



Cypress Preserve Community Development District

April 1, 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, April 1, 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 Minutes for the Meeting Held on March 4, 2026 P. 3
 - B. Consideration of Operation and Maintenance Expenditures for February 2026..... P. 6
- 5. **Staff Reports**
 - A. District Accountant
 - i. Review of Cash Flow Report P. 19
 - ii. Review of Financial Statements P. 20
 - iii. Acceptance of Check Register P. 29
 - B. Field Inspection Report P. 30
 - i. Consideration of Inframark Waste Disposal Proposal P. 42
 - C. Yellowstone Report
 - i. Consideration of Pino Palm Shaving Proposal..... P. 43
 - D. CrossCreek
 - i. Pond 6 Aerial..... P. 45
 - ii. Pond 6 Erosion Repair Option 1 P. 46
 - iii. Pond 6 Erosion Repair Option 2 P. 47
 - E. Consideration of Finn Outdoor Pond Repair Options P. 48
 - F. District Counsel
 - G. District Engineer
 - i. Consideration of Tierra Geotechnical Services Proposal P. 50
 - H. District Manager
 - i. Discussion of Fiscal Year 2027 Budget
- 6. **Business Items**
 - A. Consideration of LLS Tax 2019-2024 Engagement Letter 2019 P. 53
 - B. Consideration of LLS Tax 2025-2027 Engagement Letter 2019 P. 56
 - C. Ratification of A-Quality Pool Service Pump Installation..... P. 59
- 7. **Audience Comments – Three (3) Minute Time Limit**
- 8. **Supervisor’s Requests and Comments**
- 9. **Adjournment**

The next meeting is scheduled for Wednesday, May 6, 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, March 4, 2026, and called to order at 1:31 p.m. at
4 Land O’ Lakes Heritage Park, located at 5401 Land O’ Lakes Boulevard, Land O’ Lakes, Florida
5 34639.

6
7 Present and constituting a quorum were:
8 Justin Sutphin Chairperson
9 Andrew Weed Vice Chairperson
10 Joy Sutphin Assistant Secretary
11 Catherine Hurley Assistant Secretary

12
13 Also present, either in person or via communications media technology, were:
14 Michael Perez District Manager, Inframark
15 Stephen Rudd District Accountant, Inframark
16 John Fowler Field Inspection Coordinator, Inframark
17 Carlos Garcia Representative, Yellowstone
18 Residents and members of the public

19
20 *This is not a certified or verbatim transcript but rather represents the context and*
21 *summary of the meeting. The full meeting is available in audio format upon request. Please*
22 *contact the District Office for any related costs for an audio copy.*

23
24 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**
25 Mr. Perez called the meeting to order, and a quorum was established.

26
27 **SECOND ORDER OF BUSINESS** **Approval of Agenda**

28
29

On MOTION by Mr. Sutphin, seconded by Mr. Weed, with all in 30 favor, the agenda was approved. 4-0

31
32 **THIRD ORDER OF BUSINESS** **Audience Comments**
33 There were no audience comments at this time.

34
35 **FOURTH ORDER OF BUSINESS** **Consent Agenda**
36 **A. Consideration of the Regular Meeting Minutes for February 4, 2026**
37 **B. Consideration of Operation and Maintenance Expenditures for January 2026**

38
39

On MOTION by Mr. Sutphin, seconded by Ms. Hurley, with all in 40 favor, the Consent Agenda items were approved as presented. 4-0

41
42 **FIFTH ORDER OF BUSINESS** **Staff Reports**
43 **A. District Accountant**
44 **i. Review of Cash Flow Report**
45 **ii. Review of Financials**

Cypress Preserve
March 4, 2026

46 **iii. Acceptance of Check Register**

47
48 Mr. Sutphin inquired whether Inframark had received the invoice for the HOA loan. Mr.
49 Perez confirmed that the invoice had been received and had already been processed. Mr. Rudd
50 and Mr. Perez further discussed the District’s financial status. Mr. Sutphin also inquired about
51 the expected expense related to erosion around the pond.

52
53 **B. Field Inspection Report**

54 Mr. Fowler addressed the Board regarding the transition from Mr. Long and advised that he
55 would be taking over responsibilities moving forward. Mr. Fowler highlighted several items in
56 his report, including landscaping conditions and frost impacts, erosion concerns, and the dog
57 park fence. Discussion ensued regarding the items presented.

58
59 **C. Yellowstone**

60 Mr. Garcia addressed the Board regarding items within the District and presented proposals
61 for consideration.

62 Mr. Garcia presented a proposal for the removal of two dead trees in the amount of \$1,650.
63 The Board discussed modifying the proposal to exclude the two trees located within the wooded
64 area.

65 On MOTION by Mr. Sutphin, seconded by Ms. Hurley, with all in
66 favor, the Yellowstone proposal for removal of two dead trees in
67 an amount not to exceed \$1,650, with direction to revise the
68 proposal to exclude the two trees located within the wooded area,
69 was approved. 4-0

70
71 Mr. Garcia also presented an additional proposal, and the Board discussed revising the scope
72 to replace rock with sod.

73 Mr. Garcia presented a proposal for the pruning of nine palm trees. A motion was made by
74 Ms. Hurley; however, there was no second, and the motion failed.

75 The Board discussed reducing the number of palms included in the proposal and agreed to
76 table the item until the April meeting.

77 **D. Consideration of Finn Outdoor Pond Repair Options**

78 The Board discussed the Finn Outdoor pond repair options and directed staff to continue
79 working on additional quotes. The item was tabled.

80 **E. District Counsel**

81 District Counsel was not present.

Cypress Preserve
March 4, 2026

82 **F. District Engineer**
83 District Engineer was not present.

84
85 **G. District Manager**
86 Mr. Perez provided updates on District-related items. Mr. Perez also advised that a prior
87 request from a resident to install a memorial plaque had been denied in accordance with the
88 recommendation of District Counsel.

89
90 **SIXTH ORDER OF BUSINESS** **Business Items**
91 **A. Ratification of Resolution 2026-05, Removing and Designating a New Treasurer**

92
93 On MOTION by Mr. Sutphin, seconded by Ms. Hurley, with all in
94 favor, Resolution 2026-05, Removing and Designating a New
95 Treasurer, was ratified. 4-0

96
97 **SEVENTH ORDER OF BUSINESS** **Audience Comments**
98 A resident commented that the dog station trash bag had not been removed and that only the
99 individual dog waste bags had been collected. Mr. Perez advised that he would follow up with
100 the vendor regarding this matter.

101
102 **EIGHTH ORDER OF BUSINESS** **Supervisors' Requests and Comments**
103 There were no requests at this time.

104
105 **NINTH ORDER OF BUSINESS** **Adjournment**
106 There being no further business,

107
108 On MOTION by Mr. Sutphin, seconded by Mr. Weed, with all in
109 favor, the meeting was adjourned at 2:30 p.m. 4-0

110
111
112 _____
113 Michael Perez
114 Assistant Secretary

110
111
112 _____
113 Justin Sutphin
114 Chairperson

Cypress Preserve Community Development District
 Expenditure Report - General Fund
 For the Period(s) from Oct 01, 2025 to Feb 28, 2026
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE

Account Name: Supervisor Fees

10/01/25	511100-51301-5000	JE000823			R/C CATHERINE LYNN HURLEY #CH-100125 Supervisor Fees	200.00
10/01/25	511100-51301-5000	JE000823			R/C JOY AMANDA SUTPHIN #JS-100125 Supervisor Fees	200.00
10/01/25	511100-51301-5000	JE000823			R/C EUGENIA LYNCH #EL-100125 Supervisor Fees	200.00
10/01/25	511100-51301-5000	JE000823			R/C ANDREW WEED #AW-100125 Supervisor Fees	200.00
10/01/25	511100-51301-5000	JE000823			R/C JUSTIN CRAIG SUTPHIN #JS-100125 Supervisor Fees	200.00
11/05/25	511100-51301-5000	CH-110525	VENDOR	CATHERINE LYNN HURLEY	BOARD 11/05/25	200.00
11/05/25	511100-51301-5000	JS-110525	VENDOR	JOY AMANDA SUTPHIN	BOARD 11/05/25	200.00
11/05/25	511100-51301-5000	EL-110525	VENDOR	EUGENIA LYNCH	BOARD 11/05/25	200.00
11/05/25	511100-51301-5000	AW-110525	VENDOR	ANDREW WEED	BOARD 11/05/25	200.00
11/05/25	511100-51301-5000	JS-110525	VENDOR	JUSTIN CRAIG SUTPHIN	BOARD 11/05/25	200.00
11/25/25	511100-51301-5000	JS 112524	VENDOR	JESSICA STAFFORD ELLIS	BOARD PAY 11/25/24	200.00
11/25/25	511100-51301-5000	JS 112524	VENDOR	JESSICA STAFFORD ELLIS	Credit Memo 000035	(200.00)
12/03/25	511100-51301-5000	CH-120325	VENDOR	CATHERINE LYNN HURLEY	BOARD 12/03/25	200.00
12/03/25	511100-51301-5000	EL-120325	VENDOR	EUGENIA LYNCH	BOARD 12/03/25	200.00
12/03/25	511100-51301-5000	JS-120325	VENDOR	JOY AMANDA SUTPHIN	BOARD 12/03/25	200.00
12/03/25	511100-51301-5000	JS-120325	VENDOR	JUSTIN CRAIG SUTPHIN	BOARD 12/03/25	200.00
12/03/25	511100-51301-5000	AW-120325	VENDOR	ANDREW WEED	BOARD 12/03/25	200.00
01/27/26	511100-51301-5000	JE000897			BOS ADP 1099 Payments	1,000.00
02/10/26	511100-51301-5000	JE000901			BOS ADP 1099 Payments	1,000.00
02/10/26	511100-51301-5000	JE000927			R/C BOS ADP Payment #1099 & #1099 Payroll Services	(2,000.00)
02/10/26	511100-51301-5000	JE000927			R/C BOS ADP Payment #1099 & #1099 Payroll Services	2,000.00

YTD Total	5,000.00
Annual Budget	\$13,000.00
<i>Amount Remaining / (Budget overage)</i>	\$8,000.00
<i>% of Budget</i>	38.5%

Account Name: ProfServ-Arbitrage Rebate

01/26/26	531002-51301-5000	28530	VENDOR	GRAU AND ASSOCIATES	1/26/2026 Arbitrage reports	1,200.00
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YTD Total	1,200.00
Annual Budget	\$700.00
<i>Amount Remaining / (Budget overage)</i>	(\$500.00)
<i>% of Budget</i>	171.4%

