



# *Cypress Preserve Community Development District*

**March 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  
John Fowler, Field Inspection Coordinator  
Stephen Rudd, District Accountant  
Melinda Gallo, Administrative Assistant

## Meeting Agenda

Wednesday, March 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 February 4, 2026 ..... P. 3
  - B. Consideration of Operation and Maintenance Expenditures for January 2026..... P. 7
- 5. **Staff Reports**
  - A. District Accountant
    - i. Review of Cash Flow Report ..... P. 44
    - ii. Review of Financial Statements ..... P. 45
    - iii. Acceptance of Check Register ..... P. 54
  - B. Field Inspection Report ..... P. 57
  - C. Yellowstone
  - D. Consideration of Finn Outdoor Pond Repair Options ..... P. 70
  - E. District Counsel
  - F. District Engineer
  - G. District Manager
- 6. **Business Items**
  - A. Ratification of Resolution 2026-05, Removing and Designating a New Treasurer ..... P. 72
- 7. **Audience Comments** – *Three (3) minute Time Limit*
- 8. **Supervisor’s Requests and Comments**
- 9. **Adjournment**

*The next meeting is scheduled for Wednesday, April 1, 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#

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

1  
2 The regular meeting of the Board of Supervisors of Cypress Preserve Community  
3 Development District was held on Wednesday, February 4, 2026, and called to order at 1:30 p.m.  
4 at Land O’ Lakes Heritage Park, located at 5401 Land O’ Lakes Boulevard, Land O’ Lakes,  
5 Florida 34639.

6  
7 Present and constituting a quorum were:

- |    |                  |                     |
|----|------------------|---------------------|
| 9  | Justin Sutphin   | Chairperson         |
| 10 | Andrew Weed      | Vice Chairperson    |
| 11 | Joy Sutphin      | Assistant Secretary |
| 12 | Catherine Hurley | Assistant Secretary |
| 13 | Eugenia Lynch    | Assistant Secretary |

14  
15 Also present either in person or via communication media technology, were:

- |    |                                     |   |
|----|-------------------------------------|---|
| 17 | Michael Perez                       | District Manager, Inframark             |
| 18 | Long Nguyen                         | Field Inspection Coordinator, Inframark |
| 19 | Stephen Rudd                        | District Accountant, Inframark          |
| 20 | Carlos Garcia                       | Representative, Yellowstone             |
| 21 | John Fowler                         | Field Inspection Coordinator, Inframark |
| 22 | Residents and members of the public |   |

23  
24 *This is not a certified or verbatim transcript but rather represents the context and*  
25 *summary of the meeting. The full meeting is available in audio format upon request. Please*  
26 *contact the District Office for any related costs for an audio copy.*  
27

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

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

30  
31 **SECOND ORDER OF BUSINESS** **Approval of Agenda**

32  
33 

On MOTION by Mr. Sutphin, seconded by Ms. Sutphin, with all in 34 favor, the agenda was approved. 4-0
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35  
36 **THIRD ORDER OF BUSINESS** **Audience Comments**

37 A resident requested permission to install a plaque at the dog park in honor of a resident  
38 who had passed away and who had helped maintain the dog park. Discussion ensued. The Board  
39 requested that District Counsel provide guidelines for consideration of similar requests in the  
40 future.

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42 **FOURTH ORDER OF BUSINESS** **Consent Agenda**

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*Ms. Lynch arrived at the meeting at 1:32 p.m.*

- A. Consideration of the Board of Supervisors’ Regular Meeting Minutes for January 3, 2026**
- B. Consideration of Operation and Maintenance Expenditures for December 2025**

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

**FIFTH ORDER OF BUSINESS** **Staff Reports**

- A. District Accountant**
  - i. Review of Cash Flow Report**
  - ii. Review of Financials**
  - iii. Acceptance of Check Register**

Discussion ensued regarding which general ledger code should be used for the costs associated with erosion repairs. Mr. Rudd provided an update on the financial status of the District and discussed the February 2026 payment for the line of credit (LOC), as well as the possibility of an additional payment at the end of the fiscal year. Mr. Sutphin discussed making a payment to the HOA, and Mr. Perez advised that the HOA should submit an invoice for tracking purposes.

On MOTION by Mr. Sutphin, seconded by Ms. Lynch, with all in favor, the Cash Flow Report, Financials, and Check Register were accepted. 5-0

**B. Field Inspection Report**

Mr. Nguyen introduced Mr. Garcia, Representative with Yellowstone, and also introduced Mr. Fowler, Field Inspection Coordinator, Inframark, who will be working in the District going forward. Mr. Nguyen reviewed his field inspection report and discussed various items throughout the District. Discussion ensued regarding ant mounds and recent treatment completed less than a year ago, which may still be under warranty. Discussion also ensued regarding a depression on Gliding Eagle Way, which will be reported to the County. The Board discussed the previously approved installation of bollards at the location where the fence had been torn down. Ms. Hurley inquired about the Krispy Klean contract, and Mr. Perez advised that he would send the executed contract to the Board. Additional discussion ensued regarding grass observed in Pond 16 located on Turning Leaf Circle.

83 **C. Clearvue Environmental**

84 No Report.

85 **D. District Counsel**

86 Mr. Broadus was not present.

87

88 **E. District Engineer**

89 Mr. Reed was not present.

90

91 **F. District Manager**

92 Ms. Hurley inquired about items from the previous meeting, including the bathroom sign  
93 and soap dispenser, and it was confirmed that these items had been resolved. Discussion ensued  
94 regarding repairs to the dog park fence. Mr. Perez provided an update on the next meeting and  
95 advised that a new meeting location would be needed for the months of June and July, as the  
96 current location would be closed for Summer Camp. Mr. Sutphin brought up leaning signs  
97 observed throughout the District.

98

99 **SIXTH ORDER OF BUSINESS**

**Business Items**

100 Mr. Perez presented the Line of Credit (LOC) Payment Form for the Board’s review and  
101 approval.

102 On MOTION by Ms. Lynch, seconded by Mr. Sutphin, with all in  
103 favor, the Line of Credit (LOC) Payment Form was approved. 5-0

104

105 **A. Consideration of Resolution 2026-04, Removing and Designating New Treasurer**

106 Mr. Perez discussed the amended resolution to add Mr. Davidson and Mr. Lamb as  
107 authorized signatories.

108

109 On MOTION by Mr. Sutphin, seconded by Ms. Sutphin, with all in  
110 favor, the Resolution 2026-04, Removing and Designating New  
111 Treasurer, was adopted. 5-0

112

113 **B. Consideration of Finn Outdoor Pond 6 Erosion Repair Quotes**

114 The item was tabled to the next meeting to allow for the submission and review of  
115 additional proposals.

116 **C. Review of Maintenance Tech Job Description**

117 The Board reviewed the proposed job description and agreed that it appeared acceptable  
118 as presented. Discussion ensued regarding maintaining a strong focus on monitoring the pool  
119 area overall. The Board requested that staff provide pricing and scheduling options for  
120 consideration.

121 **SEVENTH ORDER OF BUSINESS** **Audience Comments**

122 Resident 1 stated that mulch placed near the pool area should be removed and replaced  
123 with rock. Resident 1 also inquired about the pool monitor and asked about the possibility of  
124 installing speed bumps within the community.

125 Resident 2 inquired about damage at the playground and asked whether the gate area was  
126 captured on camera footage. Resident 2 also asked whether food trucks could be relocated to a  
127 different area within the community.

128 Resident 3 asked whether the District could assist with contacting FDOT regarding the  
129 installation of a traffic light and also reported that a dog waste station located near the pond at  
130 Hunters Meadow is frequently full.

131 Mr. Garcia addressed the Board regarding outstanding landscaping items and also  
132 discussed damage to landscaping caused by the recent freeze.

133  
134 **EIGHTH ORDER OF BUSINESS** **Supervisors' Requests and Comments**

135 There were no requests at this time.

136  
137 **NINTH ORDER OF BUSINESS** **Adjournment**

138 There being no further business,  
139

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On MOTION by Ms. Hurley, seconded by Mr. Weed, with all in 141 favor, the meeting was adjourned at 3:18 p.m. 5-0
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145 \_\_\_\_\_  
146 Michael Perez  
Assistant Secretary

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145 \_\_\_\_\_  
146 Justin Sutphin  
Chairperson

## January 2026 Meeting

**CYPRESS PRESERVE CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Monthly Contract</b>						
A-QUALITY POOL SERVICE	1/2/2026	979924	\$2,000.00			January 2026 Monthly pool services
COMPLETE I.T. CORP	1/1/2026	18783	\$1,121.00			January 2026 Monitoring system
dba CLEARVUE ENVIROMENTAL LLC	1/1/2026	1092	\$2,350.00			January 2026 Monthly pond services
INFRAMARK LLC	1/2/2026	167792	\$515.00			January 2026 Accounting Services
INFRAMARK LLC	1/2/2026	167792	\$700.00			January 2026 Dissemination Services
INFRAMARK LLC	1/2/2026	167792	\$3,647.92			January 2026 District Management Services
INFRAMARK LLC	1/2/2026	167792	\$1,030.00	\$5,892.92		January 2026 Field Management Services
INFRAMARK LLC	9/4/2024	132175A	\$632.99			Lisa Castoria- 6-19-24- ACTION TOWING INC:
INFRAMARK LLC	9/4/2024	132175A	\$29.85	\$662.84	\$6,555.76	DISTRICT INVOICE
JAYMAN ENTERPRISES LLC	1/1/2026	4378	\$1,100.00			December 2025 Janitorial services
JAYMAN ENTERPRISES LLC	2/1/2026	4414	\$1,100.00		\$2,200.00	January 2026 Janitorial services
WASTE CONNECTIONS ACH	12/20/2025	8598875W425-ACH	\$216.98			1/1 - 1/31/2026 GARBAGE
YELLOWSTONE LANDSCAPE	12/31/2025	1068429	\$22,308.03			December 2025 Monthly landscaping services
YELLOWSTONE LANDSCAPE	1/30/2026	1090962	\$22,308.03		\$44,616.06	January 2026 Monthly landscaping services
<b>Monthly Contract Subtotal</b>			<b>\$59,059.80</b>			
<b>Utilities</b>						
CHARTER COMMUNICATIONS ACH	1/1/2026	1422940010126-ACH	\$160.00			1/1 - 1/31/2026 Internet services
PASCO COUNTY UTILITIES ACH	12/3/2025	23529541	\$120.19			10/14 - 11/13/2025 Reclaimed water
PASCO COUNTY UTILITIES ACH	12/3/2025	23529835-ACH	\$285.83			10/14 - 11/13/2025 Reclaimed water
PASCO COUNTY UTILITIES ACH	12/3/2025	23531964-ACH	\$292.90			10/14 - 11/13/2025 Reclaimed water
PASCO COUNTY UTILITIES ACH	1/7/2026	23707510	\$142.41			11/13 - 12/15/2025 Reclaimed water
PASCO COUNTY UTILITIES ACH	1/7/2026	23708869-ACH	\$351.48			11/13 - 12/15/2025 Reclaimed water
PASCO COUNTY UTILITIES ACH	1/7/2026	23707663-ACH	\$359.56			11/13 - 12/15/2025 Reclaimed water
PASCO COUNTY UTILITIES ACH	1/7/2026	23707508-ACH	\$201.02		\$1,753.39	11/13 - 12/15/2025 Water utility
WASTE CONNECTIONS ACH	1/20/2026	8654822W425-ACH	\$215.34			February 2026 Trash services
WITHLACOOCHEE RIVER ELECTRIC ACH	1/7/2026	010726-9647-ACH	\$40.80			12/1 - 1/2/2026 Electric

