2025 Monthly Management Services	December 2025 Monthly Dissemination Services	531142-51301	\$700.00
001	12/15/25	INFRAMARK LLC	165669	December 2025 Monthly Management Services	District Manager	531150-51301	\$3,647.92

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	12/15/25	INFRAMARK LLC	165669	December 2025 Monthly Management Services	December 2025 Monthly Field Services	531122-51301	\$1,030.00
CHECK # 100159							Check Total
001	12/30/25	INFRAMARK LLC	166670	November 2025 Postage	Postage, Phone, Faxes, Copies	541024-51301	\$3.70
CHECK # 1255							Check Total
001	12/15/25	ANDREW WEED	AW-120325	BOARD 12/03/25	Supervisor Fees	511100-51301	\$200.00
CHECK # 1256							Check Total
001	12/15/25	CATHERINE LYNN HURLEY	CH-120325	BOARD 12/03/25	Supervisor Fees	511100-51301	\$200.00
CHECK # 1257							Check Total
001	12/15/25	EUGENIA LYNCH	EL-120325	BOARD 12/03/25	Supervisor Fees	511100-51301	\$200.00
CHECK # 1258							Check Total
001	12/15/25	JOY AMANDA SUTPHIN	JS-120325	BOARD 12/03/25	Supervisor Fees	511100-51301	\$200.00
CHECK # 1259							Check Total
001	12/15/25	JUSTIN CRAIG SUTPHIN	JS-120325	BOARD 12/03/25	Supervisor Fees	511100-51301	\$200.00
CHECK # 300131							Check Total
001	12/18/25	CHARTER COMMUNICATIONS ACH	1422940120125-ACH	12/1 - 12/31/2025 Internet	Miscellaneous Maintenance	546922-53908	\$160.00
CHECK # 300132							Check Total
001	12/22/25	PASCO COUNTY UTILITIES ACH	23529540-ACH	10/14 - 11/13/2025 Water utility	Utility - Potable Water	543095-53150	\$266.68
CHECK # 300133							Check Total
001	12/22/25	PASCO COUNTY UTILITIES ACH	23531964-ACH	10/14 - 11/13/2025 Reclaimed water	Utility - Potable Water	543095-53150	\$292.90
CHECK # 300134							Check Total
001	12/22/25	PASCO COUNTY UTILITIES ACH	23529835-ACH	10/14 - 11/13/2025 Reclaimed water	Utility - Potable Water	543095-53150	\$285.83
CHECK # 300135							Check Total
001	12/22/25	PASCO COUNTY UTILITIES ACH	23529541	10/14 - 11/13/2025 Reclaimed water	Utility - Potable Water	543095-53150	\$120.19
CHECK # 300136							Check Total
001	12/26/25	WITHLACOOCHEE RIVER ELECTRIC ACH	120425-9647-ACH	10/30 - 12/1/2025 Electric	Utility - Electric	543041-53150	\$40.80
CHECK # 300137							Check Total
001	12/26/25	WITHLACOOCHEE RIVER ELECTRIC ACH	120425-9650-ACH	10/30 - 12/1/2025 Electric	Utility - Electric	543041-53100	\$52.19
CHECK TOTAL							\$52.19

CHECK # 1250							
200	12/02/25	CYPRESS PRESERVE CDD	11172025 - 01	SERIES 2017 & SERIES 2019 FY26 TAX DIST ID 2	SERIES 2017 FY26 TAX DIST ID 2	103200	\$23,626.11
Check Total							\$23,626.11
CHECK # 1251							
200	12/02/25	CYPRESS PRESERVE CDD	11212025 - 01	SERIES 2017 AND 2019 TAX DIST ID 3	SERIES 2017 FY26 ROLL 205 TAX DIST ID 3	103200-53908	\$18,658.99
Check Total							\$18,658.99
CHECK # 1252							
200	12/12/25	CYPRESS PRESERVE CDD	11252025 - 01	SERIES 2017 & SERIES 2019 FY26 TAX DIST ID 4	SERIES 2017 FY26 TAX DIST ID 4	103200-53908	\$5,792.53
Check Total							\$5,792.53
CHECK # 1253							
200	12/12/25	CYPRESS PRESERVE CDD	12052025-205	SERIES 2017 AND 2019 FY26 TAX DIST ID 205	SERIES 2017 FY26 TAX DIST ID 205	103200-53908	\$527,536.54
Check Total							\$527,536.54
CHECK # 1254							
200	12/12/25	CYPRESS PRESERVE CDD	12102025-1210	SERIES 2017 & SERIES 2019 FY26 TAX DIST ID 6	SERIES 2017 FY26 TAX DIST ID 6	103200-53908	\$23,702.61
Check Total							\$23,702.61
CHECK # 1260							
200	12/17/25	CYPRESS PRESERVE CDD	12172025-7	SERIES 2017 AND SERIES 2016 FY26 TAX DIST ID 7	SERIES 2017 FY26 TAX DIST ID 7	103200-53908	\$4,252.56
Check Total							\$4,252.56
Fund Total							\$603,569.34