Account Name: ProfServ-Trustee Fees

01/31/26	531045-51301-5000	8055505	VENDOR	US BANK	Trustee Fee	3,663.50
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Cypress Preserve Community Development District
 Expenditure Report - General Fund
 For the Period(s) from Oct 01, 2025 to Feb 28, 2026
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
02/03/26	531045-51301-5000	8052290	VENDOR	US BANK	TRUSTEE FEES 01/01/26-12/31/26	4,256.13
						YTD Total 7,919.63
						Annual Budget \$8,200.00
						<i>Amount Remaining / (Budget overage)</i> \$280.37
						<i>% of Budget</i> 96.6%
Account Name: Field Services						
10/08/25	531122-51301-5000	160643	VENDOR	INFRAMARK LLC	October 2025 Monthly management services	1,030.00
11/11/25	531122-51301-5000	163543	VENDOR	INFRAMARK LLC	November 2025 District management services	1,030.00
12/01/25	531122-51301-5000	165669	VENDOR	INFRAMARK LLC	December 2025 Monthly Management Services	1,030.00
01/02/26	531122-51301-5000	167792	VENDOR	INFRAMARK LLC	January 2026 District Management Services	1,030.00
02/01/26	531122-51301-5000	170640	VENDOR	INFRAMARK LLC	February 2026 Monthly District Management Services	1,030.00
						YTD Total 5,150.00
						Annual Budget \$12,360.00
						<i>Amount Remaining / (Budget overage)</i> \$7,210.00
						<i>% of Budget</i> 41.7%
Account Name: Disclosure Report						
10/08/25	531142-51301-5000	160643	VENDOR	INFRAMARK LLC	October 2025 Monthly management services	700.00
11/11/25	531142-51301-5000	163543	VENDOR	INFRAMARK LLC	November 2025 District management services	700.00
12/01/25	531142-51301-5000	165669	VENDOR	INFRAMARK LLC	December 2025 Monthly Management Services	700.00
01/02/26	531142-51301-5000	167792	VENDOR	INFRAMARK LLC	January 2026 District Management Services	700.00
02/01/26	531142-51301-5000	170640	VENDOR	INFRAMARK LLC	February 2026 Monthly District Management Services	700.00
						YTD Total 3,500.00
						Annual Budget \$8,400.00
						<i>Amount Remaining / (Budget overage)</i> \$4,900.00
						<i>% of Budget</i> 41.7%
Account Name: District Counsel						
01/06/26	531146-51301-5000	JE000914			R/C STRALEY ROBIN VERICKER Invoice#27390 to District Counsel	227.00
01/31/26	531146-51301-5000	27890	VENDOR	STRALEY ROBIN VERICKER	January 2026 District Counsel	649.00
						YTD Total 876.00
						Annual Budget \$15,000.00
						<i>Amount Remaining / (Budget overage)</i> \$14,124.00
						<i>% of Budget</i> 5.8%
Account Name: District Engineer						
11/25/25	531147-51301-5000	7550	VENDOR	JOHNSON ENGINEERING INC.	November 2025 District engineer services	1,100.00
02/23/26	531147-51301-5000	6195	VENDOR	JOHNSON ENGINEERING INC.	July 2025 District engineering services	500.00

Cypress Preserve Community Development District
 Expenditure Report - General Fund
 For the Period(s) from Oct 01, 2025 to Feb 28, 2026
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
02/23/26	531147-51301-5000	6936	VENDOR	JOHNSON ENGINEERING INC.	September 2025 District engineering services	1,100.00
02/23/26	531147-51301-5000	7317	VENDOR	JOHNSON ENGINEERING INC.	October 2025 District engineering services	400.00

YTD Total	3,100.00
Annual Budget	\$5,000.00
<i>Amount Remaining / (Budget overage)</i>	\$1,900.00
<i>% of Budget</i>	62.0%

Account Name: District Manager

10/08/25	531150-51301-5000	160643	VENDOR	INFRAMARK LLC	October 2025 Monthly management services	3,647.91
11/11/25	531150-51301-5000	163543	VENDOR	INFRAMARK LLC	November 2025 District management services	3,647.92
12/01/25	531150-51301-5000	165669	VENDOR	INFRAMARK LLC	December 2025 Monthly Management Services	3,647.92
01/02/26	531150-51301-5000	167792	VENDOR	INFRAMARK LLC	January 2026 District Management Services	3,647.92
02/01/26	531150-51301-5000	170640	VENDOR	INFRAMARK LLC	February 2026 Monthly District Management Services	3,647.92

YTD Total	18,239.59
Annual Budget	\$43,775.00
<i>Amount Remaining / (Budget overage)</i>	\$25,535.41
<i>% of Budget</i>	41.7%

Account Name: Accounting Services

10/08/25	532001-51301-5000	160643	VENDOR	INFRAMARK LLC	October 2025 Monthly management services	515.00
11/11/25	532001-51301-5000	163543	VENDOR	INFRAMARK LLC	November 2025 District management services	515.00
12/01/25	532001-51301-5000	165669	VENDOR	INFRAMARK LLC	December 2025 Monthly Management Services	515.00
01/02/26	532001-51301-5000	167792	VENDOR	INFRAMARK LLC	January 2026 District Management Services	515.00
02/01/26	532001-51301-5000	170640	VENDOR	INFRAMARK LLC	February 2026 Monthly District Management Services	515.00

YTD Total	2,575.00
Annual Budget	\$6,180.00
<i>Amount Remaining / (Budget overage)</i>	\$3,605.00
<i>% of Budget</i>	41.7%

Account Name: Postage, Phone, Faxes, Copies

11/25/25	541024-51301-5000	164528	VENDOR	INFRAMARK LLC	October 2025 Room reservation and postage	4.44
12/22/25	541024-51301-5000	166670	VENDOR	INFRAMARK LLC	November 2025 Postage	3.70
02/17/26	541024-51301-5000	171441	VENDOR	INFRAMARK LLC	January 2026 Meeting room and postage	1.32

YTD Total	9.46
Annual Budget	\$250.00
<i>Amount Remaining / (Budget overage)</i>	\$240.54
<i>% of Budget</i>	3.8%

Account Name: Public Officials Insurance

Cypress Preserve Community Development District
 Expenditure Report - General Fund
 For the Period(s) from Oct 01, 2025 to Feb 28, 2026
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/01/25	545008-51301-5000	JE000800			RECOG Egis Insurance FY'26 Renewal	3,356.00
						YTD Total 3,356.00
						Annual Budget \$3,356.00
						Amount Remaining / (Budget overage) \$0.00
						% of Budget 100.0%
Account Name: Website Administration						
02/17/26	549936-51301-5000	JE000928			R/C SCHOOLSTATUS PARENT, INC Invoice#INV-SS-5911 Website Ad	1,613.00
						YTD Total 1,613.00
						Annual Budget \$1,552.00
						Amount Remaining / (Budget overage) (\$61.00)
						% of Budget 103.9%
Account Name: Dues, Licenses, Subscriptions						
10/07/25	554020-51301-5000	93351	VENDOR	FLORIDA COMMERCE	FY'26 Special State Fee	175.00
11/03/25	554020-51301-5000	110425-0000	VENDOR	MIKE FASANO, TAX COLLECTOR	FY26 County Taxes, stormwater	399.00
12/19/25	554020-51301-5000	61168	ANK ACCOUN		Refund of 2025 Real Estate Taxes Overpymt	(15.96)
						YTD Total 558.04
						Annual Budget \$200.00
						Amount Remaining / (Budget overage) (\$358.04)
						% of Budget 279.0%
Account Name: Operating Loan Repayment						
11/11/25	571011-51301-5000	JE000818			Operating Loan Repayment	6,166.69
02/05/26	571011-51301-5000	JE000898			REC Valley LOC Paydown Pymt	(50,000.00)
02/05/26	571011-51301-5000	JE000898			REC Valley LOC Paydown Pymt	50,000.00
02/05/26	571011-51301-5000	JE000899			Correctly REC Valley LOC Paydown Pymt	50,000.00
						YTD Total 56,166.69
						Annual Budget \$55,000.00
						Amount Remaining / (Budget overage) (\$1,166.69)
						% of Budget 102.1%
Account Name: HOA Loan Repayment						
02/20/26	571050-51301-5000	100	VENDOR	CYPRESS PRESERVE OF PASCO	FY2026 HOA Loan 1st Repayment	30,000.00
						YTD Total 30,000.00
						Annual Budget \$30,000.00
						Amount Remaining / (Budget overage) \$0.00
						% of Budget 100.0%

Cypress Preserve Community Development District
 Expenditure Report - General Fund
 For the Period(s) from Oct 01, 2025 to Feb 28, 2026
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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Financial And Administrative Department Total:	\$139,263.41
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DEPARTMENT NAME: UTILITY SERVICES

Account Name: Utility - Electric

10/10/25	543041-53150-5000	JE000824			R/C to WITHLACOOCHEE RIVER ELECTRIC ACH Invoice #100625-96	40.70
10/10/25	543041-53150-5000	JE000824			R/C to WITHLACOOCHEE RIVER ELECTRIC ACH Invoice #100625-96	50.60
10/10/25	543041-53150-5000	JE000824			R/C to WITHLACOOCHEE RIVER ELECTRIC ACH Invoice #100625-40	41.34
10/10/25	543041-53150-5000	JE000824			R/C to WITHLACOOCHEE RIVER ELECTRIC ACH Invoice #100625-40	47.16
10/10/25	543041-53150-5000	JE000824			R/C to WITHLACOOCHEE RIVER ELECTRIC ACH Invoice #100625-65	49.40
11/03/25	543041-53150-5000	JE000865			Utility - Electric	233.46
12/08/25	543041-53150-5000	120425-9647-ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC ACH	10/30 - 12/1/2025 Electric	40.80
12/08/25	543041-53150-5000	120425-4854-ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC ACH	10/30 - 12/1/2025 Electric	1,375.59
12/08/25	543041-53150-5000	120425-4006-ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC ACH	10/30 - 12/1/2025 Electric	41.43
12/08/25	543041-53150-5000	120425-4012-ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC ACH	10/30 - 12/1/2025 Electric	48.40
12/08/25	543041-53150-5000	120425-6573-ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC ACH	10/30 - 12/1/2025 Electric	54.97
12/08/25	543041-53150-5000	JE000871			R/C WITHLACOOCHEE RIVER ELECTRIC ACH Invoice#120425-9650	52.19
12/08/25	543041-53150-5000	JE000872			R/C WITHLACOOCHEE RIVER ELECTRIC ACH Invoice#120425-4854	(1,375.59)
01/13/26	543041-53150-5000	010726-9647-ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC ACH	12/1 - 1/2/2026 Electric Svcs	40.80
01/13/26	543041-53150-5000	010726-4006-ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC ACH	12/1 - 1/2/2026 Electric Svcs	41.43
01/13/26	543041-53150-5000	010726-4012-ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC ACH	12/1 - 1/2/2026 Electric	48.81
01/13/26	543041-53150-5000	010726-6573-ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC ACH	12/1 - 1/2/2026 Electric	56.01
01/13/26	543041-53150-5000	010726-9650-ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC ACH	12/1 - 1/2/2026 Electric	53.25
02/11/26	543041-53150-5000	020426-9647-ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC ACH	1/2 - 2/2/2026 Electric Svcs	40.69
02/11/26	543041-53150-5000	020426-9650-ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC ACH	1/2 - 2/2/2026 Electric Svcs	51.77
02/11/26	543041-53150-5000	020426-4006-ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC ACH	1/2 - 2/2/2026 Electric Svcs	41.43
02/11/26	543041-53150-5000	020426-4012-ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC ACH	1/2 - 2/2/2026 Electric Svcs	48.50
02/11/26	543041-53150-5000	020426-6573-ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC ACH	1/2 - 2/2/2026 Electric Svcs	54.64

YTD Total	1,177.78
Annual Budget	\$3,737.00
<i>Amount Remaining / (Budget overage)</i>	\$2,559.22
<i>% of Budget</i>	31.5%