January 2026 Meeting

**CYPRESS PRESERVE CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
WITHLACOOOCHEE RIVER ELECTRIC ACH	1/7/2026	010726-4006-ACH	\$41.43			12/1 - 1/2/2026 Electric
WITHLACOOOCHEE RIVER ELECTRIC ACH	1/7/2026	010726-4012-ACH	\$48.81			12/1 - 1/2/2026 Electric
WITHLACOOOCHEE RIVER ELECTRIC ACH	1/7/2026	010726-4854-ACH	\$1,379.81			12/1 - 1/2/2026 Electric
WITHLACOOOCHEE RIVER ELECTRIC ACH	1/7/2026	010726-6573-ACH	\$56.01			12/1 - 1/2/2026 Electric
WITHLACOOOCHEE RIVER ELECTRIC ACH	1/7/2026	010726-9650-ACH	\$53.25		\$1,620.11	12/1 - 1/2/2026 Electric
<b>Utilities Subtotal</b>			<b>\$3,748.84</b>			
<b>Regular Services</b>						
GRAU AND ASSOCIATES	1/26/2026	28530	\$1,200.00			1/26/2026 Arbitrage reports
<b>Regular Services Subtotal</b>			<b>\$1,200.00</b>			
<b>Additional Services</b>						
A-QUALITY POOL SERVICE	1/15/2026	980288	\$304.82			1/15/2026 Pool R&M, life ring and throw rope
CYPRESS PRESERVE CDD	1/8/2026	01082026 25 8	\$3,370.55			SERIES 2017 FY26 TAX DIST ID 25-8
CYPRESS PRESERVE CDD	1/8/2026	01082026 25 8	\$2,104.69	\$5,475.24	\$5,475.24	SERIES 2019 FY26 TAX DIST ID 25-8
FIELDS CONSULTING GROUP, LLC	12/9/2025	3710	\$1,585.00			12/9/2025 Sign repairs and replacements
<b>Additional Services Subtotal</b>			<b>\$7,365.06</b>			
<b>TOTAL</b>			<b>\$71,373.70</b>			

# Invoice



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

Invoice Date	Invoice #
1/2/2026	979924
<b>Balance</b>	\$2,000.00

<b>Bill To</b>
Cypress Preserve 18728 Mossy Timber Blvd. Land O Lakes, FL 34638

<b>Ship To</b>
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		1/20/2026			
Quantity	Description				Price Each	Amount
	JANUARY Commercial Pool Service - 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

<b>Total</b>	\$2,000.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$2,000.00

Thank you for choosing A-Quality Pool Service!

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



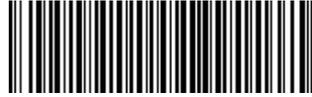
Cypress Preserve CDD  
 18728 Mossy Timber Boulevard  
 Land O' Lakes, FL, United States 34638

Invoice #	18783
Invoice Date	01-01-26
<b>Balance Due</b>	<b>\$1,121.00</b>

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

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<b>Subtotal</b>	<b>\$1,121.00</b>
Tax	\$0.00
Invoice Total	\$1,121.00
Payments	\$0.00
Credits	\$0.00
<b>Balance Due</b>	<b>\$1,121.00</b>



# 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**  
Jason Liggett (Property Manager)  
C/O Inframark  
2005 Pan Am Circle Ste 300  
Tampa, Florida 33607  
United States

656-247-8573  
inframarkcms@payableslockbox.com

**Invoice Number:** 1092  
**Invoice Date:** January 1, 2026  
**Payment Due:** January 31, 2026

**Amount Due (USD): \$2,350.00**

[Pay Securely Online](#)

Services	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/n9c43y-mtqrzh](https://link.waveapps.com/n9c43y-mtqrzh)



# INVOICE

2002 West Grand Parkway North  
 Suite 100  
 Katy, TX 77449

**INVOICE#**  
 167792

**DATE**  
 1/2/2026

**CUSTOMER ID**  
 C2297

**NET TERMS**  
 Due On Receipt

**PO#**

**DUE DATE**  
 1/2/2026

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

Services provided for the Month of: January 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	515.00		515.00
Dissemination Services	2	Ea	350.00		700.00
District Management	1	Ea	3,647.92		3,647.92
Field Management	1	Ea	1,030.00		1,030.00
<b>Subtotal</b>					<b>5,892.92</b>

<b>Subtotal</b>	\$5,892.92
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$5,892.92

**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.



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

<b>INVOICE#</b>	#132175
<b>CUSTOMER ID</b>	C2297
<b>PO#</b>	

<b>DATE</b>	9/4/2024
<b>NET TERMS</b>	Net 30
<b>DUE DATE</b>	10/4/2024

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

Services provided for the Month of: August 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	3	Ea	0.15		0.45
Postage	42	Ea	0.70		29.40
Lisa Castoria- 6-19-24- ACTION TOWING INC: \$632.99	1	Ea	632.99		632.99
<b>Subtotal</b>					<b>662.84</b>

<b>Subtotal</b>	\$662.84
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$662.84

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

Date	Invoice #
1/1/2026	4378

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

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
	December 2025 Janitorial services	1,100.00	1,100.00
All work is complete!		Total	\$1,100.00

**Jayman Enterprises, LLC**

1020 HILL FLOWER DR  
 Brooksville, FL 34604

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

Date	Invoice #
2/1/2026	4414

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
	January 2026 Janitorial services	1,100.00	1,100.00
All work is complete!		Total	\$1,100.00



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

ACCOUNT NO. 6425-103179  
 INVOICE NO. 8598875W425  
 STATEMENT DATE 12/20/25  
 DUE DATE 12/27/25  
 BILLING PERIOD //II

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

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

**INVOICE STATEMENT**

Date	Description	Amount
	<b>Service Location</b> Acct #103179-0001	CYPRESS PRESERVE AMENITY CENTER 18728 MOSSY TIMBER BLVD LAND O L
12/20/25	BASIC SERVICE CHARGE 1/1/2026-1/31/2026	1.00 4.00YD \$ 143.05
12/20/25	BASIC CONTAINER CHARGE 1/1/2026-1/31/2026	1.00 4.00YD \$ 6.00
12/20/25	LOCK CHARGE 1/1/2026-1/31/2026	1.00 4.00YD \$ 15.05
12/20/25	FUEL SURCHARGE	\$ 36.46
12/20/25	ENVIRONMENTAL SURCHARGE	\$ 16.42
	<b>Invoice Total</b>	<b>\$ 216.98</b>
	<b>Account Balance</b>	<b>\$ 216.98</b>

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

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

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

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

NNNNNNNNNN



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

ACCOUNT NO. 6425-103179  
 INVOICE NO. 8598875W425  
 STATEMENT DATE 12/20/25  
 DUE DATE 12/27/25  
**PAY THIS AMOUNT 216.98**

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



**INVOICE**

INVOICE #	INVOICE DATE
1068429	12/31/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Cypress Preserve CDD

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

**Invoice Due Date:** January 30, 2026

**Invoice Amount:** \$22,308.03

Description	Current Amount
Monthly Landscape Maintenance December 2025	\$22,308.03

**Invoice Total \$22,308.03**

*Excellence*

**IN COMMERCIAL LANDSCAPING**

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



**INVOICE**

INVOICE #	INVOICE DATE
1090962	1/30/2026
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:** March 1, 2026

**Invoice Amount:** \$22,308.03

Description	Current Amount
Monthly Landscape Maintenance January 2026	\$22,308.03

**Invoice Total**                      **\$22,308.03**

*Excellence*

**IN COMMERCIAL LANDSCAPING**

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

January 1, 2026  
 Invoice Number: 1422940010126  
 Account Number: **8337 13 062 1422940**  
 Security Code: **1256**  
 Service At: 18728 MOSSY TIMBER BLVD  
 CBHS  
 LAND O LAKES FL 34638

**Auto Pay Notice**

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**NEWS AND INFORMATION**

**You've been selected** for exclusive multi-line mobile savings. Call 1-877-509-0282 now.

**Get Faster 1 Gig Internet**, Business Voice and a Spectrum Mobile Business Unlimited Line – plus a Three-Year Price Guarantee – all for only \$10 more per month. Call 1-855-752-1853.



**Summary**

*Service from 01/01/26 through 01/31/26  
 details on following pages*

Previous Balance	160.00
Payments Received -Thank You!	-160.00
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	160.00
Other Charges	0.00
Current Charges	\$160.00
<i>YOUR AUTO PAY WILL BE PROCESSED 01/18/26</i>	
<b>Total Due by Auto Pay</b>	<b>\$160.00</b>



**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 01022026 NNNNNNNN 01 003350 0011

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

January 1, 2026

**Cypress Preserve CDD**

Invoice Number: 1422940010126  
 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: 1422940010126  
 Account Number: 8337 13 062 1422940  
 Security Code: 1256

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 Or, call us at 855-252-0675

8633 2390 DY RP 01 01022026 NNNNNNNN 01 003350 0011

**Charge Details**

Previous Balance		160.00
EFT Payment	12/18	-160.00
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 01/01/26 will appear on your next bill.