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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SERIES 2019 DEBT SERVICE FUND - 201**CHECK # 1250**

201	12/02/25	CYPRESS PRESERVE CDD	11172025 - 01	SERIES 2017 & SERIES 2019 FY26 TAX DIST ID 2	SERIES 2019 FY26 TAX DIST ID 2	103200-53908	\$14,752.96
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Check Total	\$14,752.96
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CHECK # 1251

201	12/02/25	CYPRESS PRESERVE CDD	11212025 - 01	SERIES 2017 AND 2019 TAX DIST ID 3	SERIES 2019 FY26 ROLL 205 TAX DIST ID 3	103200	\$11,651.32
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Check Total	\$11,651.32
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CHECK # 1252

201	12/12/25	CYPRESS PRESERVE CDD	11252025 - 01	SERIES 2017 & SERIES 2019 FY26 TAX DIST ID 4	SERIES 2019 FY26 TAX DIST ID 4	103200	\$3,617.06
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Check Total	\$3,617.06
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CHECK # 1253

201	12/12/25	CYPRESS PRESERVE CDD	12052025-205	SERIES 2017 AND 2019 FY26 TAX DIST ID 205	SERIES 2019 FY26 TAX DIST ID 205	103200	\$329,411.96
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Check Total	\$329,411.96
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CHECK # 1254

201	12/12/25	CYPRESS PRESERVE CDD	12102025-1210	SERIES 2017 & SERIES 2019 FY26 TAX DIST ID 6	SERIES 2019 FY26 TAX DIST ID 6	103200	\$14,800.72
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Check Total	\$14,800.72
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CHECK # 1260

201	12/17/25	CYPRESS PRESERVE CDD	12172025-7	SERIES 2017 AND SERIES 2016 FY26 TAX DIST ID 7	SERIES 2019 FY26 TAX DIST ID 7	103200	\$2,655.45
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Check Total	\$2,655.45
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Fund Total	\$376,889.47
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Total Checks Paid	\$1,083,286.33
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Cypress Preserve CDD

Field Inspection Report - January 2026

Friday, January 16, 2026

Prepared For Board Of Supervisors

23 Items Identified

Long Nguyen

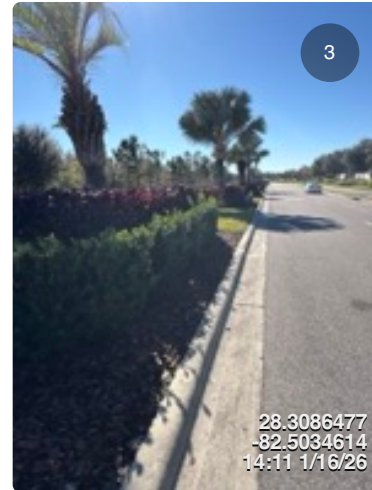
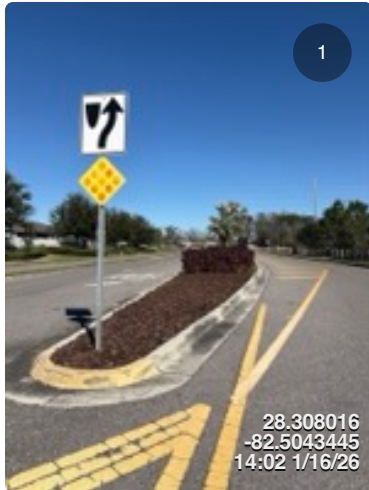
Long Nguyen

District Inspection Coordinator

Items 1

Items Completed: Yes

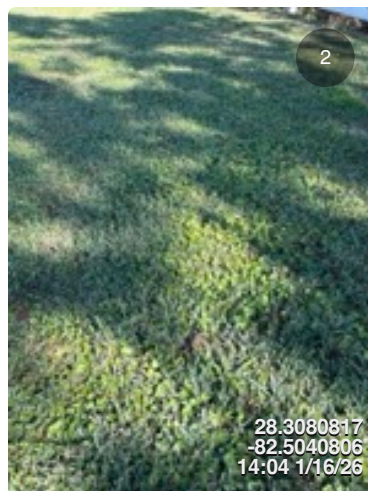
Weeds at the entrance medians are taken care of.



Items 2

Items Completed: Yes

The area near the entrance that had dense clover coverage has improved since last inspection.



Items 3

Assigned To: Yellowstone

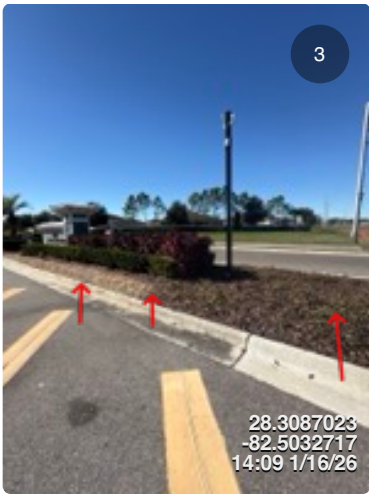
Irrigation valve box cover still missing. Located on the outbound side of the Mossy Timber blvd. entrance. Please replace to avoid future damage.