Account Name: Utility - StreetLights

10/10/25	543062-53150-5000	JE000824			R/C to WITHLACOOCHEE RIVER ELECTRIC ACH Invoice #100625-48	1,233.48
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Cypress Preserve Community Development District
 Expenditure Report - General Fund
 For the Period(s) from Oct 01, 2025 to Feb 28, 2026
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
11/03/25	543062-53150-5000	JE000864			R/C WITHLACOOCHEE RIVER ELECTRIC ACH to Invoice#110525-48	1,194.17
12/08/25	543062-53150-5000	JE000872			R/C WITHLACOOCHEE RIVER ELECTRIC ACH Invoice#120425-4854	1,375.59
01/13/26	543062-53150-5000	010726-4854-ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC ACH	12/1 - 1/2/2026 Electric	1,379.81
02/11/26	543062-53150-5000	020426-4854-ACH	VENDOR	WITHLACOOCHEE RIVER ELECTRIC ACH	1/2 - 2/2/2026 Electric Svcs	1,376.75
YTD Total						6,559.80
Annual Budget						\$8,220.00
<i>Amount Remaining / (Budget overage)</i>						<i>\$1,660.20</i>
<i>% of Budget</i>						<i>79.8%</i>

Account Name: Utility - Potable Water

10/31/25	543095-53150-5000	23342087-ACH	VENDOR	PASCO COUNTY UTILITIES ACH	9/12 - 10/14/2025 Water utility	285.44
10/31/25	543095-53150-5000	23342243-ACH	VENDOR	PASCO COUNTY UTILITIES ACH	9/12 - 10/14/2025 Reclaimed water utility	341.38
10/31/25	543095-53150-5000	23342089-ACH	VENDOR	PASCO COUNTY UTILITIES ACH	9/12 - 10/14/2025 Reclaimed water utility	149.48
11/01/25	543095-53150-5000	23343439-ACH	VENDOR	PASCO COUNTY UTILITIES ACH	9/12 - 10/14/2025 Reclaimed water utility	340.37
11/30/25	543095-53150-5000	23529835-ACH	VENDOR	PASCO COUNTY UTILITIES ACH	10/14 - 11/13/2025 Reclaimed water	285.83
11/30/25	543095-53150-5000	23531964-ACH	VENDOR	PASCO COUNTY UTILITIES ACH	10/14 - 11/13/2025 Reclaimed water	292.90
12/01/25	543095-53150-5000	23529540-ACH	VENDOR	PASCO COUNTY UTILITIES ACH	10/14 - 11/13/2025 Water utility	266.68
12/01/25	543095-53150-5000	23529541	VENDOR	PASCO COUNTY UTILITIES ACH	10/14 - 11/13/2025 Reclaimed water	120.19
12/31/25	543095-53150-5000	23707510	VENDOR	PASCO COUNTY UTILITIES ACH	11/13 - 12/15/2025 Reclaimed water	142.41
12/31/25	543095-53150-5000	23708869-ACH	VENDOR	PASCO COUNTY UTILITIES ACH	11/13 - 12/15/2025 Reclaimed water	351.48
12/31/25	543095-53150-5000	23707663-ACH	VENDOR	PASCO COUNTY UTILITIES ACH	11/13 - 12/15/2025 Reclaimed water	359.56
12/31/25	543095-53150-5000	23707508-ACH	VENDOR	PASCO COUNTY UTILITIES ACH	11/13 - 12/15/2025 Water utility	201.02
02/01/26	543095-53150-5000	23877488	VENDOR	PASCO COUNTY UTILITIES ACH	12/15 - 1/13/2026 Water	375.72
02/01/26	543095-53150-5000	23876289-ACH	VENDOR	PASCO COUNTY UTILITIES ACH	12/15 - 1/13/2026 Water Svcs	372.69
02/01/26	543095-53150-5000	23876135-ACH	VENDOR	PASCO COUNTY UTILITIES ACH	12/15 - 1/13/2026 Water Svcs	191.64
YTD Total						4,076.79
Annual Budget						\$9,848.00
<i>Amount Remaining / (Budget overage)</i>						<i>\$5,771.21</i>
<i>% of Budget</i>						<i>41.4%</i>

Utility Services Department Total:	\$11,814.37
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DEPARTMENT NAME: OTHER PHYSICAL ENVIRONMENT

Account Name: Pond Maintenance Contracts

Cypress Preserve Community Development District
 Expenditure Report - General Fund
 For the Period(s) from Oct 01, 2025 to Feb 28, 2026
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/01/25	534114-53908-5000	1039	VENDOR	dba CLEARVUE ENVIROMENTAL LLC	October 2025 Monthly pond services	2,350.00
11/01/25	534114-53908-5000	1053	VENDOR	dba CLEARVUE ENVIROMENTAL LLC	November 2025 Monthly pond maintenance	2,350.00
11/13/25	534114-53908-5000	1064	VENDOR	dba CLEARVUE ENVIROMENTAL LLC	11/13/2025 Pond treatment, call back from resident	175.00
12/01/25	534114-53908-5000	1069	VENDOR	dba CLEARVUE ENVIROMENTAL LLC	December 2025 Monthly pond services	2,350.00
01/01/26	534114-53908-5000	1092	VENDOR	dba CLEARVUE ENVIROMENTAL LLC	January 2026 Monthly pond services	2,350.00
02/01/26	534114-53908-5000	1121	VENDOR	dba CLEARVUE ENVIROMENTAL LLC	February 2026 Monthly pond services	2,350.00
YTD Total						11,925.00
Annual Budget						\$28,200.00
<i>Amount Remaining / (Budget overage)</i>						\$16,275.00
<i>% of Budget</i>						42.3%

Account Name: Insurance -Property & Casualty

10/01/25	545009-53908-5000	JE000800			RECOG Egis Insurance FY'26 Renewal	23,708.00
YTD Total						23,708.00
Annual Budget						\$22,589.00
<i>Amount Remaining / (Budget overage)</i>						(\$1,119.00)
<i>% of Budget</i>						105.0%

Account Name: Landscape Maintenance Contracts

10/31/25	546300-53908-5000	1019434	VENDOR	YELLOWSTONE LANDSCAPE	October 2025 Monthly landscaping services	22,308.03
11/30/25	546300-53908-5000	1040181	VENDOR	YELLOWSTONE LANDSCAPE	November 2025 Monthly landscaping services	22,308.03
12/31/25	546300-53908-5000	1068429	VENDOR	YELLOWSTONE LANDSCAPE	December 2025 Monthly landscaping services	22,308.03
01/28/26	546300-53908-5000	1090962	VENDOR	YELLOWSTONE LANDSCAPE	January 2026 Monthly landscaping services	22,308.03
02/27/26	546300-53908-5000	1116696	VENDOR	YELLOWSTONE LANDSCAPE	February 2026 Monthly landscaping services	22,308.03
YTD Total						111,540.15
Annual Budget						\$209,000.00
<i>Amount Remaining / (Budget overage)</i>						\$97,459.85
<i>% of Budget</i>						53.4%

Account Name: Miscellaneous Maintenance

10/02/25	546922-53908-5000	4254	VENDOR	JAYMAN ENTERPRISES LLC	10/2/2025 Toilet repairs	1,500.00
10/02/25	546922-53908-5000	JE000833			Miscellaneous Maintenance	(3,100.00)
10/10/25	546922-53908-5000	1422940100125-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	10/1 - 10/31/2025 Internet services	160.00
10/30/25	546922-53908-5000	4301	VENDOR	JAYMAN ENTERPRISES LLC	October 2025 Monthly janitorial services	1,600.00
10/31/25	546922-53908-5000	1163355	VENDOR	INFRAMARK LLC	10/31/2025 Playground fence repairs	295.00
11/01/25	546922-53908-5000	JE000837			RECL 10/2/2025 Toilet Repairs back to Misc. Maintenance	1,500.00
11/10/25	546922-53908-5000	1422940110125-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	11/1 - 11/30/2025 Internet services	160.00
11/17/25	546922-53908-5000	25217879	VENDOR	MIKE FASANO, TAX COLLECTOR	11/5/2025 Solid waste removal	1,116.28
11/25/25	546922-53908-5000	164528	VENDOR	INFRAMARK LLC	October 2025 Room reservation and postage	154.23

Cypress Preserve Community Development District
 Expenditure Report - General Fund
 For the Period(s) from Oct 01, 2025 to Feb 28, 2026
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
11/30/25	546922-53908-5000	3179	VENDOR	DON HARRISON ENTERPRISES	November 2025 Routine Maintenance	300.00
12/10/25	546922-53908-5000	1422940120125-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	12/1 - 12/31/2025 Internet	160.00
12/31/25	546922-53908-5000	4378	VENDOR	JAYMAN ENTERPRISES LLC	December 2025 Janitorial Services	1,100.00
12/31/25	546922-53908-5000	3710	VENDOR	FIELDS CONSULTING GROUP, LLC	12/9/2025 Sign repairs and replacements	1,585.00
12/31/25	546922-53908-5000	JE000873			R/C WASTE CONNECTIONS ACH Invoice#8539928W425-ACH to Mis	187.40
01/12/26	546922-53908-5000	1422940010126-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	1/1 - 1/31/2026 Internet services	160.00
01/27/26	546922-53908-5000	4414	VENDOR	JAYMAN ENTERPRISES LLC	January 2026 Janitorial services	1,100.00
02/01/26	546922-53908-5000	JE000929			R/C WASTE CONNECTIONS ACH Invoice #8654822W425-ACH and Ir	432.32
02/02/26	546922-53908-5000	JE000930			R/C JAYMAN ENTERPRISES LLC Invoice #4378 and Invoice # 4414 tc	(2,200.00)
02/05/26	546922-53908-5000	19114	VENDOR	COMPLETE I.T. CORP	2/4/2026 Exit button and gate repair	330.00
02/11/26	546922-53908-5000	1422940020126-ACH	VENDOR	CHARTER COMMUNICATIONS ACH	February 2026 Internet services	160.00
02/17/26	546922-53908-5000	171441	VENDOR	INFRAMARK LLC	January 2026 Meeting room and postage	185.02
YTD Total						6,885.25
Annual Budget						\$20,000.00
<i>Amount Remaining / (Budget overage)</i>						\$13,114.75
<i>% of Budget</i>						34.4%

Other Physical Environment Department Total:	\$154,058.40
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DEPARTMENT NAME: ROAD AND STREET FACILITIES

Account Name: Sidewalk and Pavement R&M

02/16/26	546376-54101-5000	218	VENDOR	KRISPY KLEAN PRESSURE WASHING LLC	2/3/2026 Pressure washing services	575.00
02/16/26	546376-54101-5000	226	VENDOR	KRISPY KLEAN PRESSURE WASHING LLC	2/10/2026 Pressure washing services	575.00
YTD Total						1,150.00
Annual Budget						\$3,500.00
<i>Amount Remaining / (Budget overage)</i>						\$2,350.00
<i>% of Budget</i>						32.9%

Road And Street Facilities Department Total:	\$1,150.00
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Cypress Preserve Community Development District
 Expenditure Report - General Fund
 For the Period(s) from Oct 01, 2025 to Feb 28, 2026
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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DEPARTMENT NAME: PARKS AND RECREATION