Service from 01/01/26 through 01/31/26

**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
<b>Total</b>	<b>\$160.00</b>

**Spectrum Business™ Internet Total \$160.00**

**Other Charges**

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

**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](http://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](http://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](http://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](http://Spectrum.net/support)



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





January 1, 2026

Cypress Preserve CDD

Invoice Number:

1422940010126

Account Number:

8337 13 062 1422940

Security Code:

1256

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Or, call us at **855-252-0675**

8633 2390 DY RP 01 01022026 NNNNNNNN 01 003350 0011

**Complaint Procedures:** If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.



January 1, 2026

Invoice Number: 1422940010126  
Account Number:: 8337 13 062 1422940  
Security Code: 1256

Cypress Preserve CDD



**Contact Us**

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Or, call us at **855-252-0675**

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CYPRESS PRESERVE AMENITY CENTER

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

Bill Number: 23529541

Billing Date: 12/3/2025

Billing Period: 10/14/2025 to 11/13/2025

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

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12441247	10/14/2025	16335	11/13/2025	16454	30	119

Usage History  
 Reclaimed

November 2025	119
October 2025	148
September 2025	180
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

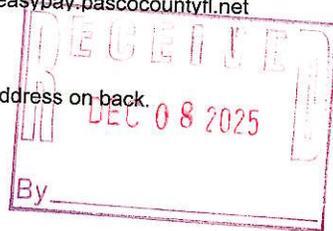
Transactions	
Previous Bill	149.48
Payment 11/24/25	-149.48 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	119 Thousand Gals X \$1.01
<b>Total Current Transactions</b>	120.19
<b>TOTAL BALANCE DUE</b>	<b>\$120.19</b>



Please return this portion with payment

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Account #	0986160
Customer #	01366618
Balance Forward	0.00
Current Transactions	120.19
<b>Total Balance Due</b>	<b>\$120.19</b>
<b>Due Date</b>	<b>12/22/2025</b>

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

**The Total Due will be electronically transferred on 12/22/2025.**

CYPRESS PRESERVE AMENITY CENTER  
 C/O MERITUS CORP.  
 2005 PAN AM CIRCLE STE 300  
 TAMPA FL 33607

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013666187098616042352954150000120193



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119 0 1  
 22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 23529835

Billing Date: 12/3/2025

Billing Period: 10/14/2025 to 11/13/2025

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

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcrates](http://bit.ly/pcrates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18035595	10/14/2025	28174	11/13/2025	28457	30	283

Usage History  
 Reclaimed

November 2025	283
October 2025	338
September 2025	314
August 2025	307
July 2025	243
June 2025	190
May 2025	160
April 2025	156
March 2025	205
February 2025	216
January 2025	206
December 2024	253

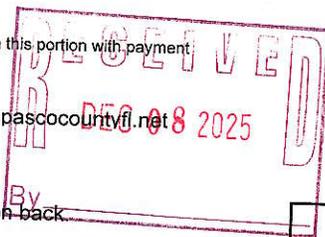
Transactions

Previous Bill	341.38
Payment 11/24/25	-341.38 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	283 Thousand Gals X \$1.01
	285.83
<b>Total Current Transactions</b>	285.83
<b>TOTAL BALANCE DUE</b>	<b>\$285.83</b>



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Account #	0993870
Customer #	01372506
Balance Forward	0.00
Current Transactions	285.83
<b>Total Balance Due</b>	<b>\$285.83</b>
<b>Due Date</b>	<b>12/22/2025</b>

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

The Total Due will be electronically transferred on 12/22/2025.

CYPRESS PRESERVE CDD  
 2005 PAN AM CIRCLE SUITE 300  
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013725066099387022352983570000285834



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CYPRESS PRESERVE CDD

Service Address: **18325 GRAND LIVE OAK BOULEVARD**  
 Bill Number: 23531964  
 Billing Date: 12/3/2025  
 Billing Period: 10/14/2025 to 11/13/2025

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

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161995	10/14/2025	19303	11/13/2025	19593	30	290

Usage History  
 Reclaimed

November 2025	290
October 2025	337
September 2025	380
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

Transactions

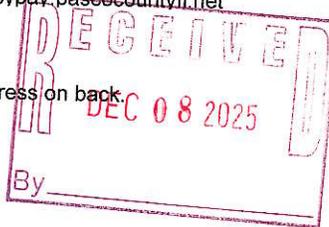
Previous Bill	340.37
Payment 11/24/25	-340.37 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	290 Thousand Gals X \$1.01
<b>Total Current Transactions</b>	292.90
<b>TOTAL BALANCE DUE</b>	<b>\$292.90</b>



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Account # 1096180  
 Customer # 01413628  
 Balance Forward 0.00  
 Current Transactions 292.90

**Total Balance Due \$292.90**  
**Due Date 12/22/2025**

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

**The Total Due will be electronically transferred on 12/22/2025.**

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

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014136283109618012353196450000292904



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CYPRESS PRESERVE AMENITY CENTER

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

Bill Number: 23707510

Billing Date: 1/7/2026

Billing Period: 11/13/2025 to 12/15/2025

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

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12441247	11/13/2025	16454	12/15/2025	16595	32	141

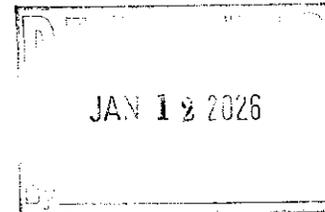
Usage History

Reclaimed

December 2025	141
November 2025	119
October 2025	148
September 2025	180
August 2025	173
July 2025	235
June 2025	239
May 2025	215
April 2025	212
March 2025	265
February 2025	259
January 2025	271

Transactions

Previous Bill	120.19
Payment 12/22/25	-120.19 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	141 Thousand Gals X \$1.01 142.41
<b>Total Current Transactions</b>	<b>142.41</b>
<b>TOTAL BALANCE DUE</b>	<b>\$142.41</b>



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasy pay.pascocountyfl.net](http://pascoeasy pay.pascocountyfl.net)

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Account # 0986160  
 Customer # 01366618  
 Balance Forward 0.00  
 Current Transactions 142.41

<b>Total Balance Due</b>	<b>\$142.41</b>
<b>Due Date</b>	<b>1/26/2026</b>

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

**The Total Due will be electronically transferred on 01/26/2026.**

CYPRESS PRESERVE AMENITY CENTER  
 C/O MERITUS CORP.  
 2005 PAN AM CIRCLE STE 300  
 TAMPA FL 33607

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013666187098616042370751070000142416



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 121 0 1  
 22-70345

CYPRESS PRESERVE CDD

Service Address: **18325 GRAND LIVE OAK BOULEVARD**  
 Bill Number: 23708869  
 Billing Date: 1/7/2026  
 Billing Period: 11/13/2025 to 12/15/2025

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

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

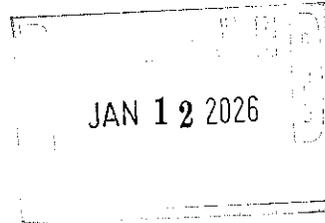
Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161995	11/13/2025	19593	12/15/2025	19941	32	348

Usage History  
 Reclaimed

December 2025	348
November 2025	290
October 2025	337
September 2025	380
August 2025	285
July 2025	301
June 2025	274
May 2025	273
April 2025	307
March 2025	355
February 2025	373
January 2025	118

Transactions

Previous Bill	292.90
Payment 12/22/25	-292.90 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	348 Thousand Gals X \$1.01 351.48
<b>Total Current Transactions</b>	351.48
<b>TOTAL BALANCE DUE</b>	<b>\$351.48</b>



Please return this portion with payment

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

Account # 1096180  
 Customer # 01413628  
 Balance Forward 0.00  
 Current Transactions 351.48

<b>Total Balance Due</b>	<b>\$351.48</b>
<b>Due Date</b>	<b>1/26/2026</b>

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

The Total Due will be electronically transferred on 01/26/2026.

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

PASCO COUNTY UTILITIES  
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014136283109618012370886990000351489



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CYPRESS PRESERVE CDD

Service Address: **18620 MOSSY TIMBER BOULEVARD RECLAIM**  
 Bill Number: 23707663  
 Billing Date: 1/7/2026  
 Billing Period: 11/13/2025 to 12/15/2025

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

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.**

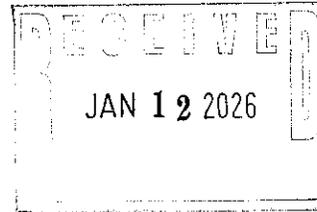
Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18035595	11/13/2025	28457	12/15/2025	28813	32	356

Usage History  
 Reclaimed

December 2025	356
November 2025	283
October 2025	338
September 2025	314
August 2025	307
July 2025	243
June 2025	190
May 2025	160
April 2025	156
March 2025	205
February 2025	216
January 2025	206

Transactions

Previous Bill	285.83
Payment 12/22/25	-285.83 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	356 Thousand Gals X \$1.01 359.56
<b>Total Current Transactions</b>	359.56
<b>TOTAL BALANCE DUE</b>	<b>\$359.56</b>



Please return this portion with payment



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

Account # 0993870  
 Customer # 01372506  
 Balance Forward 0.00  
 Current Transactions 359.56

<b>Total Balance Due</b>	<b>\$359.56</b>
<b>Due Date</b>	<b>1/26/2026</b>

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

**The Total Due will be electronically transferred on 01/26/2026.**

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

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013725066099387022370766320000359562



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CYPRESS PRESERVE AMENITY CENTER  
 Service Address: **18728 MOSSY TIMBER BOULEVARD**  
 Bill Number: 23707508  
 Billing Date: 1/7/2026  
 Billing Period: 11/13/2025 to 12/15/2025

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

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

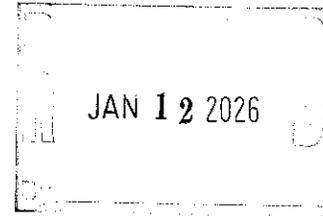
Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	14328617	11/13/2025	1666	12/15/2025	1672	32	6

Usage History

	Water
December 2025	6
November 2025	13
October 2025	15
September 2025	3
August 2025	9
July 2025	4
June 2025	17
May 2025	11
April 2025	15
March 2025	5
February 2025	5
January 2025	6

Transactions

Previous Bill	266.68
Payment 12/22/25	-266.68 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	41.29
Water Tier 1	6.0 Thousand Gals X \$2.18 = 13.08
Sewer	
Sewer Base Charge	103.45
Sewer Charges	6.0 Thousand Gals X \$7.20 = 43.20
<b>Total Current Transactions</b>	201.02
<b>TOTAL BALANCE DUE</b>	<b>\$201.02</b>



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

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

Account #	0986155
Customer #	01366618
Balance Forward	0.00
Current Transactions	201.02

<b>Total Balance Due</b>	<b>\$201.02</b>
<b>Due Date</b>	<b>1/26/2026</b>

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

**The Total Due will be electronically transferred on 01/26/2026.**

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

013666187098615502370750800000201025





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 **01/07/2026**  
Amount Due **40.80**  
Current Charges Due **01/28/2026**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/01	435	01/02	441				6

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Jan 2026	32	0
Dec 2025	32	0
Jan 2025	36	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](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance		40.80
Payment	40.80CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 6 KWH @ 0.06090	0.37	
Fuel Adjustment 6 KWH @ 0.04200	0.25	
FL Gross Receipts Tax	1.02	
Total Current Charges		40.80
Total Due	E.F.T.	40.80

**DO NOT PAY**  
Total amount will be electronically transferred on or after 01/23/2026.



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: 01/07/2026

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Use above space for address change ONLY.