Items 4

Assigned To: Yellowstone

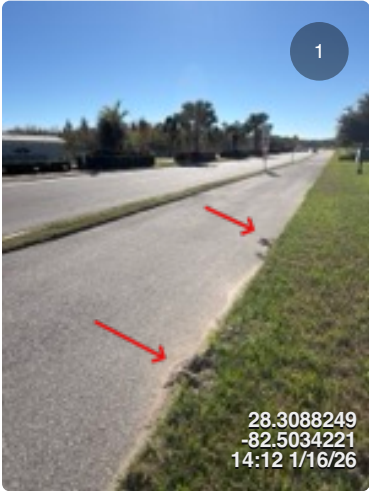
Exposed irrigation lines observed on the median at the Mossy Timber blvd. entrance. Please bury these lines to avoid future damage.



Items 5

Assigned To: Yellowstone

Observed ant piles throughout the community. Please spot treat ant piles close to sidewalks and common areas.



Items 6

Items Completed: Yes

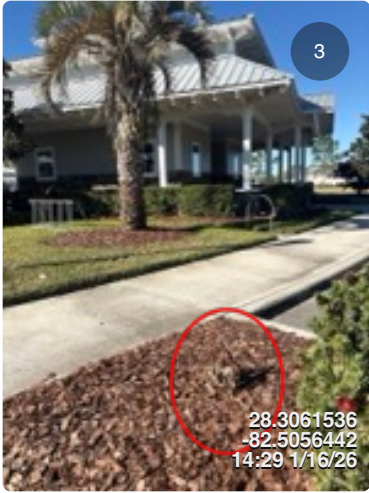
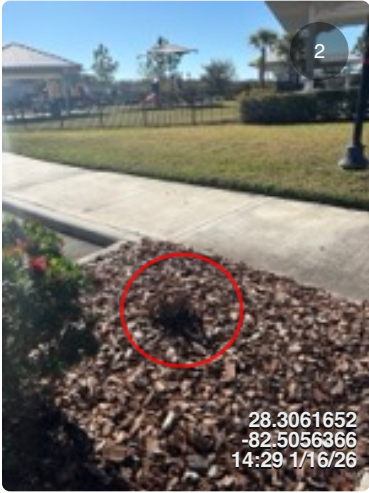
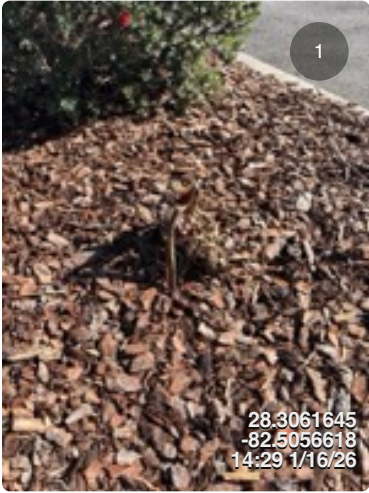
Hedges by the entrance previously overgrown with weeds have been taken care of.



Items 7

Assigned To: Yellowstone

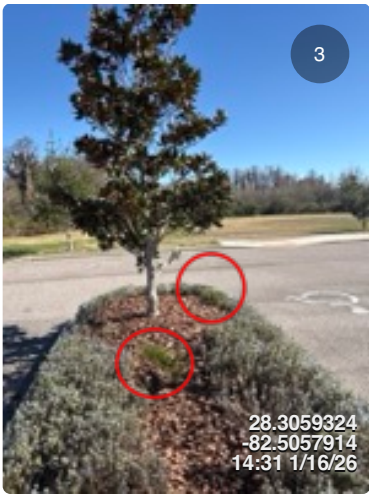
Dead plant material observed by the pool in the parking lot. Please remove dead plant at next service.



Items 8

Assigned To: Yellowstone

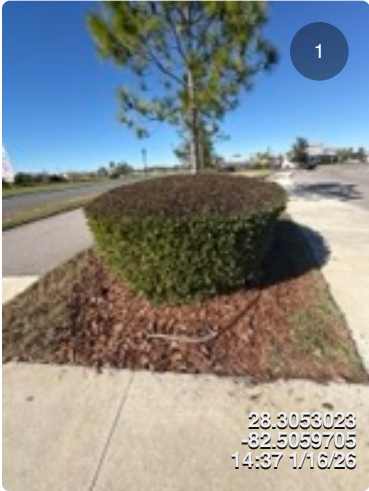
Unintentional fern-like plant growing in the parking lot in front of the playground. Please remove plant at next service.