Account Name: Janitorial Contracts

10/02/25	531154-57201-5000	JE000833			R/C JAYMAN ENTERPRISES LLC Invoice #4254 Janitorial Contracts	1,500.00
10/02/25	531154-57201-5000	JE000833			R/C JAYMAN ENTERPRISES LLC Invoice #4301 Janitorial Contracts	1,600.00
10/25/25	531154-57201-5000	JE000822			R/C WASTE CONNECTIONS ACH #8481427W425-ACH and credit me	188.18
10/25/25	531154-57201-5000	JE000822			R/C WASTE CONNECTIONS ACH #8481427W425-ACH and credit me	(320.37)
11/01/25	531154-57201-5000	JE000837			RECL 10/2/2025 Toilet Repairs back to Misc. Maintenance	(1,500.00)
11/30/25	531154-57201-5000	4344	VENDOR	JAYMAN ENTERPRISES LLC	November 2025 Janitorial services	1,600.00
02/02/26	531154-57201-5000	JE000930			R/C JAYMAN ENTERPRISES LLC Invoice #4378 and Invoice # 4414 tc	2,200.00
02/28/26	531154-57201-5000	4462	VENDOR	JAYMAN ENTERPRISES LLC	February 2026 Monthly janitorial services	1,100.00

YTD Total	6,367.81
Annual Budget	\$13,200.00
<i>Amount Remaining / (Budget overage)</i>	\$6,832.19
<i>% of Budget</i>	48.2%

Account Name: Pool Operations and Maintenance

10/01/25	546074-57201-5000	978607	VENDOR	A-QUALITY POOL SERVICE	October 2025 Monthly pool services	2,000.00
11/01/25	546074-57201-5000	979056	VENDOR	A-QUALITY POOL SERVICE	November 2025 Monthly pool services	2,011.55
12/01/25	546074-57201-5000	979492	VENDOR	A-QUALITY POOL SERVICE	December 2025 Monthly pool services	2,000.00
01/02/26	546074-57201-5000	979924	VENDOR	A-QUALITY POOL SERVICE	January 2026 Monthly pool services	2,000.00
01/15/26	546074-57201-5000	980288	VENDOR	A-QUALITY POOL SERVICE	1/15/2026 Pool R&M, life ring and throw rope	304.82
02/01/26	546074-57201-5000	980376	VENDOR	A-QUALITY POOL SERVICE	February 2026 Monthly pool services	2,000.00
02/28/26	546074-57201-5000	980588	VENDOR	A-QUALITY POOL SERVICE	February 2026 Pool repairs, backwash hose	47.00

YTD Total	10,363.37
Annual Budget	\$20,000.00
<i>Amount Remaining / (Budget overage)</i>	\$9,636.63
<i>% of Budget</i>	51.8%

Account Name: Recreation / Park Facility Maintenance

02/23/26	546414-57201-5000	5	VENDOR	INFRAMARK LLC	2/22/2026 Bench repairs	345.00
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YTD Total	345.00
Annual Budget	\$0.00
<i>Amount Remaining / (Budget overage)</i>	(\$345.00)
<i>% of Budget</i>	n/a

Account Name: Security

10/01/25	546479-57201-5000	17903	VENDOR	COMPLETE I.T. CORP	October 2025 Camera monitoring system	1,121.00
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Cypress Preserve Community Development District
 Expenditure Report - General Fund
 For the Period(s) from Oct 01, 2025 to Feb 28, 2026
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
11/01/25	546479-57201-5000	18198	VENDOR	COMPLETE I.T. CORP	November 2025 Monthly security monitoring service	1,121.00
12/01/25	546479-57201-5000	18477	VENDOR	COMPLETE I.T. CORP	December 2025 Security monitoring services	1,121.00
01/01/26	546479-57201-5000	18783	VENDOR	COMPLETE I.T. CORP	January 2026 Security Monitoring Services	1,121.00
02/01/26	546479-57201-5000	19045	VENDOR	COMPLETE I.T. CORP	February 2026 Security monitoring system	1,121.00
02/25/26	546479-57201-5000	19207	VENDOR	COMPLETE I.T. CORP	2/25/2026 Gate wire molding repair	330.00

YTD Total	5,935.00
Annual Budget	\$15,000.00
<i>Amount Remaining / (Budget overage)</i>	\$9,065.00
<i>% of Budget</i>	39.6%

Parks And Recreation Department Total:	\$23,011.18
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TOTAL EXPENDITURES & OTHER FINANCING USES:	\$ 329,297.36
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Cypress Preserve Community Development District
 Expenditure Report - Series 2017 Debt Service Fund
 For the Period(s) from Oct 01, 2025 to Feb 28, 2026
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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DEPARTMENT NAME: DEBT SERVICE PAYMENTS

Account Name: Principal Debt Retirement

11/03/25	571001-51701-5000	JE000848			Principal Debt Retirement	200,000.00
11/03/25	571001-51701-5000	JE000848			Principal Debt Retirement	(200,000.00)
11/03/25	571001-51701-5000	JE000866			Principal Debt Retirement	200,000.00
YTD Total						200,000.00
Annual Budget						\$210,000.00
<i>Amount Remaining / (Budget overage)</i>						\$10,000.00
<i>% of Budget</i>						95.2%

Account Name: Interest Expense

11/03/25	572001-51701-5000	JE000846			Interest Expense	209,343.75
YTD Total						209,343.75
Annual Budget						\$410,188.00
<i>Amount Remaining / (Budget overage)</i>						\$200,844.25
<i>% of Budget</i>						51.0%

Debt Service Payments Department Total:	\$409,343.75
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TOTAL EXPENDITURES & OTHER FINANCING USES:	\$ 409,343.75
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Cypress Preserve Community Development District
 Expenditure Report - Series 2019 Debt Service Fund
 For the Period(s) from Oct 01, 2025 to Feb 28, 2026
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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DEPARTMENT NAME: DEBT SERVICE PAYMENTS

Account Name: Principal Debt Retirement

11/03/25	571001-51701-5000	JE000858			Principal Debt Retirement	140,000.00
YTD Total						140,000.00
Annual Budget						\$145,000.00
<i>Amount Remaining / (Budget overage)</i>						\$5,000.00
<i>% of Budget</i>						96.6%

Account Name: Interest Expense

11/03/25	572001-51701-5000	JE000856			Interest Expense	122,865.63
YTD Total						122,865.63
Annual Budget						\$241,006.00
<i>Amount Remaining / (Budget overage)</i>						\$118,140.37
<i>% of Budget</i>						51.0%

Debt Service Payments Department Total:	\$262,865.63
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DEPARTMENT NAME: OTHER SOURCES/USES

Account Name: Operating Transfers-Out

10/02/25	591000-58150-5000	JE000832			Transfer from 0003S to 0005S	613.45
11/04/25	591000-58150-5000	JE000863			Transfer from 0003S to 0005S	616.94
12/01/25	591000-58150-5000	JE000893			Transfer from 0003S to 0005S	572.28
01/05/26	591000-58150-5000	JE000912			Transfer from 30003S to 30005S	562.63
YTD Total						2,365.30

Cypress Preserve Community Development District
 Expenditure Report - Series 2019 Debt Service Fund
 For the Period(s) from Oct 01, 2025 to Feb 28, 2026
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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Annual Budget	\$0.00
<i>Amount Remaining / (Budget overage)</i>	<i>(\$2,365.30)</i>
<i>% of Budget</i>	<i>n/a</i>

Other Sources/Uses Department Total:	\$2,365.30
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TOTAL EXPENDITURES & OTHER FINANCING USES:	\$ 265,230.93
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Cypress Preserve CDD
Investment Analysis - General Fund
(updated 03/17/2026)

Account Balances

Account Name	Maturity Date	Interest Rate	Account Balance	Comments / Notes
Valley #4224			\$505,540	Current Balance as of 03/17/2026
Total Account Balances			\$505,540	

Cash Flow Analysis

<u>Operating Accounts (Checking)</u>	<u>03/17/2026</u>
Beginning Bank Balance as of 03/17/26	\$505,540
o/s AP as of 02/28/2026	(92,364)
Loan Payment	-
Cash Out - DS	-
Cash In - Assessment Receipt	-
Due to Debt Service Fund	-
Ending Balance (1)	<u>413,176</u>

*Cypress Preserve
Community
Development
District*

Financial Report

February 28, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2017 CAPITAL PROJECTS FUND	SERIES 2019 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS								
Cash In Bank	\$ 468,648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 468,648
Due From Other Funds	-	8,912	1,458	-	-	-	-	10,370
Investments:								
Acquisition & Construction Account	-	-	-	-	11,691	-	-	11,691
Reserve Fund	-	310,678	194,066	-	-	-	-	504,744
Revenue Fund	-	710,478	547,560	-	-	-	-	1,258,038
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	-	-	-	-	-	-	13,744,301	13,744,301
TOTAL ASSETS	\$ 475,399	\$ 1,030,068	\$ 743,084	\$ -	\$ 11,691	\$ 14,185,620	\$ 14,780,000	\$ 31,225,862
LIABILITIES								
Accounts Payable	\$ 26,505	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,505
Due To HOA	100,000	-	-	-	-	-	-	100,000
Bonds Payable	-	-	-	-	-	-	14,680,000	14,680,000
Due To Other Funds	9,822	-	-	-	547	-	-	10,369
Notes Payable-Valley LOC	-	-	-	-	-	-	100,000	100,000
TOTAL LIABILITIES	136,327	-	-	-	547	-	14,780,000	14,916,874
FUND BALANCES								
Restricted for:								
Debt Service	-	1,030,068	743,084	-	-	-	-	1,773,152
Capital Projects	-	-	-	-	11,144	-	-	11,144
Unassigned:	339,072	-	-	-	-	14,185,620	-	14,524,692
TOTAL FUND BALANCES	339,072	1,030,068	743,084	-	11,144	14,185,620	-	16,308,988
TOTAL LIABILITIES & FUND BALANCES	\$ 475,399	\$ 1,030,068	\$ 743,084	\$ -	\$ 11,691	\$ 14,185,620	\$ 14,780,000	\$ 31,225,862

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 8,585	\$ 8,585	0.00%
Special Assmnts- Tax Collector	740,658	736,422	(4,236)	99.43%
TOTAL REVENUES	740,658	745,007	4,349	100.59%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	13,000	5,000	8,000	38.46%
ProfServ-Arbitrage Rebate	700	1,200	(500)	171.43%
ProfServ-Trustee Fees	8,200	7,920	280	96.59%
Field Services	12,360	5,150	7,210	41.67%
Disclosure Report	8,400	3,500	4,900	41.67%
District Counsel	15,000	876	14,124	5.84%
District Engineer	5,000	3,100	1,900	62.00%
District Manager	43,775	18,240	25,535	41.67%
Accounting Services	6,180	2,575	3,605	41.67%
Auditing Services	7,400	-	7,400	0.00%
Postage, Phone, Faxes, Copies	250	9	241	3.60%
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	1,613	(61)	103.93%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	200	558	(358)	279.00%
Operating Loan Repayment	55,000	56,167	(1,167)	102.12%
HOA Loan Repayment	30,000	30,000	-	100.00%
Total Administration	211,673	139,264	72,409	65.79%
<u>Utility Services</u>				
Utility - Electric	3,737	1,178	2,559	31.52%
Utility - StreetLights	8,220	6,560	1,660	79.81%
Utility - Potable Water	9,848	4,077	5,771	41.40%
Total Utility Services	21,805	11,815	9,990	54.18%