District: BP03



32  
9 - 10360

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

BP03



Electronic Funds Transfer on or after	01/23/2026
<b>TOTAL CHARGES DUE</b>	<b>40.80</b>
<b>DO NOT PAY</b>	

000203964700000408000000408007

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

Page 33  
 Bill Date **01/07/2026**  
 Amount Due **41.43**  
 Current Charges Due **01/28/2026**

District Office Serving You  
 Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/01	705	01/02	717				12

Comparative Usage Information  
 Average kWh

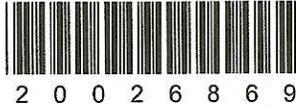
Period	Days	Per Day
Jan 2026	32	0
Dec 2025	32	0
Jan 2025	36	0

**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.

**Previous Balance** 41.43  
**Payment** 41.43CR  
**Balance Forward** 0.00

**Customer Charge** 39.16  
**Energy Charge** 12 KWH @ 0.06090 0.73  
**Fuel Adjustment** 12 KWH @ 0.04200 0.50  
**FL Gross Receipts Tax** 1.04

**Total Current Charges** 41.43  
**Total Due** E.F.T. 41.43



You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://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 01/23/2026.

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

Page 34  
 Bill Date **01/07/2026**  
 Amount Due **48.81**  
 Current Charges Due **01/28/2026**

District Office Serving You  
 Bayonet Point

See Reverse Side For More Information

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

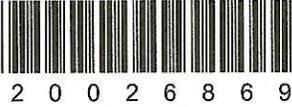
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/01	2324	01/02	2406				82

Comparative Usage Information

Period	Days	Average kWh Per Day
Jan 2026	32	3
Dec 2025	32	2
Jan 2025	36	3

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.

**Previous Balance** 48.40  
**Payment** 48.40CR  
**Balance Forward** 0.00



Customer Charge 39.16  
 Energy Charge 82 KWH @ 0.06090 4.99  
 Fuel Adjustment 82 KWH @ 0.04200 3.44  
 FL Gross Receipts Tax 1.22

**Total Current Charges** 48.81  
**Total Due** E.F.T. 48.81

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://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 01/23/2026.

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

Page 35  
 Bill Date **01/07/2026**  
 Amount Due **1,379.81**  
 Current Charges Due **01/28/2026**

District Office Serving You  
 Bayonet Point

See Reverse Side For More Information

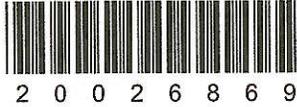
Service Address 18728 MOSSY TIMBER BLVD  
 Service Description AMENITY CENTER  
 Service Classification General Service Non-Demand

ELECTRIC SERVICE								
From			To					
Date	Reading		Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
12/01	91662		01/02	2467		16.93	17	10805

Comparative Usage Information

Period	Days	Average kWh Per Day
Jan 2026	32	338
Dec 2025	32	336
Jan 2025	36	197

**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](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 1,375.59  
 Payment 1,375.59CR  
 Balance Forward 0.00

Customer Charge 39.16  
 Energy Charge 10,805 KWH @ 0.06090 658.02  
 Fuel Adjustment 10,805 KWH @ 0.04200 453.81  
 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 @ 0.04200 6.30  
 Poles (QTY 6) 63.00  
 FL Gross Receipts Tax 29.80

Total Current Charges 1,379.81  
 Total Due E.F.T. 1,379.81

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

**DO NOT PAY**  
 Total amount will be electronically transferred on or after 01/23/2026.

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

Bill Date **01/07/2026**  
 Amount Due **56.01**  
 Current Charges Due **01/28/2026**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE								
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used	
Date	Reading	Date	Reading					
12/01	2143	01/02	2254				111	

Comparative Usage Information

Period	Days	Per Day
Jan 2026	32	3
Dec 2025	32	3
Jan 2025	36	3

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](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 54.97  
 Payment 54.97CR  
 Balance Forward 0.00

Customer Charge 39.16  
 Energy Charge 111 KWH @ 0.06090 6.76  
 Fuel Adjustment 111 KWH @ 0.04200 4.66  
 FL Gross Receipts Tax 1.30  
 State Tax 3.61  
 Pasco County Tax 0.52

Total Current Charges 56.01  
 Total Due **E.F.T.** 56.01

**DO NOT PAY**  
 Total amount will be electronically transferred on or after 01/23/2026.

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

Page 37  
 Bill Date **01/07/2026**  
 Amount Due **53.25**  
 Current Charges Due **01/28/2026**

District Office Serving You  
 Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From	To			Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/01	5496	01/02	5620				124

Comparative Usage Information  
 Average kWh

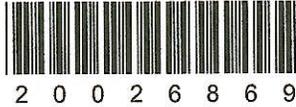
Period	Days	Per Day
Jan 2026	32	4
Dec 2025	32	4
Jan 2025	36	4

**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.

**Previous Balance** 52.19  
**Payment** 52.19CR  
**Balance Forward** 0.00

**Customer Charge** 39.16  
**Energy Charge** 124 KWH @ 0.06090 7.55  
**Fuel Adjustment** 124 KWH @ 0.04200 5.21  
**FL Gross Receipts Tax** 1.33

**Total Current Charges** 53.25  
**Total Due** **E.F.T.** 53.25



You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://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 01/23/2026.

## Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 28530  
 Date 01/26/2026

SERVICE	AMOUNT
<b>Project: Arbitrage - Series 2017 FYE 11/30/25</b>	
<b>Arbitrage Services</b>	
Arbitrage	\$ <u>600.00</u>
<b>Subtotal:</b>	<u><u>600.00</u></u>
<b>Project: Arbitrage - Series 2019 FYE 11/30/25</b>	
<b>Arbitrage Services</b>	
Arbitrage	\$ <u>600.00</u>
<b>Subtotal:</b>	<u><u>600.00</u></u>
Total	1,200.00
Current Amount Due	\$ <u><u>1,200.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,200.00	0.00	0.00	0.00	0.00	1,200.00

Payment due upon receipt.

# Invoice



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

Invoice Date	Invoice #
1/15/2026	980288
<b>Balance</b>	\$304.82

<b>Bill To</b>
Cypress Preserve 18728 Mossy Timber Blvd. Land O Lakes, FL 34638

<b>Ship To</b>
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		2/4/2026			

Quantity	Description	Price Each	Amount
	Installed Life Ring and Throw Rope 24" Life Ring - Coast Guard Approved -Quote 5007 -Completed 1/14/2026	304.82	304.82

--

<b>Total</b>	\$304.82
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$304.82

# CYPRESS PRESERVE CDD

## DISTRICT CHECK REQUEST

**Today's Date** 1/8/2026

**Payable To** Cypress Preserve CDD

**Check Description** Series 2017 - FY26 Roll 2025 Tax Dist. ID #25-8 (12/11/25-12/31/25)

**Payment Amount** **\$3,370.55**

**Check Description** Series 2019 - FY26 Roll 2025 Tax Dist. ID #25-8 (12/11/25-12/31/25)

**Payment Amount** **\$2,104.69**

**Total Payment Amount** **\$5,475.24**

**Special Instructions** Mail check with US Bank letter

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

*Stephen Rudd*

\_\_\_\_\_  
Authorization

DM	<u>Michael Perez</u>	
Fund	<u>200</u>	= Series 2017
G/L	<u>103200</u>	
Fund	<u>201</u>	= Series 2019
G/L	<u>103200</u>	
Object Code		
Chk #	_____	Date _____



**INVOICE**

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

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

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



**Meritus**

**Bill to**  
 Inframark  
 Cypress Preserve CDD  
 Attn: Jason Liggett  
 2005 Pan Am Circle #300  
 Tampa, FL 33607

**Invoice details**

Sales Rep: Mike Fields

Invoice no.: 3710  
 Terms: Due on receipt  
 Invoice date: 12/09/2025  
 Due date: 01/01/2026

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Install (Signage)</b>	Item 1a : "Bulloch Blvd + Hunters Meadow Walk"	1	\$200.00	\$200.00
2.	<b>Install (Signage)</b>	Item 1b : "Bulloch Blvd + Hunters Meadow Walk"	1	\$225.00	\$225.00
3.	<b>Install (Signage)</b>	Item c : "Bulloch Blvd + Hunters Meadow Walk"	1	\$35.00	\$35.00
4.	<b>Install (Signage)</b>	Item d : "Bulloch Blvd + Hunters Meadow Walk" - Needs new street name sign hardware	1	\$100.00	\$100.00
5.	<b>Install (Signage)</b>	Item 2 : "Hawks Landing + Hunters Meadow Walk"	1	\$450.00	\$450.00
6.	<b>Install (Signage)</b>	Item 3 : "Mossy Timber Blvd + Hawks Landing" - Needs new street name sign hardware	1	\$100.00	\$100.00
7.	<b>Install (Signage)</b>	Item 4 : "Red Tailed Hawk + Hawks Landing" - Needs new street name sign hardware [ON HOLD]	0	\$100.00	\$0.00
8.	<b>Install (Signage)</b>	Item 5 : "Red Tailed Hawk Ln" [ON HOLD]	0	\$35.00	\$0.00