Items 9

Assigned To: Yellowstone

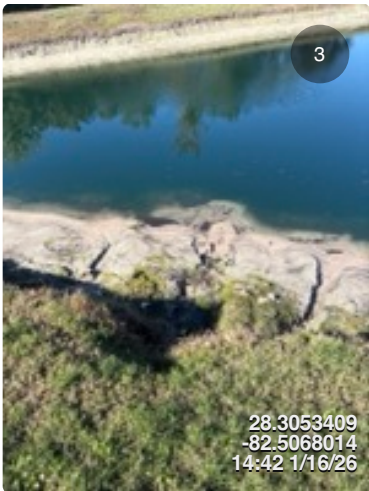
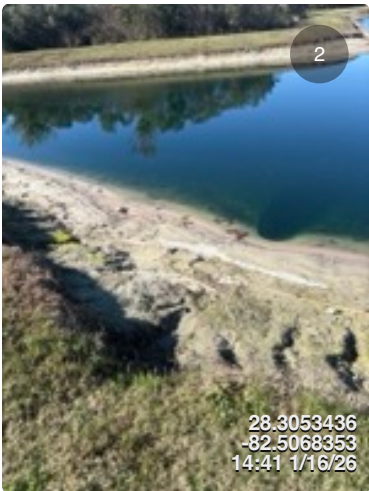
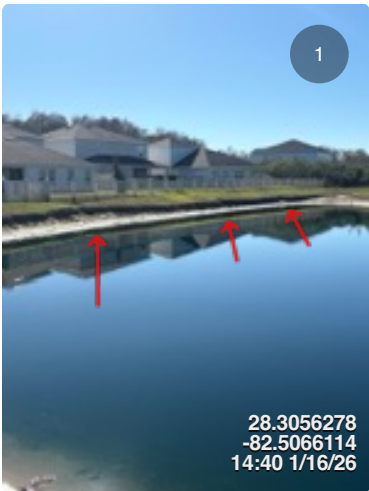
Exposed irrigation lines observed at the entrance to the pool parking lot in front of the dog park. Please bury these lines to avoid future damage.



Items 10

Assigned To: Board

Evidence of wash outs observed at Pond 2.

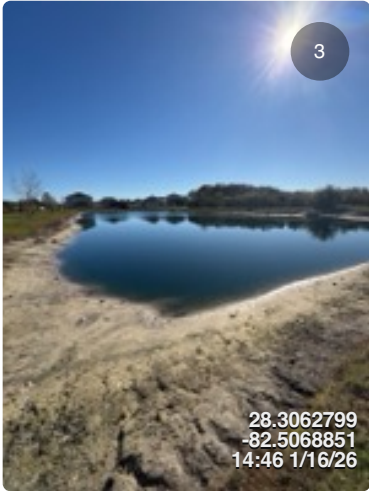
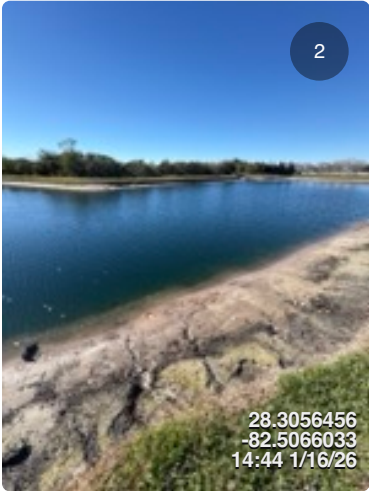
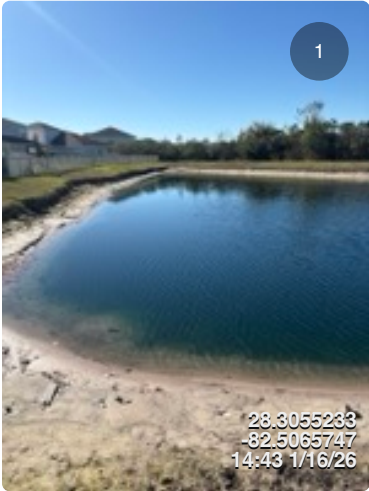


Items 11

Assigned To: Clearvue

Items Completed: Yes

Pond 2 is in good overall condition. Blue tint in the water is evidence of treatment. Will continue monitoring for improving conditions.

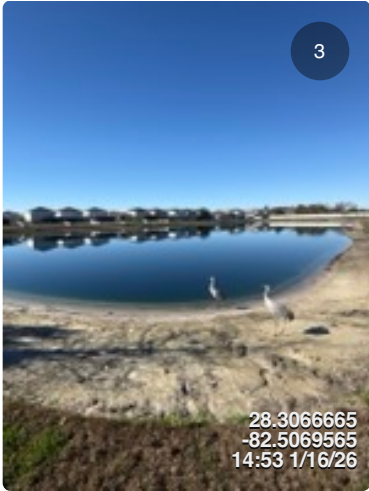
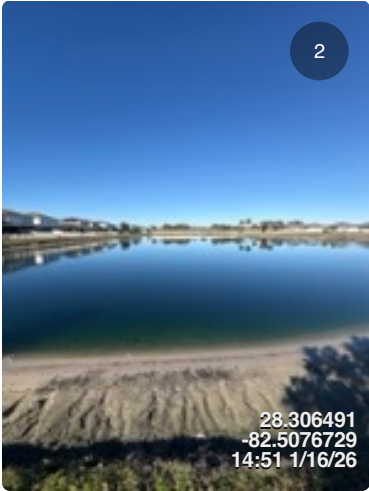
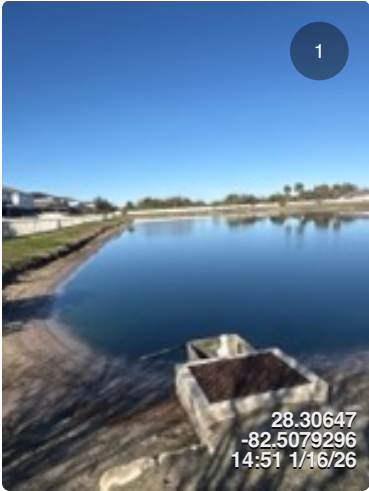