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
<u>Other Physical Environment</u>				
Pond Maintenance Contracts	28,200	11,925	16,275	42.29%
Insurance -Property & Casualty	22,589	23,708	(1,119)	104.95%
Landscape Maintenance Contracts	209,000	111,540	97,460	53.37%
Reserves	82,000	-	82,000	0.00%
Miscellaneous Maintenance	20,000	6,885	13,115	34.43%
Holiday Decoration	10,000	-	10,000	0.00%
Capital Improvements	28,691	-	28,691	0.00%
Total Other Physical Environment	400,480	154,058	246,422	38.47%
<u>Road and Street Facilities</u>				
Sidewalk and Pavement R&M	3,500	1,150	2,350	32.86%
Total Road and Street Facilities	3,500	1,150	2,350	32.86%
<u>Parks and Recreation</u>				
Janitorial Contracts	13,200	6,368	6,832	48.24%
Pool Operations and Maintenance	20,000	10,363	9,637	51.82%
Recreation / Park Facility Maintenance	-	345	(345)	0.00%
Security	15,000	5,935	9,065	39.57%
Total Parks and Recreation	48,200	23,011	25,189	47.74%
<u>Reserves</u>				
Capital Reserve	55,000	-	55,000	0.00%
Total Reserves	55,000	-	55,000	0.00%
TOTAL EXPENDITURES & RESERVES	740,658	329,298	411,360	44.46%
Excess (deficiency) of revenues				
Over (under) expenditures	-	415,709	415,709	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		(76,637)		
FUND BALANCE, ENDING		\$ 339,072		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
REVENUES				
Interest - Investments	\$ -	\$ 10,966	\$ 10,966	0.00%
Special Assmnts- Tax Collector	623,708	611,839	(11,869)	98.10%
TOTAL REVENUES	623,708	622,805	(903)	99.86%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	210,000	200,000	10,000	95.24%
Interest Expense	410,188	209,344	200,844	51.04%
Total Debt Service	620,188	409,344	210,844	66.00%
TOTAL EXPENDITURES	620,188	409,344	210,844	66.00%
Excess (deficiency) of revenues Over (under) expenditures	3,520	213,461	209,941	6064.23%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	3,520	-	(3,520)	0.00%
TOTAL FINANCING SOURCES (USES)	3,520	-	(3,520)	0.00%
Net change in fund balance	<u>\$ 3,520</u>	<u>\$ 213,461</u>	<u>\$ 202,901</u>	<u>6064.23%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		816,607		
FUND BALANCE, ENDING		<u>\$ 1,030,068</u>		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
REVENUES				
Interest - Investments	\$ -	\$ 8,469	\$ 8,469	0.00%
Special Assmnts- Tax Collector	389,513	382,053	(7,460)	98.08%
TOTAL REVENUES	389,513	390,522	1,009	100.26%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	145,000	140,000	5,000	96.55%
Interest Expense	241,006	122,866	118,140	50.98%
Total Debt Service	386,006	262,866	123,140	68.10%
TOTAL EXPENDITURES	386,006	262,866	123,140	68.10%
Excess (deficiency) of revenues Over (under) expenditures	3,507	127,656	124,149	3640.03%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(2,365)	(2,365)	0.00%
Contribution to (Use of) Fund Balance	3,507	-	(3,507)	0.00%
TOTAL FINANCING SOURCES (USES)	3,507	(2,365)	(5,872)	-67.44%
Net change in fund balance	\$ 3,507	\$ 125,291	\$ 114,770	3572.60%
FUND BALANCE, BEGINNING (OCT 1, 2025)		617,793		
FUND BALANCE, ENDING		\$ 743,084		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 148	\$ 148	0.00%
TOTAL REVENUES	-	148	148	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	148	148	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	2,365	2,365	0.00%
TOTAL FINANCING SOURCES (USES)	-	2,365	2,365	0.00%
Net change in fund balance	\$ -	\$ 2,513	\$ 2,513	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		8,631		
FUND BALANCE, ENDING		\$ 11,144		

Bank Account Statement

Cypress Preserve CDD

Bank Account No. 4224
Statement No. 02-26

Statement Date 02/28/26

G/L Account No. 101002 Balance at 02/28/26	468,647.98	Statement Balance	509,174.48
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	509,174.48
Subtotal	468,647.98	Outstanding Checks	-40,526.50
Negative Adjustments	0.00	Ending Balance	468,647.98
Ending G/L Balance	468,647.98		

Warning! Bank reconciliation might not be possible because there are direct posting entries. For more information, see <https://go.microsoft.com/fwlink/?>

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							0.00
02/11/2026		JE000902	Special Assmnts- Tax Collector	REC FY26 Tax Yr 25 Pasco County Tax Distrib. #25-9 (1/	7,566.99	7,566.99	0.00
02/28/2026		JE000917	Interest - Investments	Interest Income	1,445.32	1,445.32	0.00
Total Deposits					9,012.31	9,012.31	0.00
Checks							0.00
12/15/2025		1258	JOY AMANDA SUTPHIN	Payment of Invoice 002514	-200.00	-200.00	0.00
12/15/2025		1259	JUSTIN CRAIG SUTPHIN	Payment of Invoice 002515	-200.00	-200.00	0.00
01/29/2026		100167	GRAU AND ASSOCIATES	Inv: 28530	-1,200.00	-1,200.00	0.00
02/05/2026		JE000899	Operating Loan Repayment	Correctly REC Valley LOC Paydown Pymt	-50,000.00	-50,000.00	0.00
02/06/2026		100169	YELLOWSTONE LANDSCAPE	Inv: 1090962	-22,308.03	-22,308.03	0.00
02/06/2026		100170	INFRAMARK LLC	Inv: 170640	-5,892.92	-5,892.92	0.00
02/06/2026		100171	JAYMAN ENTERPRISES LLC	Inv: 4414	-1,100.00	-1,100.00	0.00
02/06/2026		100172	A-QUALITY POOL SERVICE	Inv: 980376	-2,000.00	-2,000.00	0.00
02/06/2026		100174	dba CLEARVUE ENVIROMENTAL LLC	Inv: 1121	-2,350.00	-2,350.00	0.00
02/10/2026		JE000901	Supervisor Fees	BOS ADP 1099 Payments	-1,000.00	-1,000.00	0.00
02/11/2026		1263	US BANK	Check for Vendor V00088	-4,256.13	-4,256.13	0.00
02/11/2026		1264	CYPRESS PRESERVE CDD	Check for Vendor V00053	-4,346.48	-4,346.48	0.00
02/18/2026		300155	CHARTER COMMUNICATIO NS ACH	Inv: 1422940020126-ACH	-160.00	-160.00	0.00
02/23/2026		300156	PASCO COUNTY UTILITIES ACH	Inv: 23877488	-375.72	-375.72	0.00
02/23/2026		300157	PASCO COUNTY UTILITIES ACH	Inv: 23876135-ACH	-191.64	-191.64	0.00

Bank Account Statement

Cypress Preserve CDD

Bank Account No. 4224**Statement No.** 02-26**Statement Date** 02/28/26

Date	Account No.	Description	Inv. No.	Debit	Credit	Balance
02/23/2026	300158	PASCO COUNTY UTILITIES ACH	Inv: 23876289-ACH	-372.69		0.00
02/25/2026	300159	WASTE CONNECTIONS ACH	Inv: 8712345W425-ACH	-211.89		0.00
02/27/2026	300160	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 020426-9647-ACH	-40.69		0.00
02/27/2026	300161	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 020426-9650-ACH	-51.77		0.00
02/27/2026	300162	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 020426-4854-ACH	-1,376.75		0.00
02/27/2026	300163	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 020426-4006-ACH	-41.43		0.00
02/27/2026	300164	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 020426-4012-ACH	-48.50		0.00
02/27/2026	300165	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 020426-6573-ACH	-54.64		0.00
Total Checks				-97,779.28	-97,779.28	0.00

Outstanding Checks

02/06/26	Payment	100173	COMPLETE I.T. CORP	Inv: 19045		-1,121.00
02/12/26	Payment	100175	COMPLETE I.T. CORP	Inv: 19114		-330.00
02/12/26	Payment	100176	US BANK	Inv: 8055505		-3,663.50
02/20/26	Payment	100178	STRALEY ROBIN VERICKER JOHNSON	Inv: 27890		-649.00
02/26/26	Payment	100179	ENGINEERING INC.	Inv: 6195, Inv: 6936, Inv: 7317		-2,000.00
02/26/26	Payment	100180	CYPRESS PRESERVE OF PASCO	Inv: 100		-30,000.00
02/26/26	Payment	100181	KRISPY KLEAN PRESSURE WASHING LLC	Inv: 218, Inv: 226		-1,150.00
02/26/26	Payment	100182	SCHOOLSTATUS PARENT, INC.	Inv: INV-SS-5911		-1,613.00
Total Outstanding Checks						-40,526.50