9.	<b>Install (Signage)</b>	Item 6 : "Hawks Landing + Gliding Eagle Way" [ON HOLD]	0	\$35.00	\$0.00
10.	<b>Install (Signage)</b>	Item 7 : "Hunter Meadow Walk + Gliding Eagle Way" - Needs new street name sign hardware	1	\$100.00	\$100.00
11.	<b>Install (Signage)</b>	Item 8 : "Cross Timber Terrace" [ON HOLD]	0	\$35.00	\$0.00
12.	<b>Install (Signage)</b>	Item 9 : "Hunters Meadow Walk + Cross Timber Terrace" [ON HOLD]	0	\$35.00	\$0.00
13.	<b>Install (Signage)</b>	Item 10 : "Hunters Meadow Walk + Agave Ct" [ON HOLD]	0	\$35.00	\$0.00
14.	<b>Install (Signage)</b>	Item 11 : "Heron Hideaway Lp + Heron Hideaway Lp" [ON HOLD]	0	\$35.00	\$0.00
15.	<b>Install (Signage)</b>	Item 12 : Missing "Grand Live Oaks" + "Gliding Eagle Way" - Install new (9x48) 2-sided street name sign with 12" 90 degree flat cross sign holder hardware on top of existing "Gliding Eagle Way" sign.	1	\$200.00	\$200.00
16.	<b>Install (Signage)</b>	Item 13 : Missing "Turning Leaf Circle" + "Grand Live Oaks Blvd" - Install new (9x42) 2-sided street name sign with 12" 90 degree flat cross sign holder hardware on top of existing "Grand Live Oak Blvd" sign.	1	\$175.00	\$175.00
				<b>Total</b>	<b>\$1,585.00</b>

**Cypress Preserve CDD**  
Investment Analysis - General Fund  
(updated 02/17/2026)

**Account Balances**

Account Name	Maturity Date	Interest Rate	Account Balance	Comments / Notes
Valley #4224			\$505,540	Current Balance as of 02/17/2026
<b>Total Account Balances</b>			<b>\$505,540</b>	

**Cash Flow Analysis**

<u>Operating Accounts (Checking)</u>	<u>02/17/2026</u>
Beginning Bank Balance as of 02/17	\$505,540
o/s AP as of 01/31/2026	(79,990)
Loan Payment	
Cash Out - DS	-
Cash In - Assessment Receipt	-
Due to Debt Service Fund	-
<b>Ending Balance (1)</b>	<b><u>425,550</u></b>

*Cypress Preserve  
Community  
Development  
District*

*Financial Report*

*January 31, 2025*

**CLEAR PARTNERSHIPS**



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of January 31, 2026

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	SERIES 2017		SERIES 2019		SERIES 2017	SERIES 2019	GENERAL	GENERAL	TOTAL
	GENERAL	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	FUND	PROJECTS	PROJECTS	FUND	DEBT FUND	
<b>ASSETS</b>									
Cash In Bank	\$ 596,341	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 596,341
Due From Other Funds	-	8,912	910	-	-	-	-	-	9,822
Investments:									
Acquisition & Construction Account	-	-	-	-	-	11,113	-	-	11,113
Reserve Fund	-	310,678	194,066	-	-	-	-	-	504,744
Revenue Fund	-	704,943	544,357	-	-	-	-	-	1,249,300
Deposits	6,751	-	-	-	-	-	-	-	6,751
Fixed Assets									
Improvements Other Than Buildings (IOTB)	-	-	-	-	-	-	12,212,208	-	12,212,208
Recreational Facilities	-	-	-	-	-	-	1,973,412	-	1,973,412
Amount Avail In Debt Services	-	-	-	-	-	-	-	1,035,699	1,035,699
Amount To Be Provided	-	-	-	-	-	-	-	13,794,301	13,794,301
<b>TOTAL ASSETS</b>	<b>\$ 603,092</b>	<b>\$ 1,024,533</b>	<b>\$ 739,333</b>	<b>\$ -</b>	<b>\$ 11,113</b>	<b>\$ 14,185,620</b>	<b>\$ 14,830,000</b>	<b>\$ -</b>	<b>\$ 31,393,691</b>
<b>LIABILITIES</b>									
Accounts Payable	\$ 29,905	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,905
Due To HOA	100,000	-	-	-	-	-	-	-	100,000
Bonds Payable	-	-	-	-	-	-	-	14,680,000	14,680,000
Due To Other Funds	9,823	-	-	-	-	-	-	-	9,823
Notes Payable-Valley LOC	-	-	-	-	-	-	-	150,000	150,000
<b>TOTAL LIABILITIES</b>	<b>139,728</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>14,830,000</b>	<b>14,969,728</b>
<b>FUND BALANCES</b>									
Restricted for:									
Debt Service	-	1,024,533	739,333	-	-	-	-	-	1,763,866
Capital Projects	-	-	-	-	-	11,113	-	-	11,113
Unassigned:	463,364	-	-	-	-	-	14,185,620	-	14,648,984
<b>TOTAL FUND BALANCES</b>	<b>463,364</b>	<b>1,024,533</b>	<b>739,333</b>	<b>-</b>	<b>11,113</b>	<b>14,185,620</b>	<b>-</b>	<b>-</b>	<b>16,423,963</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 603,092</b>	<b>\$ 1,024,533</b>	<b>\$ 739,333</b>	<b>\$ -</b>	<b>\$ 11,113</b>	<b>\$ 14,185,620</b>	<b>\$ 14,830,000</b>	<b>\$ -</b>	<b>\$ 31,393,691</b>

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 7,140	\$ 7,140	0.00%
Special Assmnts- Tax Collector	740,658	733,201	(7,457)	98.99%
<b>TOTAL REVENUES</b>	<b>740,658</b>	<b>740,341</b>	<b>(317)</b>	<b>99.96%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	13,000	4,000	9,000	30.77%
ProfServ-Arbitrage Rebate	700	1,200	(500)	171.43%
ProfServ-Trustee Fees	8,200	3,664	4,536	44.68%
Field Services	12,360	4,120	8,240	33.33%
Disclosure Report	8,400	2,800	5,600	33.33%
District Counsel	15,000	876	14,124	5.84%
District Engineer	5,000	1,100	3,900	22.00%
District Manager	43,775	14,592	29,183	33.33%
Accounting Services	6,180	2,060	4,120	33.33%
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%
<b>Total Administration</b>	<b>211,673</b>	<b>44,501</b>	<b>167,172</b>	<b>21.02%</b>
<b><u>Utility Services</u></b>				
Utility - Electric	3,737	941	2,796	25.18%
Utility - StreetLights	8,220	5,183	3,037	63.05%
Utility - Potable Water	9,848	3,137	6,711	31.85%
<b>Total Utility Services</b>	<b>21,805</b>	<b>9,261</b>	<b>12,544</b>	<b>42.47%</b>

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026  
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
<b><u>Other Physical Environment</u></b>				
Pond Maintenance Contracts	28,200	9,575	18,625	33.95%
Insurance -Property & Casualty	22,589	23,708	(1,119)	104.95%
Landscape Maintenance Contracts	209,000	89,232	119,768	42.69%
Recreation / Park Facility Maintenance	-	217	(217)	0.00%
Reserves	82,000	-	82,000	0.00%
Miscellaneous Maintenance	20,000	7,978	12,022	39.89%
Holiday Decoration	10,000	-	10,000	0.00%
Capital Improvements	28,691	-	28,691	0.00%
<b>Total Other Physical Environment</b>	<b>400,480</b>	<b>130,710</b>	<b>269,770</b>	<b>32.64%</b>
<b><u>Road and Street Facilities</u></b>				
Sidewalk and Pavement R&M	3,500	-	3,500	0.00%
<b>Total Road and Street Facilities</b>	<b>3,500</b>	<b>-</b>	<b>3,500</b>	<b>0.00%</b>
<b><u>Parks and Recreation</u></b>				
Janitorial Contracts	13,200	3,068	10,132	23.24%
Pool Operations and Maintenance	20,000	8,316	11,684	41.58%
Security	15,000	4,484	10,516	29.89%
<b>Total Parks and Recreation</b>	<b>48,200</b>	<b>15,868</b>	<b>32,332</b>	<b>32.92%</b>
<b><u>Reserves</u></b>				
Capital Reserve	55,000	-	55,000	0.00%
<b>Total Reserves</b>	<b>55,000</b>	<b>-</b>	<b>55,000</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>740,658</b>	<b>200,340</b>	<b>540,318</b>	<b>27.05%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	540,001	540,001	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>(76,637)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 463,364</b>		

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026  
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
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 8,106	\$ 8,106	0.00%
Special Assmnts- Tax Collector	623,708	609,164	(14,544)	97.67%
<b>TOTAL REVENUES</b>	<b>623,708</b>	<b>617,270</b>	<b>(6,438)</b>	<b>98.97%</b>
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal Debt Retirement	210,000	200,000	10,000	95.24%
Interest Expense	410,188	209,344	200,844	51.04%
<b>Total Debt Service</b>	<b>620,188</b>	<b>409,344</b>	<b>210,844</b>	<b>66.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>620,188</b>	<b>409,344</b>	<b>210,844</b>	<b>66.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	3,520	207,926	204,406	5906.99%
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	3,520	-	(3,520)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>3,520</b>	<b>-</b>	<b>(3,520)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ 3,520</u>	<u>\$ 207,926</u>	<u>\$ 197,366</u>	<u>5906.99%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>816,607</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 1,024,533</b></u>		

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 6,388	\$ 6,388	0.00%
Special Assmnts- Tax Collector	389,513	380,383	(9,130)	97.66%
<b>TOTAL REVENUES</b>	<b>389,513</b>	<b>386,771</b>	<b>(2,742)</b>	<b>99.30%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	145,000	140,000	5,000	96.55%
Interest Expense	241,006	122,866	118,140	50.98%
<b>Total Debt Service</b>	<b>386,006</b>	<b>262,866</b>	<b>123,140</b>	<b>68.10%</b>
<b>TOTAL EXPENDITURES</b>	<b>386,006</b>	<b>262,866</b>	<b>123,140</b>	<b>68.10%</b>
Excess (deficiency) of revenues Over (under) expenditures	3,507	123,905	120,398	3533.08%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Operating Transfers-Out	-	(2,365)	(2,365)	0.00%
Contribution to (Use of) Fund Balance	3,507	-	(3,507)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>3,507</b>	<b>(2,365)</b>	<b>(5,872)</b>	<b>-67.44%</b>
Net change in fund balance	\$ 3,507	\$ 121,540	\$ 111,019	3465.64%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>617,793</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 739,333</b>		