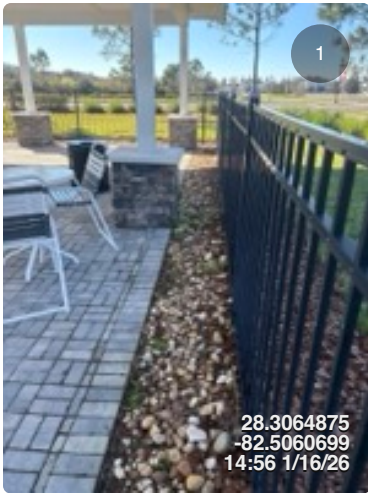
Items 12

Assigned To: Clearvue

Items Completed: Yes

Pond 13 is in good overall condition. Blue tint in the water is evidence of treatment. Will continue monitoring for improving conditions.





Items 13

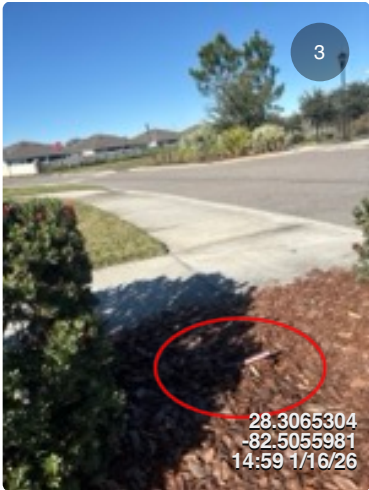
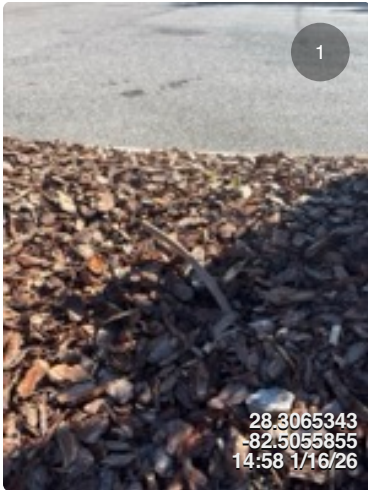
Assigned To: Yellowstone

Please treat for weeds in pool area. Weeds observed in the surrounding rock areas as well as crack weeds.

Items 14

Assigned To: Yellowstone

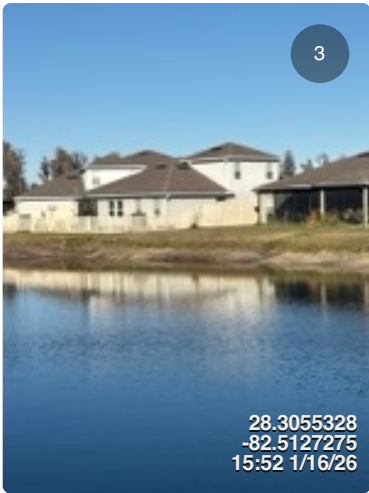
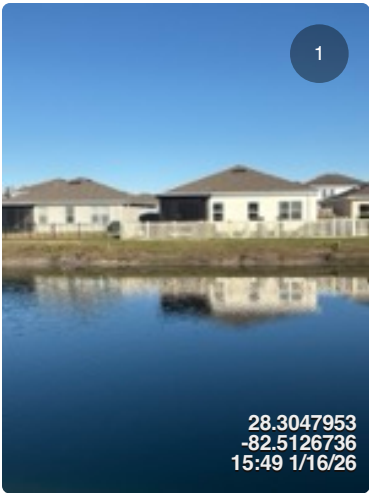
In the pool parking lot in front of the mailboxes, observed a sliced irrigation line. Please investigate and ensure irrigation system is operating properly.