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
 For the Period from 02/01/2026 to 02/28/2026
 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100169	02/06/26	YELLOWSTONE LANDSCAPE	1090962	January 2026 Monthly landscaping services	Landscape Maintenance Contracts	546300-53908	\$22,308.03
001	100170	02/06/26	INFRAMARK LLC	170640	February 2026 Monthly District Management Services	February 2026 Monthly Accounting Services	532001-51301	\$515.00
001	100170	02/06/26	INFRAMARK LLC	170640	February 2026 Monthly District Management Services	February 2026 Monthly Dissemination Services	531142-51301	\$700.00
001	100170	02/06/26	INFRAMARK LLC	170640	February 2026 Monthly District Management Services	District Manager	531150-51301	\$3,647.92
001	100170	02/06/26	INFRAMARK LLC	170640	February 2026 Monthly District Management Services	February 2026 Monthly Field Management Services	531122-51301	\$1,030.00
001	100171	02/06/26	JAYMAN ENTERPRISES LLC	4414	January 2026 Janitorial services	Miscellaneous Maintenance	546922-53908	\$1,100.00
001	100172	02/06/26	A-QUALITY POOL SERVICE	980376	February 2026 Monthly pool services	Pool Operations and Maintenance	546074-57201	\$2,000.00
001	100173	02/06/26	COMPLETE I.T. CORP	19045	February 2026 Security monitoring system	Security	546479-57201	\$1,121.00
001	100174	02/06/26	dba CLEARVUE ENVIROMENTAL LLC	1121	February 2026 Monthly pond services	Pond Maintenance Contracts	534114-53908	\$2,350.00
001	100175	02/12/26	COMPLETE I.T. CORP	19114	2/4/2026 Exit button and gate repair	Miscellaneous Maintenance	546922-53908	\$330.00
001	100176	02/12/26	US BANK	8055505	Trustee Fee	TRUSTEE	531045-51301	\$3,663.50
001	100178	02/20/26	STRALEY ROBIN VERICKER	27890	January 2026 District Counsel	District Counsel	531146-51301	\$649.00
001	100179	02/26/26	JOHNSON ENGINEERING INC.	6195	July 2025 District engineering services	District Engineer	531147-51301	\$500.00
001	100179	02/26/26	JOHNSON ENGINEERING INC.	6936	September 2025 District engineering services	District Engineer	531147-51301	\$1,100.00
001	100179	02/26/26	JOHNSON ENGINEERING INC.	7317	October 2025 District engineering services	November 2025 District engineering services	531147-51301	\$400.00
001	100180	02/26/26	CYPRESS PRESERVE OF PASCO	100	FY2026 HOA Loan 1st Repayment	HOA Loan Repayment	571050-51301	\$30,000.00
001	100181	02/26/26	KRISPY KLEAN PRESSURE WASHING LLC	218	2/3/2026 Pressure washing services	SIDEWALK	546376-54101	\$575.00
001	100181	02/26/26	KRISPY KLEAN PRESSURE WASHING LLC	226	2/10/2026 Pressure washing services	SIDEWALK	546376-54101	\$575.00
001	100182	02/26/26	SCHOOLSTATUS PARENT, INC.	INV-SS-5911	2/28/2026 ADA Website Compliance	Website Compliance	534397-51301	\$1,613.00
001	1263	02/11/26	US BANK	8052290	TRUSTEE FEES 01/01/26-12/31/26	TRUSTEE FEES	531045-51301	\$4,256.13
001	300155	02/18/26	CHARTER COMMUNICATIONS ACH	1422940020126-ACH	February 2026 Internet services	Miscellaneous Maintenance	546922-53908	\$160.00
001	300156	02/23/26	PASCO COUNTY UTILITIES ACH	23877488	12/15 - 1/13/2026 Water	Utility - Potable Water	543095-53150	\$375.72
001	300157	02/23/26	PASCO COUNTY UTILITIES ACH	23876135-ACH	12/15 - 1/13/2026 Water Svcs	12/15 - 1/13/2026 Water	543095-53150	\$191.64
001	300158	02/23/26	PASCO COUNTY UTILITIES ACH	23876289-ACH	12/15 - 1/13/2026 Water Svcs	12/15 - 1/13/2026 Water	543095-53150	\$372.69
001	300159	02/25/26	WASTE CONNECTIONS ACH	8712345W425-ACH	March 2026 Trash services	Recreation / Park Facility Maintenance	546414-53908	\$211.89
001	300160	02/27/26	WITHLACOOCHEE RIVER ELECTRIC ACH	020426-9647-ACH	1/2 - 2/2/2026 Electric Svcs	1/2 - 2/2/2026 Electric	543041-53150	\$40.69
001	300161	02/27/26	WITHLACOOCHEE RIVER ELECTRIC ACH	020426-9650-ACH	1/2 - 2/2/2026 Electric Svcs	1/2 - 2/2/2026 Electric	543041-53150	\$51.77
001	300162	02/27/26	WITHLACOOCHEE RIVER ELECTRIC ACH	020426-4854-ACH	1/2 - 2/2/2026 Electric Svcs	1/2 - 2/2/2026 Electric	543062-53150	\$1,376.75
001	300163	02/27/26	WITHLACOOCHEE RIVER ELECTRIC ACH	020426-4006-ACH	1/2 - 2/2/2026 Electric Svcs	1/2 - 2/2/2026 Electric	543041-53150	\$41.43
001	300164	02/27/26	WITHLACOOCHEE RIVER ELECTRIC ACH	020426-4012-ACH	1/2 - 2/2/2026 Electric Svcs	1/2 - 2/2/2026 Electric	543041-53150	\$48.50
001	300165	02/27/26	WITHLACOOCHEE RIVER ELECTRIC ACH	020426-6573-ACH	1/2 - 2/2/2026 Electric Svcs	1/2 - 2/2/2026 Electric	543041-53150	\$54.64
Fund Total								\$81,359.30
SERIES 2017 DEBT SERVICE FUND - 200								
200	1264	02/11/26	CYPRESS PRESERVE CDD	02102026-25 9	SERIES 2017 AND 2019 FY26 TAX DIST ID 25-9	SERIES 2017 FY26 TAX DIST ID 25-9	103200-53908	\$2,675.69
Fund Total								\$2,675.69
SERIES 2019 DEBT SERVICE FUND - 201								
201	1264	02/11/26	CYPRESS PRESERVE CDD	02102026-25 9	SERIES 2017 AND 2019 FY26 TAX DIST ID 25-9	SERIES 2019 FY26 TAX DIST ID 25-9	103200	\$1,670.79
Fund Total								\$1,670.79
Total Checks Paid								\$85,705.78



Cypress Preserve CDD

Field Inspection Report - March 2026

Monday, 23 March 2026

Prepared For Board Of Supervisors

31 Items Identified

31 Items Incomplete

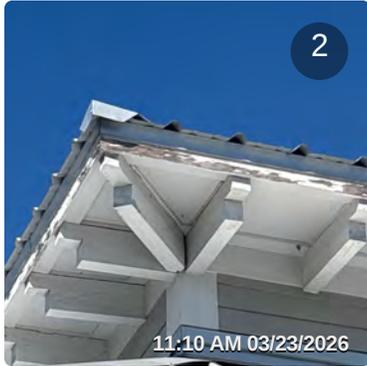
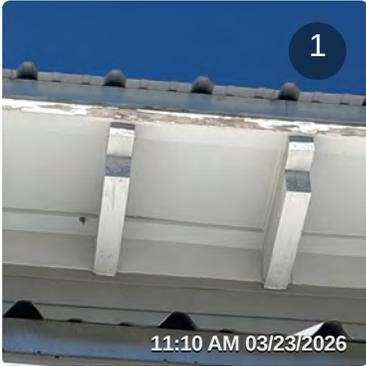
John Fowler

Inframark

Item 1

Assigned To: Maintenance

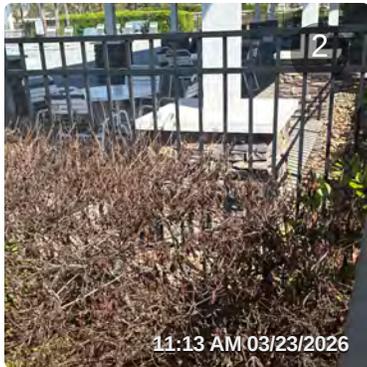
Noting pool overhangs may need to budget for painting.



Item 2

Assigned To: Yellowstone

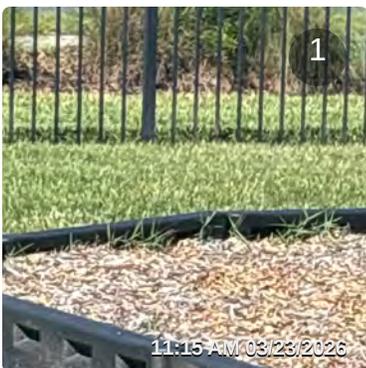
Noting a few plants may not recover along the aluminum fence by the pool and playground area. Yellowstone to investigate and report findings.



Item 3

Assigned To: Yellowstone

Treat Torpedo grass starting to show in playground mulch.



Item 4

Assigned To: Yellowstone

Diagnose and treat an area of declining St. Augustine turf next to the parking lot for the playground and across the street from the mailbox kiosk. There appears to be more than just winter weeds dying out in these areas.



Item 5

Assigned To: Yellowstone

Treat Dollarweed in turf within the playground area. Also, as mentioned by board member, this area is holding water.



Item 6

Assigned To: Yellowstone

Investigate shrubs in the beds around the pool area that may not recover. Report your findings.



Item 7

Assigned To: Yellowstone

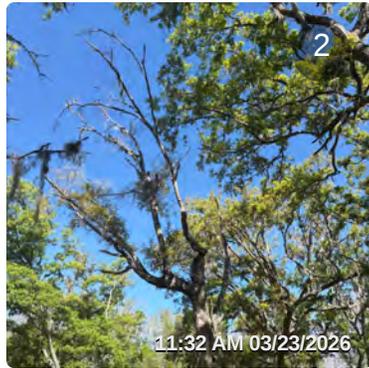
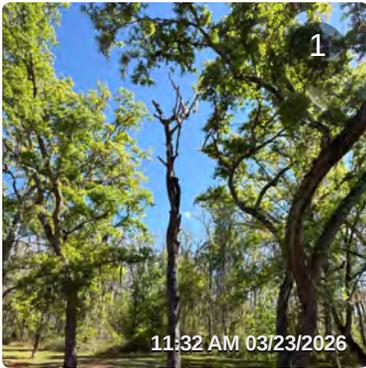
Treat weeds for the shell path on the hiking trail.



Item 8

Assigned To: Yellowstone

Noting the two trees discussed in previous board meeting at Ali's Park along the hiking trail. More dead material has fallen and needs to be picked up.



Item 9

Assigned To: Board and Maintenance

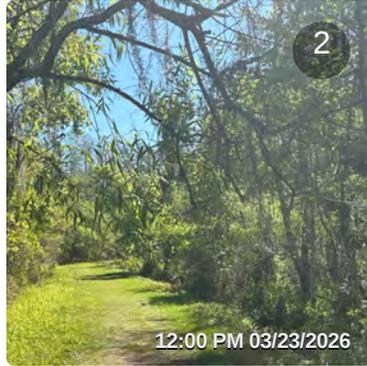
Asking if another sign is needed for the empty post or can this be removed? This is at the pond at the end of the hiking trail.



Item 10

Assigned To: Yellowstone

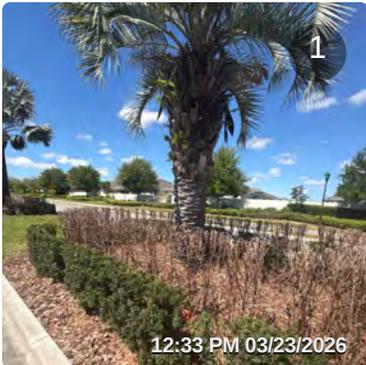
Raise this canopy over hanging the hiking trail closer to the pond that is approximately 5'2" off the ground.



Item 11

Assigned To: Yellowstone

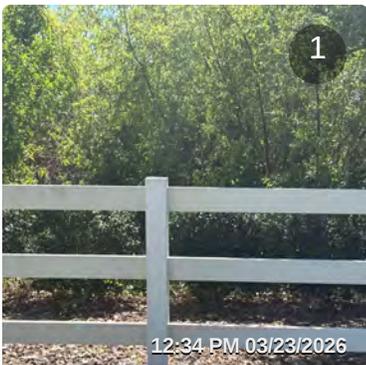
May need to cut back Copperleaf further than where it currently is to help promote new growth that is starting to show at the bottom.



Item 12

Assigned To: Maintenance

Noting several missing caps on the vinyl fence along the right of way of Land O Lakes Boulevard and Mossy Timber Blvd. Also missing a bottom slat on Land O Lakes Blvd. ROW.



Item 13

Assigned To: Yellowstone

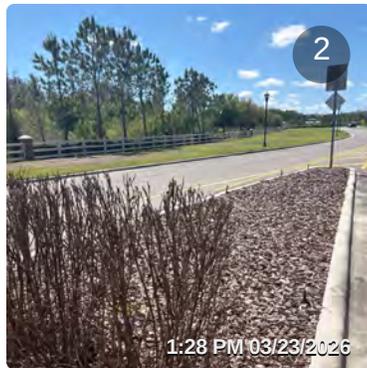
Remove the low-lying Spanish moss in Bald Cypress on pond 1.



Item 14

Assigned To: Board and Yellowstone

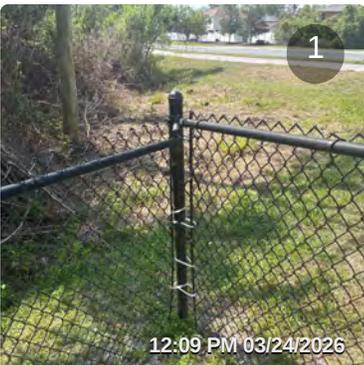
Noting the empty bed at the end of the median on Mossy Timber Blvd.



Item 15

Assigned To: Maintenance

Noting that the hole for the small dog park has been secured in the chain-linked fence with zip ties, but still looking for a longer lasting solution.



Item 16

Assigned To: Maintenance

There are still a couple street signs that need to be straightened. Most notably, the one at the intersection of Hunters Meadow Walk and Bulloch Blvd. The second picture is at Hawks

Landing Dr. across from Mossy Timber Blvd. dead end.