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending January 31, 2026  
 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
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 117	\$ 117	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>117</b>	<b>117</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	117	117	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Interfund Transfer - In	-	2,365	2,365	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>2,365</b>	<b>2,365</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ 2,482</u>	<u>\$ 2,482</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>8,631</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 11,113</b></u>		

# Bank Account Statement

Cypress Preserve CDD

**Bank Account No.** 4224  
**Statement No.** 01-26

**Statement Date** 01/31/2026

<b>G/L Account No. 101002 Balance</b>	596,341.45	<b>Statement Balance</b>	597,941.45
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	597,941.45
<b>Subtotal</b>	596,341.45	<b>Outstanding Checks</b>	-1,600.00
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	596,341.45
<b>Ending G/L Balance</b>	596,341.45		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
01/09/2026		JE000868	Special Assmnts- Tax Collector	REC FY26 Tax Yr 25 Pasco County Tax Distrib. #25-8 (	9,532.09	9,532.09	0.00
01/09/2026		JE000869	Interest - Investments	Pasco County Tax - Q4'25 Interest Earned Rec'd	1,274.09	1,274.09	0.00
01/31/2026		JE000913	Interest - Investments	Interest Income	1,844.24	1,844.24	0.00
<b>Total Deposits</b>					12,650.42	12,650.42	0.00
<b>Checks</b>							
							0.00
11/11/2025	Payment	1235	CATHERINE LYNN HURLEY	Check for Vendor V00125	-200.00	-200.00	0.00
12/15/2025	Payment	100154	COMPLETE I.T. CORP	Inv: 18198, Inv: 18477	-2,242.00	-2,242.00	0.00
12/15/2025	Payment	100157	JOHNSON ENGINEERING INC.	Inv: 7550	-1,100.00	-1,100.00	0.00
12/15/2025	Payment	1256	CATHERINE LYNN HURLEY	Payment of Invoice 002512	-200.00	-200.00	0.00
01/07/2026	Payment	100160	dba CLEARVUE ENVIROMENTAL LLC	Inv: 1092	-2,350.00	-2,350.00	0.00
01/07/2026	Payment	100161	INFRAMARK LLC	Inv: 167792	-5,892.92	-5,892.92	0.00
01/07/2026	Payment	100162	COMPLETE I.T. CORP	Inv: 18783	-1,121.00	-1,121.00	0.00
01/07/2026	Payment	100163	JAYMAN ENTERPRISES LLC	Inv: 4378	-1,100.00	-1,100.00	0.00
01/07/2026	Payment	100164	A-QUALITY POOL SERVICE	Inv: 979924	-2,000.00	-2,000.00	0.00
01/07/2026	Payment	100165	YELLOWSTONE LANDSCAPE	Inv: 1068429	-22,308.03	-22,308.03	0.00
01/08/2026	Payment	1262	CYPRESS PRESERVE CDD	Payment of Invoice 002756	-5,475.24	-5,475.24	0.00
01/13/2026	Payment	300143	WITHLACOCHEE RIVER ELECTRIC ACH	Inv: 010726-9647-ACH	-40.80	-40.80	0.00

# Bank Account Statement

Cypress Preserve CDD

**Bank Account No.** 4224

**Statement No.** 01-26

**Statement Date**

01/31/2026

Date	Type	Check No.	Description	Inv:	Debit	Credit	Balance
01/13/2026	Payment	300144	WITHLACOOOCHEE RIVER ELECTRIC ACH	Inv: 010726-4006-ACH	-41.43	-41.43	0.00
01/13/2026	Payment	300145	WITHLACOOOCHEE RIVER ELECTRIC ACH	Inv: 010726-4012-ACH	-48.81	-48.81	0.00
01/13/2026	Payment	300146	WITHLACOOOCHEE RIVER ELECTRIC ACH	Inv: 010726-6573-ACH	-56.01	-56.01	0.00
01/13/2026	Payment	300147	WITHLACOOOCHEE RIVER ELECTRIC ACH	Inv: 010726-9650-ACH	-53.25	-53.25	0.00
01/13/2026	Payment	300148	WITHLACOOOCHEE RIVER ELECTRIC ACH	Inv: 010726-4854-ACH	-1,379.81	-1,379.81	0.00
01/20/2026	Payment	300149	CHARTER COMMUNICATION S ACH	Inv: 1422940010126-ACH	-160.00	-160.00	0.00
01/21/2026	Payment	100166	CONSULTING GROUP, LLC	Inv: 3710	-1,585.00	-1,585.00	0.00
01/26/2026	Payment	300150	PASCO COUNTY UTILITIES ACH	Inv: 23708869-ACH	-351.48	-351.48	0.00
01/26/2026	Payment	300151	PASCO COUNTY UTILITIES ACH	Inv: 23707663-ACH	-359.56	-359.56	0.00
01/26/2026	Payment	300152	PASCO COUNTY UTILITIES ACH	Inv: 23707510-ACH	-142.41	-142.41	0.00
01/26/2026	Payment	300153	PASCO COUNTY UTILITIES ACH	Inv: 23707508-ACH	-201.02	-201.02	0.00
01/27/2026		JE000897	Supervisor Fees WASTE	BOS ADP Fees	-1,000.00	-1,000.00	0.00
01/20/2026	Payment	300154	CONNECTIONS ACH	Inv: 8654822W425-ACH	-215.34	-215.34	0.00
01/29/2026	Payment	100168	A-QUALITY POOL SERVICE	Inv: 980288	-304.82	-304.82	0.00
01/06/2026	Payment	100155	STRALEY ROBIN VERICKER	STRALEY ROBIN VERICKER	-227.00	-227.00	0.00
<b>Total Checks</b>					-50,155.93	-50,155.93	0.00

## Adjustments

### Total Adjustments

### Outstanding Checks

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
01/29/2026	Payment	100167	GRAU AND ASSOCIATES	Inv: 28530			-1,200.00

### Total Outstanding Checks

-1,600.00

### Outstanding Deposits

### Total Outstanding Deposits

## CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Fund

For the Period from 01/01/2026 to 01/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>GENERAL FUND - 001</b>								
<b>CHECK # 100160</b>								
001	01/07/26	dba CLEARVUE ENVIROMENTAL LLC	1092	January 2026 Monthly pond services	Pond Maintenance Contracts	534114-53908	\$2,350.00	
							<b>Check Total</b>	\$2,350.00
<b>CHECK # 100161</b>								
001	01/07/26	INFRAMARK LLC	167792	January 2026 District Management Services	January 2026 Accounting Services	532001-51301	\$515.00	
001	01/07/26	INFRAMARK LLC	167792	January 2026 District Management Services	January 2026 Dissemination Services	531142-51301	\$700.00	
001	01/07/26	INFRAMARK LLC	167792	January 2026 District Management Services	District Manager	531150-51301	\$3,647.92	
001	01/07/26	INFRAMARK LLC	167792	January 2026 District Management Services	January 2026 Field Management Services	531122-51301	\$1,030.00	
							<b>Check Total</b>	\$5,892.92
<b>CHECK # 100162</b>								
001	01/07/26	COMPLETE I.T. CORP	18783	January 2026 Security Monitoring Services	January 2026 Monitoring system	546479-57201	\$1,121.00	
							<b>Check Total</b>	\$1,121.00
<b>CHECK # 100163</b>								
001	01/07/26	JAYMAN ENTERPRISES LLC	4378	December 2025 Janitorial Services	Miscellaneous Maintenance	546922-53908	\$1,100.00	
							<b>Check Total</b>	\$1,100.00
<b>CHECK # 100164</b>								
001	01/07/26	A-QUALITY POOL SERVICE	979924	January 2026 Monthly pool services	Pool Operations and Maintenance	546074-57201	\$2,000.00	
							<b>Check Total</b>	\$2,000.00
<b>CHECK # 100165</b>								
001	01/07/26	YELLOWSTONE LANDSCAPE	1068429	December 2025 Monthly landscaping services	Landscape Maintenance Contracts	546300-53908	\$22,308.03	
							<b>Check Total</b>	\$22,308.03
<b>CHECK # 100166</b>								
001	01/21/26	FIELDS CONSULTING GROUP, LLC	3710	12/9/2025 Sign repairs and replacements	Miscellaneous Maintenance	546922-53908	\$1,585.00	
							<b>Check Total</b>	\$1,585.00
<b>CHECK # 100167</b>								
001	01/29/26	GRAU AND ASSOCIATES	28530	1/26/2026 Arbitrage reports	ProfServ-Arbitrage Rebate	531002-51301	\$1,200.00	
							<b>Check Total</b>	\$1,200.00
<b>CHECK # 100168</b>								
001	01/29/26	A-QUALITY POOL SERVICE	980288	1/15/2026 Pool R&M, life ring and throw rope	Pool Operations and Maintenance	546074-57201	\$304.82	
							<b>Check Total</b>	\$304.82
<b>CHECK # 300143</b>								
001	01/13/26	WITHLACOOCHEE RIVER ELECTRIC ACH	010726-9647-ACH	12/1 - 1/2/2026 Electric Svcs	12/1 - 1/2/2026 Electric	543041-53150	\$40.80	
							<b>Check Total</b>	\$40.80
<b>CHECK # 300144</b>								
001	01/13/26	WITHLACOOCHEE RIVER ELECTRIC ACH	010726-4006-ACH	12/1 - 1/2/2026 Electric Svcs	12/1 - 1/2/2026 Electric	543041-53150	\$41.43	
							<b>Check Total</b>	\$41.43
<b>CHECK # 300145</b>								
001	01/13/26	WITHLACOOCHEE RIVER ELECTRIC ACH	010726-4012-ACH	12/1 - 1/2/2026 Electric	Utility - Electric	543041-53150	\$48.81	