Items 15

Items Completed: Yes

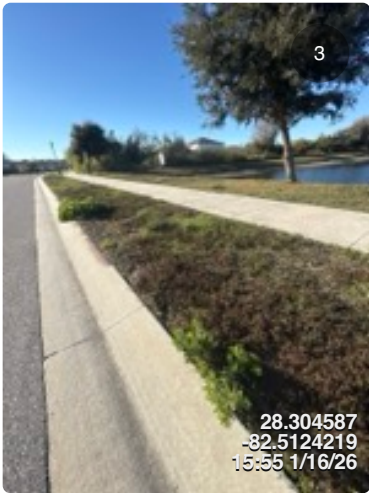
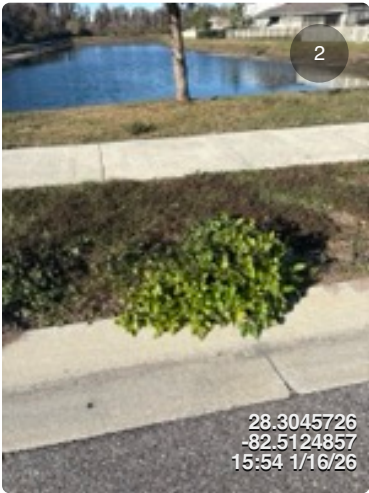
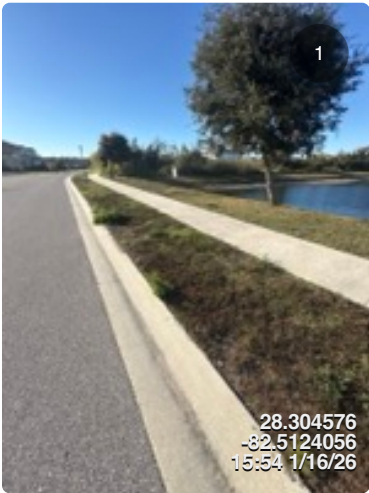
Pond 6 is in good overall condition. Wash outs identified in last inspection have been roped off.



Items 16

Assigned To: Yellowstone

Bad turf quality observed on the easement outside pond 6. Please remediate this area to enhance overall appearance.



Items 17

Assigned To: Inframark Maintenance Solutions

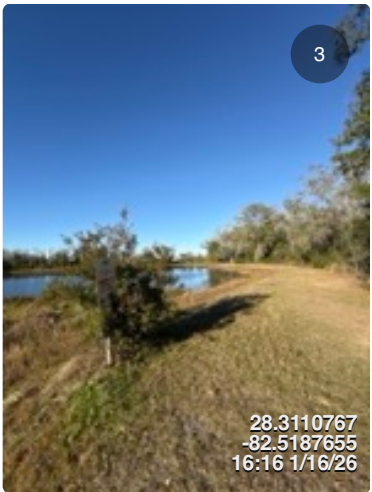
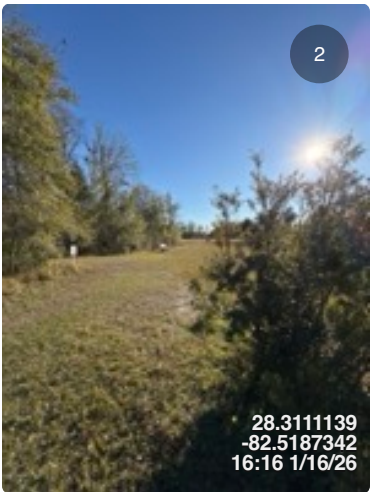
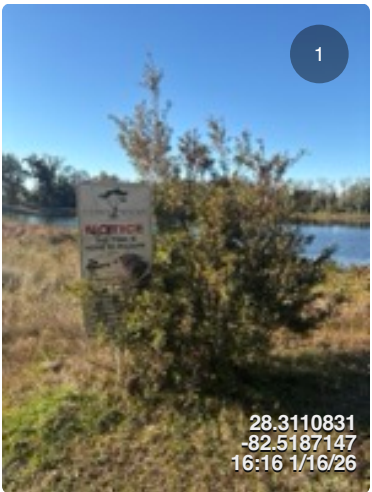
Observed sign in the Nature walk park to be leaning. Please propose to straighten and reinforce sign to upright position.



Items 18

Assigned To: Yellowstone

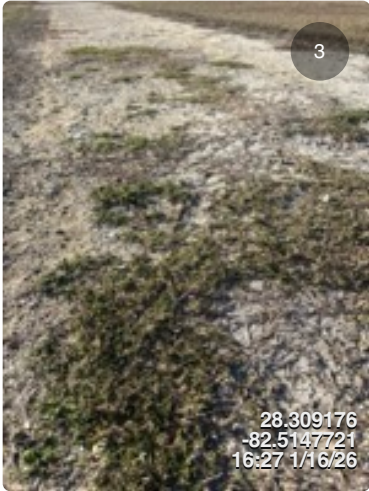
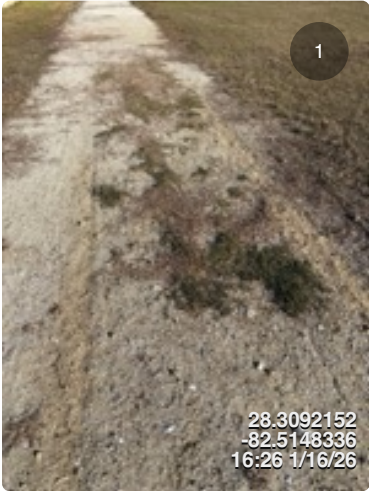
A "Danger" sign located at the back side of nature trail closer to Grand Live Oak blvd. has overgrown vegetation obstructing its visibility. Please trim back plant to enhance sign visibility.