Item 17

Assigned To: Yellowstone

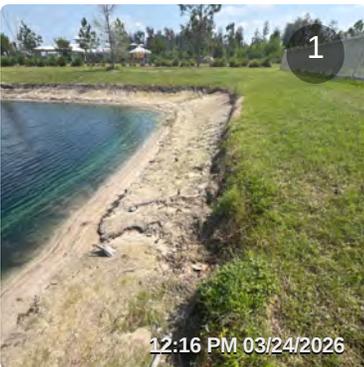
Ensure tree rings are being maintained along the edge of pond 2.



Item 18

Assigned To: Aquatics

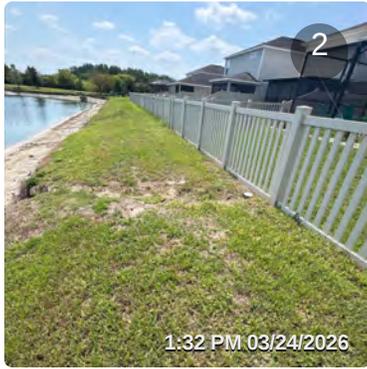
Noting the couple small washouts on pond 2 are not getting worse and will continue to monitor. Picture shows where drain flows out behind 18744 Hunters Meadow Walk.



Item 19

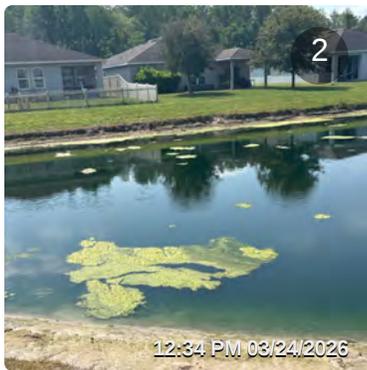
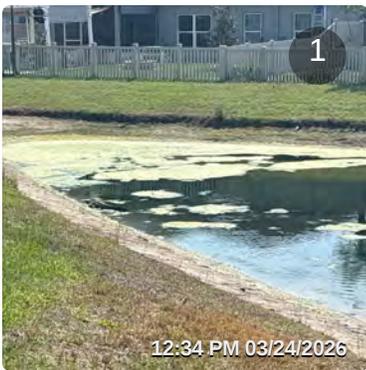
Assigned To: Aquatics

Noting washout is approximately the same size as last inspection on pond 13. Possibly caused by 10296 Hawks Landing Dr.



Item 20

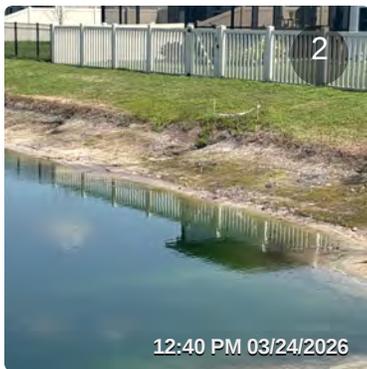
Assigned To: Clearvue
Pond 3 needs treatment.



Item 21

Assigned To: Aquatics

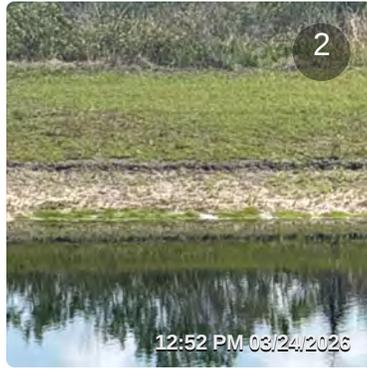
Noting washouts on pond 6 still roped off and the condition is approximately the same as last inspection. I will continue to monitor.



Item 22

Assigned To: Clearvue

Treat weeds starting to grow on pond 9 bank.



Item 23

Assigned To: Clearvue

Pond 11 needs treatment.



Item 24

Assigned To: Maintenance

Noting slats need to be replaced at 10791 Osprey Glade Terr. along Grand Live Oak Blvd.



Item 25

Assigned To: Maintenance

Need to straighten the red signs at the dead end of Grand Live Oak Blvd. There is also trash that needs to be picked up here.



Item 26

Assigned To: Yellowstone

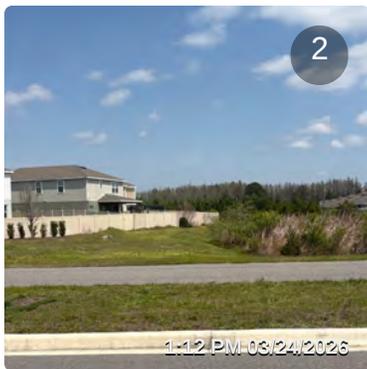
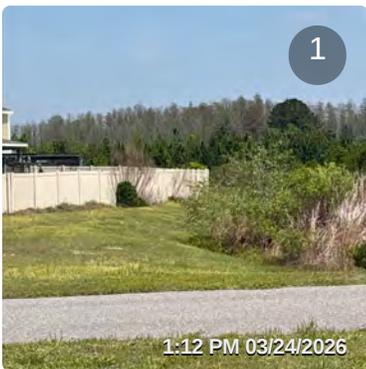
Noting a couple leaning trees where straps are no longer secured to the ground next to pond 18 and 19 on Grand Live Oak Blvd. ROW.



Item 27

Assigned To: Board and Yellowstone

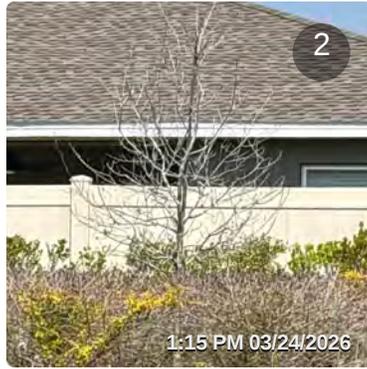
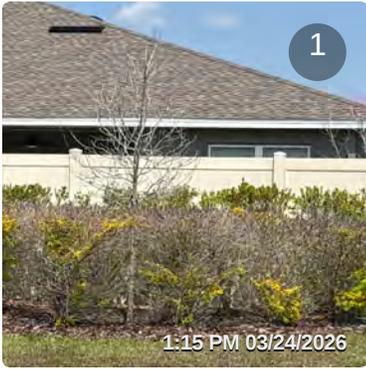
Asking if the vinyl fence at the end of Dairy Farm Ct. Is CDD or homeowner responsibility?



Item 28

Assigned To: Yellowstone

Investigate a declining tree across the street from the lift station on Grand Live Oak Blvd. Report your findings.



Item 29

Assigned To: Yellowstone

Clean out dead material in the Flax Lilies on Grand Live Oak Blvd. ROW near end of Turning Leaf Cir.



Item 30

Assigned To: Yellowstone

Still need mulch on Grand Live Oak Blvd. in bed by Old Sycamore Lp.



Item 31

Assigned To: Maintenance

Still have the overturned bench at the large dog park on Grand Live Oak Blvd.





2002 West Grand Parkway North | Suite 100 | Katy, Texas
 77449
 6562473501 | nmontagna@inframark.com |
 www.inframark.com/maintenance

Estimate #190	
Sent on	Mar 10, 2026
Total	\$320.00

RECIPIENT:

Michael Perez
 2005 Pan Am Circle
 Tampa, Florida 33607

SERVICE ADDRESS:

Cypress Preserve CDD
 18728 Mossy Timber Blvd
 Land O' Lakes, FL, Florida 34638

Product/Service	Description	Qty.	Unit Price	Total
Waste Disposal		1	\$150.00	\$150.00
Labor	Two techs on hour each of labor.	2	\$85.00	\$170.00
			Total	\$320.00

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



Proposal #: 668507

Date: 2/27/2026

From: Carlos Garcia

**Landscape Enhancement Proposal for
Cypress Preserve CDD**

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

LOCATION OF PROPERTY

18805 Lester Dairy Rd
Land O Lakes , FL 34638

Pino Palm Shaving

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Pindo Palm Shaving	9	\$140.00	\$1,260.00



Proposal is for the shaving of 9 pindo palms with saw and pull out ferns and standard trim at 9 and 3

All debris will be cleaned and hauled away

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

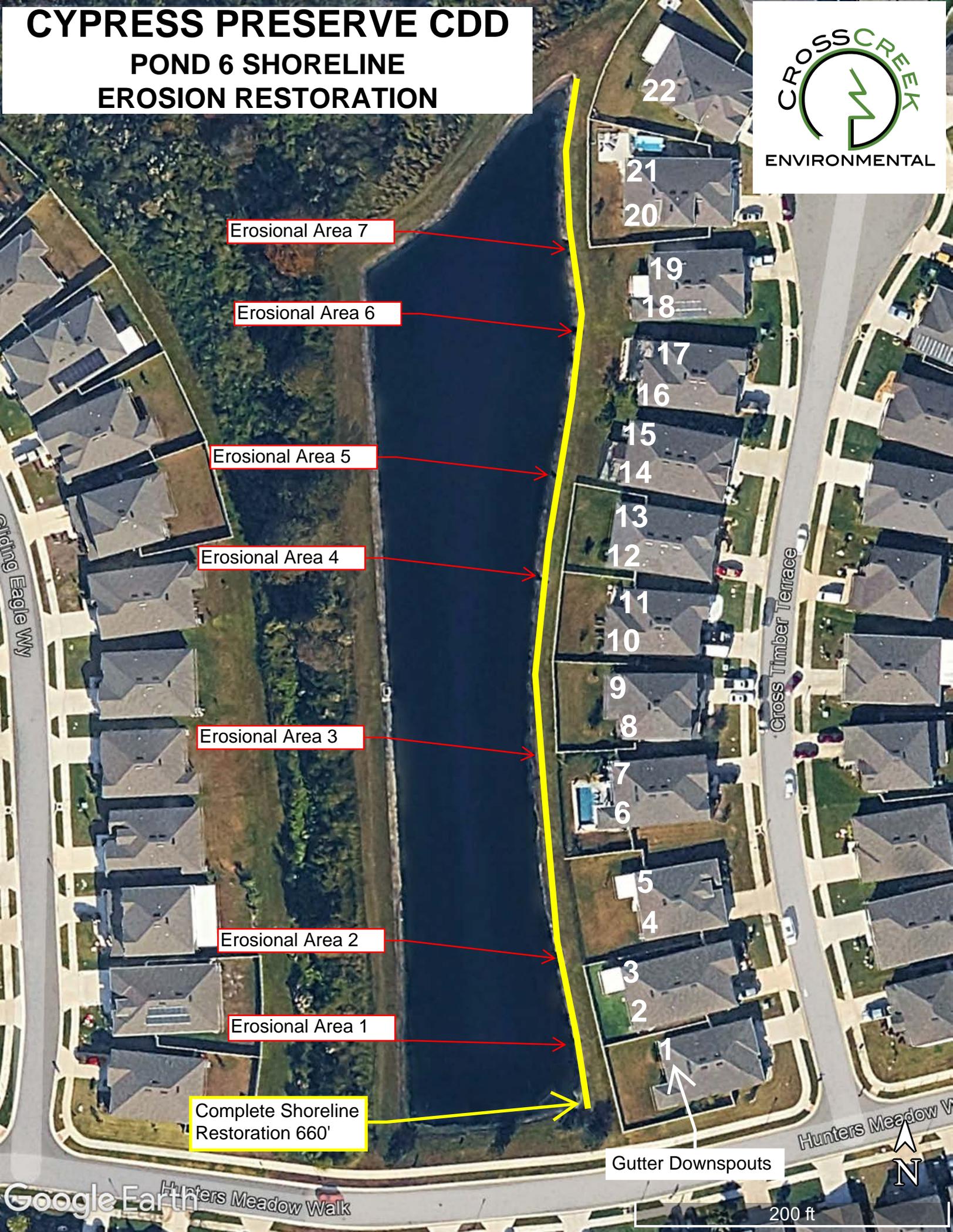
Cypress Preserve CDD

Subtotal	\$1,260.00
Sales Tax	\$0.00
Proposal Total	\$1,260.00

THIS IS NOT AN INVOICE

CYPRESS PRESERVE CDD

POND 6 SHORELINE EROSION RESTORATION



Erosional Area 7

Erosional Area 6

Erosional Area 5

Erosional Area 4

Erosional Area 3

Erosional Area 2

Erosional Area 1

Complete Shoreline
Restoration 660'

22

21

20

19

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

Hunting Eagle Wy

Cross Timber Terrace

Hunters Meadow Walk

Gutter Downspouts

Google Earth

Hunters Meadow Walk

200 ft





Crosscreek Environmental Inc.