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**  
 For the Period from 01/01/2026 to 01/31/2026  
 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid	
							<b>Check Total</b>	<b>\$48.81</b>
<b>CHECK # 300146</b>								
001	01/13/26	WITHLACOOCHEE RIVER ELECTRIC ACH	010726-6573-ACH	12/1 - 1/2/2026 Electric	Utility - Electric	543041-53150	\$56.01	
							<b>Check Total</b>	<b>\$56.01</b>
<b>CHECK # 300147</b>								
001	01/13/26	WITHLACOOCHEE RIVER ELECTRIC ACH	010726-9650-ACH	12/1 - 1/2/2026 Electric	Utility - Electric	543041-53150	\$53.25	
							<b>Check Total</b>	<b>\$53.25</b>
<b>CHECK # 300148</b>								
001	01/13/26	WITHLACOOCHEE RIVER ELECTRIC ACH	010726-4854-ACH	12/1 - 1/2/2026 Electric	Utility - StreetLights	543062-53150	\$1,379.81	
							<b>Check Total</b>	<b>\$1,379.81</b>
<b>CHECK # 300149</b>								
001	01/20/26	CHARTER COMMUNICATIONS ACH	1422940010126-ACH	1/1 - 1/31/2026 Internet services	Miscellaneous Maintenance	546922-53908	\$160.00	
							<b>Check Total</b>	<b>\$160.00</b>
<b>CHECK # 300150</b>								
001	01/26/26	PASCO COUNTY UTILITIES ACH	23708869-ACH	11/13 - 12/15/2025 Reclaimed water	Utility - Potable Water	543095-53150	\$351.48	
							<b>Check Total</b>	<b>\$351.48</b>
<b>CHECK # 300151</b>								
001	01/26/26	PASCO COUNTY UTILITIES ACH	23707663-ACH	11/13 - 12/15/2025 Reclaimed water	Utility - Potable Water	543095-53150	\$359.56	
							<b>Check Total</b>	<b>\$359.56</b>
<b>CHECK # 300152</b>								
001	01/26/26	PASCO COUNTY UTILITIES ACH	23707510	11/13 - 12/15/2025 Reclaimed water	Utility - Potable Water	543095-53150	\$142.41	
							<b>Check Total</b>	<b>\$142.41</b>
<b>CHECK # 300153</b>								
001	01/26/26	PASCO COUNTY UTILITIES ACH	23707508-ACH	11/13 - 12/15/2025 Water utility	Utility - Potable Water	543095-53150	\$201.02	
							<b>Check Total</b>	<b>\$201.02</b>
<b>CHECK # 300154</b>								
001	01/20/26	WASTE CONNECTIONS ACH	8654822W425-ACH	February 2026 Trash services	Recreation / Park Facility Maintenance	546414-53908	\$215.34	
							<b>Check Total</b>	<b>\$215.34</b>
							<b>Fund Total</b>	<b>\$40,911.69</b>

**SERIES 2017 DEBT SERVICE FUND - 200**

<b>CHECK # 1262</b>								
200	01/08/26	CYPRESS PRESERVE CDD	01082026 25 8	SERIES 2017 AND SERIES 2019 FY26 TAX DIST ID 25-8	SERIES 2017 FY26 TAX DIST ID 25-8	103200-53908	\$3,370.55	
							<b>Check Total</b>	<b>\$3,370.55</b>
							<b>Fund Total</b>	<b>\$3,370.55</b>

**SERIES 2019 DEBT SERVICE FUND - 201**

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2026 to 01/31/2026

(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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CHECK # 1262

201	01/08/26	CYPRESS PRESERVE CDD	01082026 25 8	SERIES 2017 AND SERIES 2019 FY26 TAX DIST ID 25-8	SERIES 2019 FY26 TAX DIST ID 25-8	103200	\$2,104.69
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Check Total \$2,104.69

Fund Total \$2,104.69

Total Checks Paid \$46,386.93



## Cypress Preserve CDD

Field Inspection Report

Friday, 13 February 2026

Prepared For Board of Supervisors

33 Items Identified

99 Items Incomplete

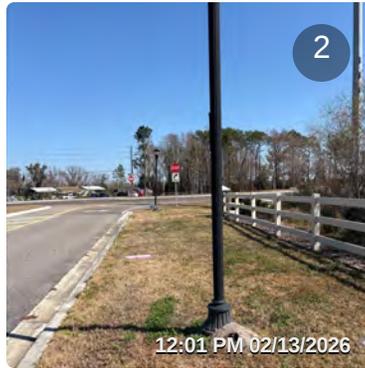
John Fowler

Inframark

### Item 1

Assigned To: Yellowstone

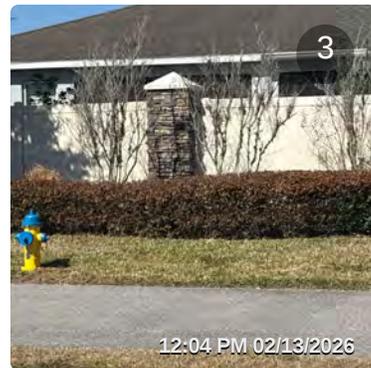
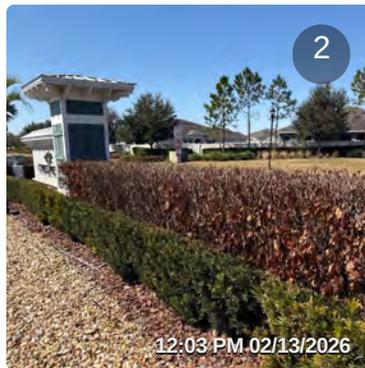
Treat active ant mound at the light pole on the exit side of Mossy Timber Blvd. and Land O Lakes Blvd. intersection



### Item 2

Assigned To: Yellowstone

Noting frost damage on certain shrub species throughout the district. Recommend waiting until the threat of frost has subsided and then performing a rejuvenation cut.



### Item 3

Assigned To: Yellowstone

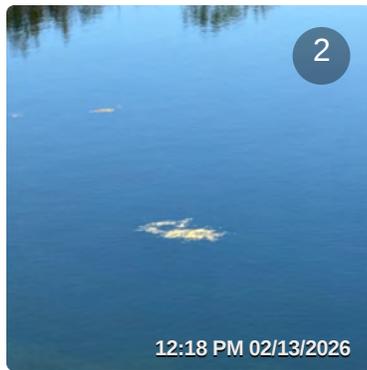
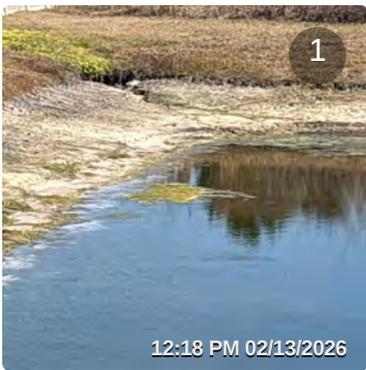
Noting turf weeds have been treated on the right of ways and die back is starting to show. Some areas may need retreatment. I would recommend using preemergence for the next fertilizer application.



**Item 4**

Assigned To: aquatics

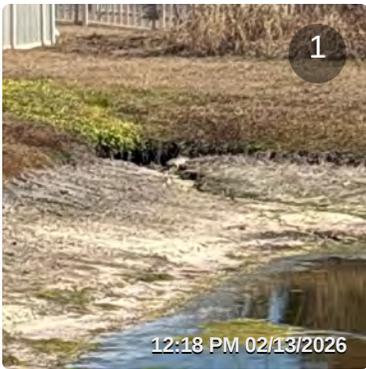
Treat algae starting to form in pond number nine.



**Item 5**

Assigned To: aquatics

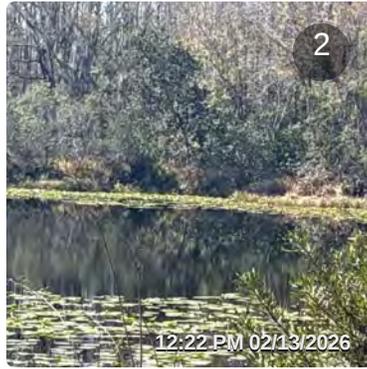
Need to investigate a few small areas of erosion on pond number nine.



**Item 6**

Assigned To: aquatics

Possibly need to reduce some of the beneficial vegetation on pond eight. Have aquatics evaluate.



**Item 7**

Assigned To: maintenance

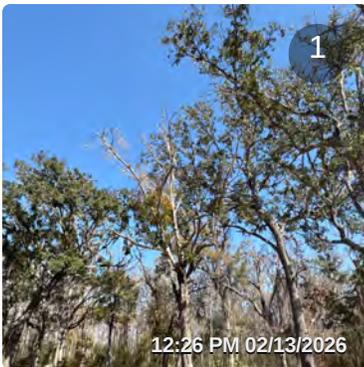
Consider cleaning the signage in the nature trail area or possibly new signs. Also, noting Brazilian Pepper was removed around the signed by Lake 18 and there is a post without a sign here. Should this have a sign or can the post be removed?



**Item 8**

Assigned To: Yellowstone

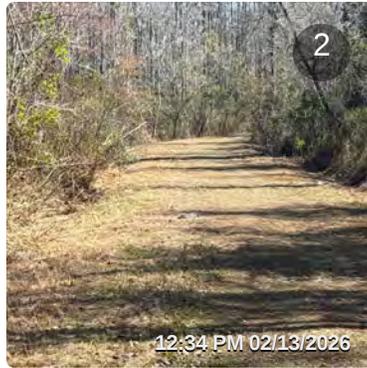
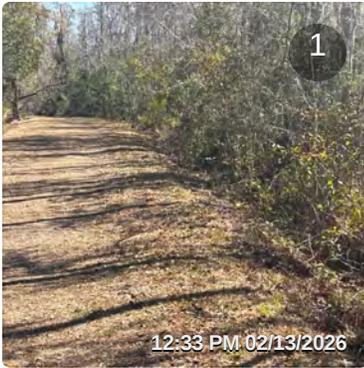
Noting a couple Oaks that appear to be in decline at Ali's Park. Need to have Yellowstone arborist to investigate and report findings. Need a proposal for any in need of removal.



**Item 10**

Assigned To: Yellowstone

Noting Yellowstone did a good job knocking down vegetation along the side of the walking trail.