Items 19

Assigned To: Yellowstone

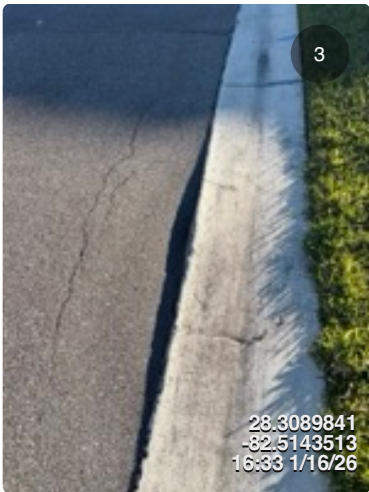
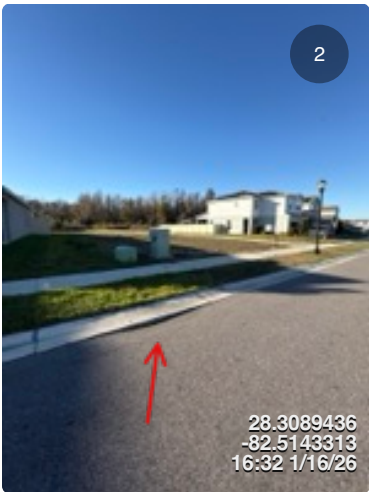
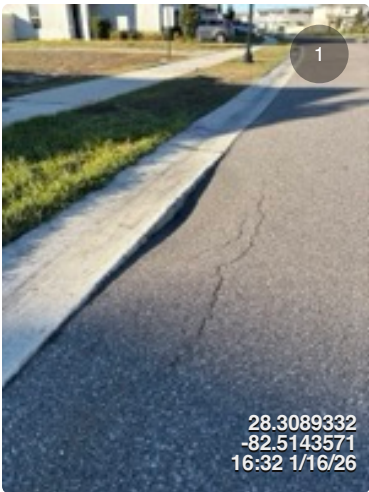
Pathway leading to the Nature Trail is growing grass. Please spray at next service to avoid worsening conditions.



Items 20

Assigned To: Board

Observed depression at the Miami curb by nature trail entrance on Gliding Eagle way. Recommending engineer services for further investigation.



Items 21

Assigned To: Inframark Maintenance Solutions

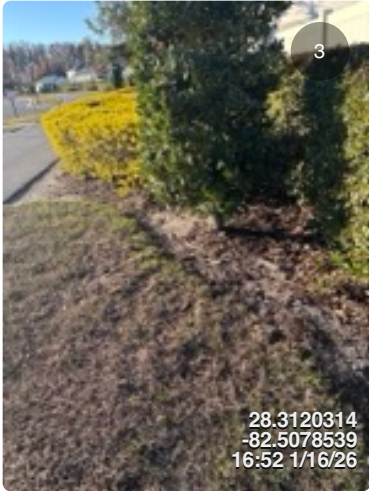
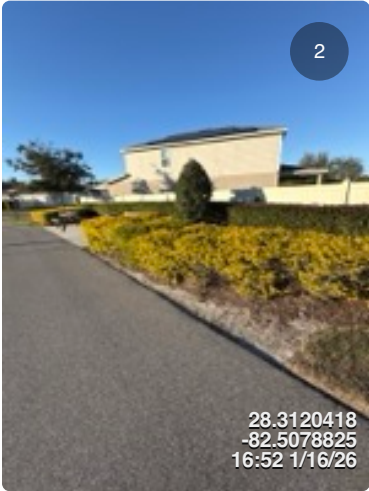
There is a downed fence at the Nature trail entrance off Grand Live Oak blvd. Please propose to repair fence to regular intended use.



Items 22

Assigned To: Yellowstone

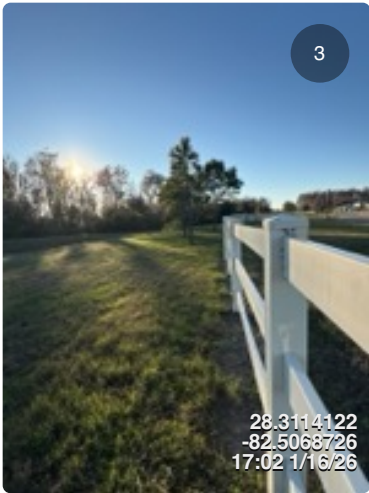
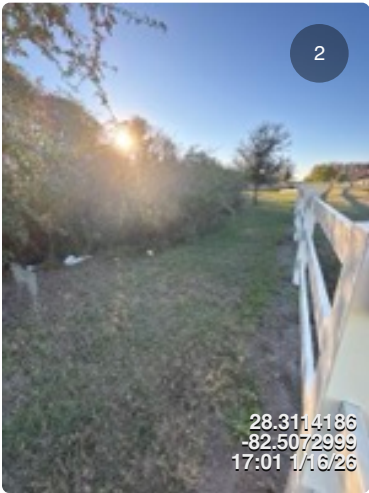
The common area at Grand Live Oak blvd. and Old Sycamore loop needs a mulch replenishment. Please propose mulch for this area.