111 61st Street East
 Palmetto, FL 34221
 admin@crosscreekenv.com

Date	Estimate #
3/19/2026	14954

Name / Address
Cypress Preserve CDD nframark Michael Perez 313 Campus Street Celebration, FL 34747

* Estimate Good For 30 Days

Description	Qty	Rate	Total
Cypress Preserve CDD Pond 6 Erosion Repairs Option 1			
Supply all labor, equipment, and materials needed to complete the restoration of seven (7) erosional areas around Pond 6 as shown on the attached aerial by utilizing imported fill material. Fill materials to be placed in the existing erosional areas and will be compacted and graded. Cocofiber turf reinforcement mat will be placed and pinned on newly graded areas. Bahia sod will be placed on top of fabric to prevent future erosion. The eroded areas specified will be filled to match the existing shoreline and graded to match the existing shoreline. This cost will not bring the existing shoreline slope back into compliance. This cost does not include repairs to the remaining eroded shoreline.	1	7,350.00	7,350.00
Underground extension of 22 Gutter Downspouts into the pond with 4" corrugated drainage pipe. This cost is only valid if gutters and downspouts are already installed and does not cover gutter or downspout installation. A reduced cost is available if we are able to connect adjacent homes to one drainage pipe.	22	1,200.00	26,400.00
Irrigation is highly recommended for newly installed sod			
30% deposit due prior to commencement of work. Amount to be deducted from final invoice.			

Please sign and return if accepted:	Total	\$33,750.00
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** All warranties exclude acts of God.
 ** There is a 3.5% fee for all payments made via credit card.
 ** All contracts over \$10,000.00 will receive a notice to owner (NTO).



Crosscreek Environmental Inc.

111 61st Street East
 Palmetto, FL 34221
 admin@crosscreekenv.com

Estimate

Date	Estimate #
3/19/2026	14955

Name / Address
Cypress Preserve CDD nframark Michael Perez 313 Campus Street Celebration, FL 34747

* Estimate Good For 30 Days

Description	Qty	Rate	Total
Cypress Preserve CDD Pond 6 Shoreline Erosion Restoration Option 2 Supply and installation of all labor, equipment and materials needed to install 660 feet of 7' FW404 woven geotextile tube to repair and control erosion. B.E.S.T. installation will include following scope of work: * Prep work of lake bank for installation of B.E.S.T. geotextile tube. * Grading of repaired area to match existing slope. * Installation of coir turf reinforcement matting prior to sod installation. * Installation of Bahia sod to stabilize and repair any area disturbed by installation of B.E.S.T. geotextile tube. * Extending of existing corrugated drain pipes within work area to waters edge. * Lifetime warranty included with monthly pond maintenance service. Five year warranty without monthly pond maintenance.	660	65.00	42,900.00
Underground extension of 22 Gutter Downspouts into the pond with 4" corrugated drainage pipe. This cost is only valid if gutters and downspouts are already installed and does not cover gutter or downspout installation. A reduced cost is available if we are able to connect adjacent homes to one drainage pipe.	22	1,200.00	26,400.00

Please sign and return if accepted:	Total	\$69,300.00
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** All warranties exclude acts of God.
 ** There is a 3.5% fee for all payments made via credit card.
 ** All contracts over \$10,000.00 will receive a notice to owner (NTO).

Erosion and Stormwater Specialists
Wetland Mitigation
Drainage Solutions



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

Cypress Preserve Pond 6 Erosion Repair Options



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

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

Total: \$82,500



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

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

Total: \$28,000

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

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

Total: \$52,800

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

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

Total: \$13,300

TIERRA

March 5, 2026

Johnson Engineering, LLC, an Apex Company
17900 Hunting Bow Circle Suite 101
Lutz, FL 33558

Attn: Charles R. Reed

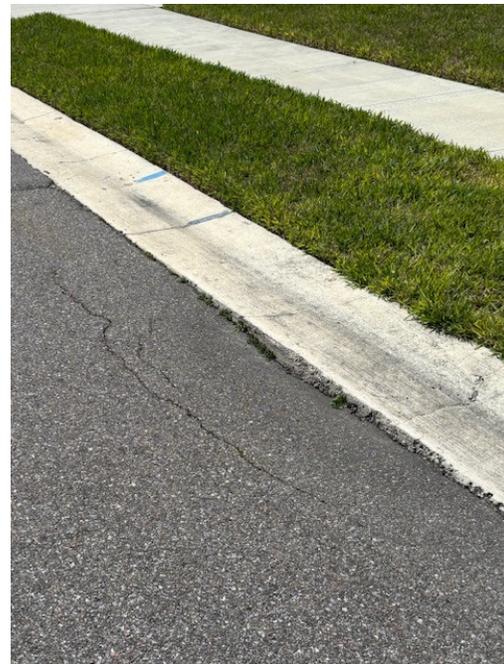
**RE: Geotechnical Services Proposal
Eagle Way Depression
Pasco County, Florida
Tierra Proposal No. 65-26-147**

Mr. Reed:

Tierra, Inc. appreciates the opportunity to be of service to Johnson Engineering, LLC, an Apex Company (Johnson).

Project Description

The project is located along Gliding Eagle Way in Pasco County, Florida. The project, as we understand it, consists of a subsurface exploration to investigate the soil conditions around the manhole shown below to determine the cause of the observed depression.



Geotechnical Project Approach

Our services for this project will consist of providing geotechnical engineering and subsurface information to support the Eagle Way Depression project. The results of our field work will be formalized in one geotechnical engineering report. Based on the request for proposal, we anticipate the following services:

1. Conduct a visual site reconnaissance of the project site and coordinate utility clearance via Call Sunshine.
2. Perform a subsurface investigation consisting of field and laboratory testing as follows:
 - Perform a Ground Penetrating Radar (GPR) study in the vicinity of the observed depression.
 - Perform a series of hand auger probes in and around the observed depression.
 - One (1) Standard Penetration Test (SPT) boring to a depth of 30 feet below existing grades in the vicinity of the depressional area.
3. Identify groundwater table levels at the boring locations.
4. Conduct laboratory testing on soils obtained from the borings.
5. Visually classify and stratify all recovered soil samples in the laboratory using the USCS classification system.
6. Prepare a geotechnical services report that summarizes the course of study pursued, the field and laboratory data generated, and the subsurface conditions encountered, and our recommendations in the pertinent areas of concern.

Geotechnical Services Proposal
Eagle Way Depression
Pasco County, Florida
Tierra Proposal No. 65-26-147
Page 3 of 3

Service Fee

The lump sum fee to perform the above outlined scope of services for the project is **\$5,000.00**. We will provide you with verbal results of tested conditions and immediately notify you should conditions impacting our scope, schedule, or cost of services occur. This proposal is based on the borings being readily accessible to our standard equipment.

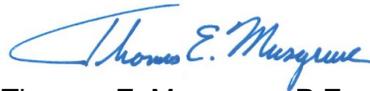
We appreciate the opportunity to offer our services to you. Should you have any questions regarding this proposal, please do not hesitate to contact our office.

Sincerely,

TIERRA, INC.



Kevin L. Hill, E.I.
Geotechnical Engineering Intern



Thomas E. Musgrave, P.E.
Geotechnical Engineer



LLS Tax Solutions Inc.
 1645 Sun City Center Plz.
 #5027
 Sun City Center, FL 33598
 Telephone: 850-754-0311
 Email: liscott@llstax.com

March 19, 2026

Cypress Preserve Community Development District
 c/o Inframark Infrastructure Management Services
 5645 Coral Ridge Dr. #407
 Coral Springs, Florida 33076

Thank you for choosing LLS Tax Solutions Inc. (“LLS Tax”) to provide arbitrage services to Cypress Preserve Community Development District (“Client”) for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$6,635,000 Cypress Preserve Community Development District Special Assessment Revenue Bonds, Series 2019 (Assessment Area No. 2)

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determining the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment

of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for services listed above for the five-year computation period beginning December 19, 2019, through the period ending December 18, 2024, are \$2,250, which is \$450 for each bond year. Our fee for performing the subsequent annual arbitrage rebate calculations is \$500, which will be performed each annual bond year until the bond is redeemed in full. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Cypress Preserve Community Development
District

By: Linda L. Scott
Linda L. Scott, CPA

By: _____
Print Name _____
Title _____
Date: _____



LLS Tax Solutions Inc.
 1645 Sun City Center Plz.
 #5027
 Sun City Center, FL 33598
 Telephone: 850-754-0311
 Email: liscott@llstax.com

March 19, 2026

Cypress Preserve Community Development District
 c/o Inframark Infrastructure Management Services
 5645 Coral Ridge Dr. #407
 Coral Springs, Florida 33076

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- \$6,635,000 Cypress Preserve Community Development District Special Assessment Revenue Bonds, Series 2019 (Assessment Area No. 2)

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determining the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment

of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the three computation periods beginning December 19, 2024, through the period ending December 18, 2027, are \$1,500, which is \$500 for each annual bond year. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Cypress Preserve Community Development
District

By: Linda L. Scott
Linda L. Scott, CPA

By: _____
Print Name _____
Title _____
Date: _____

A-QUALITY POOL SERVICE

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



QUOTATION

Quote Number: 5195
Prepared On: 3/16/2026
Prepared By: Jake G
Valid Until: 4/5/2026

Customer

Cypress Preserve
18728 Mossy Timber Blvd.
Land O Lakes, FL 34638
michael.perez@inframark.com
(656) 223-7011

Overview

Motor and Seals for Pentair Pump #2

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	7.5HP 230V 213JMZ ODP EQ Series Motor	\$2,283.56	\$2,283.56
1	C/ EQ Series Pump Mechanical Shaft Seal Pentair	\$68.47	\$68.47
1	EQ Series Seal Plate O-Ring Pentair	\$83.79	\$83.79
<i>* 1 year parts only warranty on motor. Does Not Cover Water Damage. 30 day warranty on installation</i>			
Parts Total			\$2,435.82
Installation Labor Total			\$387.50
Subtotal			\$2,823.32
<i>Price quoted includes all applicable tax and labor. Total payment with options listed below.</i>			

Payments Due (\$2,823.32 + applicable fees)

\$2,823.32 + applicable fees **due Upon Job Completion**

Payment by Check Mailed	
Total	\$2,823.32

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

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

Michael Perez

03/17/2026