**Item 11**

Assigned To: aquatics

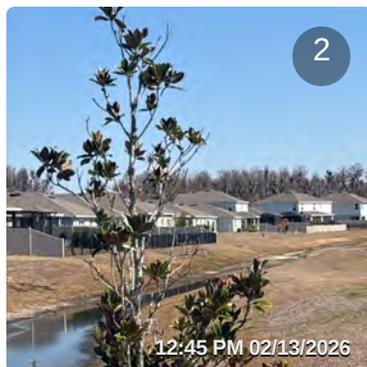
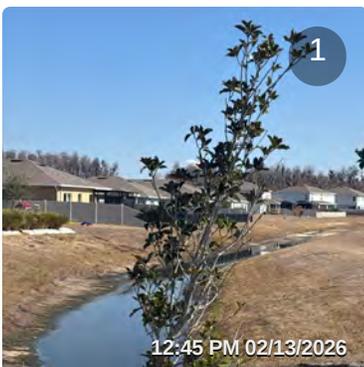
Noting some lake bank reconstruction may be needed on a couple areas on pond number 10.



**Item 12**

Assigned To: Yellowstone

Noting a leaning magnolia that should be straightened, and then a different one in decline that should be diagnosed and treated. This is at SW-G next to pond 10.



**Item 13**

Assigned To: maintenance

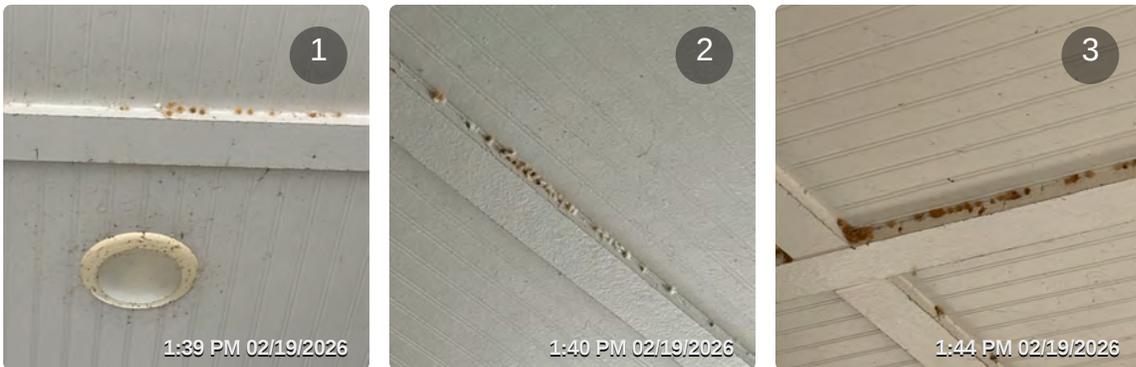
Noting a missing cap on the aluminium fence as you enter the community pool. Also, noting the unused holes exposed where hinges have been replaced or moved. May want to consider replacing in the future.



**Item 14**

Assigned To: maintenance

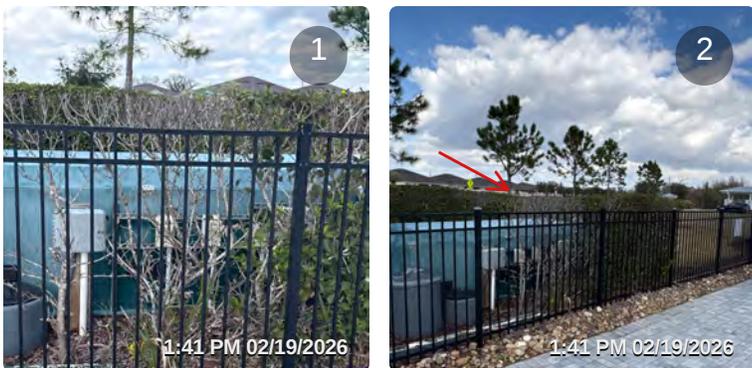
Noting the ceiling as you come into the community pool as well as the gazebo of the playground area should be considered for cleaning. I will ask our maintenance team for a proposal to pressure wash.



**Item 15**

Assigned To: Yellowstone

Noting a dead Viburnum located just outside the pool aluminium fence next to the pool pumps. This should be removed.



**Item 16**

Assigned To: Yellowstone

May want to consider refreshing some of the missing river rock leading down to the storm drain inside the playground area. Yellowstone to provide a proposal for consideration.



**Item 17**

Assigned To: Yellowstone

There are several holes at the dog parks, especially the one by the community pool. Need a proposal to fill in and level to surrounding grade.



**Item 18**

Assigned To: maintenance

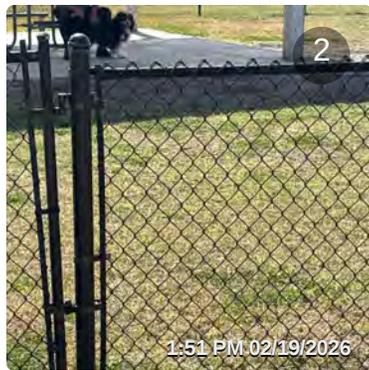
Need to repair a gap in the fence at the small dog park by the community amenities area that's currently is being held together by a couple zip ties on one side. The other side is currently open.



**Item 19**

Assigned To: maintenance

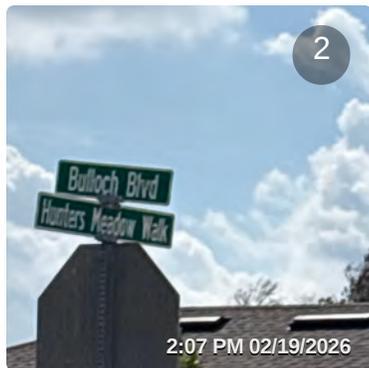
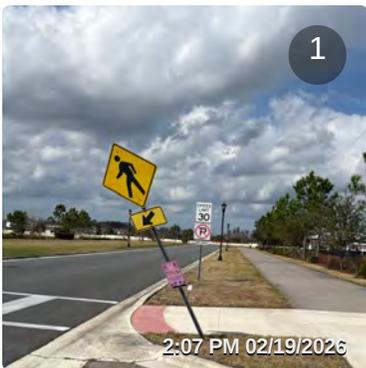
Noting at the large dog park at the side entrance, the gate needs readjusting because it's not sitting properly.



**Item 20**

Assigned To: maintenance

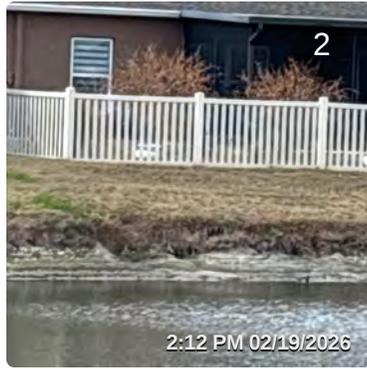
Need to straighten a pedestrian sign as you exit the amenities area at the intersection of Bulloch Blvd. and Hunters Meadow Walk.



**Item 21**

Assigned To: aquatics

Noting a few washouts starting to form on pond number three.



**Item 22**

Assigned To: aquatics

A couple small washouts on pond number 13. One behind a homeowner appears to be where a pool washout drain is discharging.



**Item 23**

Assigned To: Yellowstone

Please remove the low-lying moss on the bald Cypress around Pond 13.



**Item 24**

Assigned To: Yellowstone

Treat active ant mounds for right of ways and median of Grand Live Oak Blvd. Once the mound is no longer active, smooth out to surrounding grade.



**Item 25**

Assigned To: Yellowstone

Missing a valve box lid, which is also chipped on the Grand Live Oak Blvd. right of way close to Pond number 21.



**Item 26**

Just noting the warped wood and the degradation of picnic table over by the large dog park on Grand Live Oak Blvd.



**Item 27**

Assigned To: maintenance

Bench is broken and upside down at the large dog park. Not sure if we need a replacement with the picnic bench under the gazebo.



**Item 28**

Assigned To: maintenance

Need to bury the wire valve box for the light shown on Grand Live Oak Blvd. between old Sycamore Loop and Turning Leaf Circle.



**Item 29**

Assigned To: aquatics

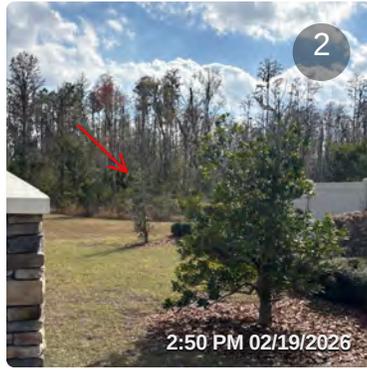
Treat small amount of algae starting to form on pond number 14.



**Item 30**

Assigned To: Yellowstone

Diagnosed and treat at declining tree by the lift station on Grand Live Oak Blvd.



**Item 31**

Assigned To: aquatics

There are a couple Wax Myrtles along pond bank 17 that appear to be dead. Will these recover? If not, need removal and possible replacement.



**Item 32**

Assigned To: Yellowstone

Valve cover missing on Grand Live Oak Blvd. directly across the street from Osprey Glade Terrace. This appears to be where the mainline for reclaim water ends.



**Item 33**

Assigned To: aquatics

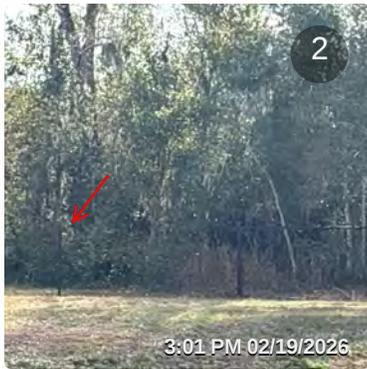
Treat algae present at pond number 18.



**Item 34**

Assigned To: maintenance

Noting chain-link fence gap heading to the hiking trail by Pond 18 off of Grand Live Oak Blvd. Will have maintenance remove the aluminium pole no longer needed now that the wooden pole barriers are present.



Erosion and Stormwater Specialists  
Wetland Mitigation  
Drainage Solutions



730 20<sup>th</sup> 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**

**Erosion and Stormwater Specialists**  
**Wetland Mitigation**  
**Drainage Solutions**



**730 20<sup>th</sup> Ave N**  
**St Petersburg, FL 33704**  
**813.957.6075**  
**robb@finnoutdoor.com**  
**www.finnoutdoor.com**

**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***

**RESOLUTION 2026-05**

**A RESOLUTION REMOVING LEAH POPELKA AS  
TREASURER AND APPOINTING ERIC DAVIDSON 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 Eric Davidson 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. Eric Davidson is appointed Treasurer.

Adopted this 17<sup>th</sup> day of February 2026

Signed by:

*Justin Sutphin*

C3BC54C5B568402...

Chairman/Vice Chair

DocuSigned by:

*M. Davidson*

A014FCA6308743D...

Assistant Secretary