Items 23

Assigned To: Yellowstone

Behind the white fence at the outbound side of Grand Live Oaks blvd, entrance, observed area that was missed when mowing. This area could be seen from the street and appears obvious that a corner was cut. Please take the time to ensure all areas are serviced and turf height is uniform throughout the district.



RESOLUTION 2026-04

**A RESOLUTION REMOVING LEAH POPELKA AS
TREASURER AND APPOINTING STEPHEN BLOOM AS
TREASURER OF THE CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Cypress Preserve Community Development District desires to remove Leah Popelka as Treasurer and appoint Stephen Bloom as Treasurer.

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

1. Leah Popelka is removed as Treasurer.
2. Stephen Bloom is appointed Treasurer.

Adopted this 4th day of February, 2026

Chairman/Vice Chair

Assistant Secretary

*Erosion and Stormwater Specialists
Wetland Mitigation
Drainage Solutions*



730 20th Ave N
St Petersburg, FL 33704
813.957.6075
robb@finnoutdoor.com
www.finnoutdoor.com

Cypress Preserve Pond 6 Erosion Repair Options



Pond 6 Option 1 – Restore Entire East Bank with Rip Rap

Restore approximately 660 linear feet along the East bank of Pond 6 using 6-12" limestone rip rap, geotextile liner, imported fill, and sod to match surroundings. Access from Hunters Meadow Walk and any drainage easements or other allowed access between homes on Cross Timber Terrace. All staging and access areas will be repaired, including any necessary grading, turf, concrete or irrigation repairs. Pricing is inclusive of all materials, labor, and necessary repairs to grounds. Three year warranty.

Total: \$82,500



Pond 6 Option 2 – Restore 7 Distinct Areas on East Bank with Rip Rap

Restore approximately 140 linear feet along the East bank of Pond 6. Repairs are for 7 individual and distinct areas which are currently flagged and marked with caution tape. Repair using 6-12" limestone rip rap, geotextile liner, imported fill, and sod to match surroundings. Access from Hunters Meadow Walk and any drainage easements or other allowed access between homes on Cross Timber Terrace. All staging and access areas will be repaired, including any necessary grading, turf, concrete or irrigation repairs. Pricing is inclusive of all materials, labor, and necessary repairs to grounds. One year warranty.

Total: \$28,000

Pond 6 Option 3 – Restore Entire East Bank without Rip Rap

Restore approximately 660 linear feet along the East bank of Pond 6 using geotextile fabric, imported fill, and sod to match surroundings. Access from Hunters Meadow Walk and any drainage easements or other allowed access between homes on Cross Timber Terrace. All staging and access areas will be repaired, including any necessary grading, turf, concrete or irrigation repairs. Pricing is inclusive of all materials, labor, and necessary repairs to grounds. One year warranty.

Total: \$52,800

Pond 6 Option 2 – Restore 7 Distinct Areas on East Bank without Rip Rap

Restore approximately 140 linear feet along the East bank of Pond 6. Repairs are for 7 individual and distinct areas which are currently flagged and marked with caution tape. Repair using geotextile liner, imported fill, and sod to match surroundings. Access from Hunters Meadow Walk and any drainage easements or other allowed access between homes on Cross Timber Terrace. All staging and access areas will be repaired, including any necessary grading, turf, concrete or irrigation repairs. Pricing is inclusive of all materials, labor, and necessary repairs to grounds. One year warranty.

Total: \$13,300

Maintenance Tech- Part Time

RESPONSIBILITIES:

The Maintenance Tech will be on property for a minimum of 20-25 hours per week (part-time) and will perform the following duties:

- A. Assist the District Manager with overseeing the operations of CDD owned property.
- B. Coordinate District maintenance and service visits by CDD vendors.
- C. Coordinate maintenance/service visits by pool & fountain vendor. Conduct minor repairs.
- D. Assist along with District Manager arranging bids and work proposals from contractors.
- E. Monitor vendor contracts and operations.
- F. Assist with coordinating and planning projects and tasks.
- G. Maintain inventory of CDD property and assets.
- H. Work with the District Manager on projects and tasks as needed and prepare reports for presentation to the Board of Supervisors.
- I. Upkeep of common area property to community standards.
- J. Light duty pressure washing/cleaning of common area property around amenity center using community provided equipment/water supply.
- K. Touch-up painting on community property.
- L. General grounds upkeep/trash collection around common areas.
- M. Support safe, clean, and enjoyable pool operations by monitoring entry, enforcing rules, maintaining cleanliness, and communicating issues promptly. (Note: This role is not a lifeguard unless specified.)
- N. Greet residents/guests, verify access, and communicate pool rules and expectations.
- O. Monitor deck areas for hazards, cleanliness, and capacity; tidy and restock as needed.
- P. Set up umbrellas, chairs, and signage, report safety or maintenance concerns immediately.
- Q. Complete checklists for water features, restrooms, and trash; log incidents per SOP.
- R. Any other duties assigned by the District Manager or Amenities Management.