



Cypress Preserve Community Development District

July 1, 2026

Agenda Package

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Cypress Preserve Community Development District

Board of Supervisors

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

District Staff

Michael Perez & Lee Graffius, District Manager
Whitney Sousa, District Counsel
Charles Reed, District Engineer
John Fowler, Field Service Manager
Stephen Rudd, District Accountant
Tabitha Blackwelder, District Admin

Regular Meeting Agenda Wednesday, July 1, 2026, at 1:30 p.m.

The Regular Meeting of the **Cypress Preserve Community Development District** will be held on **Wednesday, July 1, 2026, at 1:30 p.m. at 2654 Cypress Ridge Blvd., Suite 101, Wesley Chapel, FL 33544.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 236 932 211 135 0 **Passcode:** gi7QE6mG
Dial-in by Phone: +16468381601 **Pin:** 317703752

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. Call to Order and Roll Call
2. Motion to Approve the Agenda
3. Public Comments

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

4. Consent Agenda
 - A. Consideration of Regular Meeting Minutes from May 6, 2026 Page 3
 - B. Acceptance of May 2026 Financial Statements Page 7
 - C. Acceptance of May 2026 Check RegisterPage 15
 - D. Acceptance of May 2026 O&M ReportPage 16
5. Staff Reports
 - A. Field Inspection Report May – June 2026Page 94
 - B. Yellowstone
 - i. Consideration of Yellowstone Grand Live Oak Dead Plant Removal and Sod Installation Proposal #709278..... Page 121
 - ii. Consideration of Yellowstone Dead Tree Removal (Flush Cut) Proposal #709225..... Page 122
 - iii. Consideration of Yellowstone Tree #19 #28 Flush Cut Proposal # 722356 Page 124
 - C. Clearvue Pond Report Page 125
 - D. District Counsel
 - E. District Engineer
 - F. District Manager
6. Business Items
 - A. Acceptance of FY2025 Final Audit Report..... Page 126
 - B. Ratification of Louis Smith Electric Inc. Pool Repair Proposal #11-5202026..... Page 157
 - C. Ratification of A-Quality Pool Service Pump O-Ring and Clear Lid Proposal #5417..... Page 158
 - D. Consideration of Resolution 2026-08; Designation of Officer..... Page 159
 - E. Consideration of Blue Life Pool Services Proposal Page 160
 - F. Consideration of Inframark Pool Services Proposal..... Page 161
7. Board of Supervisor Requests and Comments
8. Adjournment

The next meeting is scheduled for Wednesday, August 5, 2026, at 6:00 p.m.

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

1
2 The regular meeting of the Board of Supervisors of Cypress Preserve Community Development
3 District was held on Wednesday, May 6, 2026, and was called to order at 1:31 p.m. at Land O’
4 Lakes Heritage Park, located at 5401 Land O’ Lakes Boulevard, Land O’ Lakes, Florida 34639.

5
6 Present and constituting a quorum were:
7 Justin Sutphin Chairperson
8 Andrew Weed Vice Chairperson
9 Joy Sutphin Assistant Secretary
10 Catherine Hurley Assistant Secretary
11

12 Also present, either in person or via communications media technology, were:
13 Michael Perez District Manager, Inframark
14 Lee Graffius District Manager, Inframark
15 John Fowler Field Inspection Coordinator, Inframark
16 Carlos Garcia Representative, Yellowstone
17 Jaun Perez Representative, Yellowstone
18 Residents and members of the public
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20 *This is not a certified or verbatim transcript but rather represents the context and summary of*
21 *the meeting. The full meeting is available in audio format upon request. Please contact the*
22 *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 On MOTION by Mr. Sutphin, seconded by Mr. Weed, with all in
29 favor, the agenda was approved. (4-0)
30

31 **THIRD ORDER OF BUSINESS** **Public Comments**

32 Mr. Perez provided an update on the pool status prior to any residents’ comments in case this
33 was a topic the residents wanted to speak on. No public comments were made.
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35 **FOURTH ORDER OF BUSINESS** **Consent Agenda**

- 36 **A. Consideration of the Regular Meeting Minutes for April 1, 2026**
- 37 **B. Review of Summary of Operations and Maintenance April 2026**

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Cypress Preserve
May 6, 2026

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On MOTION by Ms. Hurley, seconded by Ms. Sutphin, with all in favor, the Consent Agenda items were approved (4-0).

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Accountant

Mr. Perez reviewed the accounting snapshot with the Board. Ms. Hurley asked about the monthly spend rate and the end date of the fiscal year. Mr. Perez reviewed and explained the items.

B. Field Inspection Report

Mr. Fowler presented the field inspection report to the Board. He advised that the Pindo Palm was adjusted during the District's inspection with Mr. Weed's approval. Mr. Weed was given authority to approve the item at the previous meeting. Mr. Fowler advised that there were no trash bags in the dog stations and he reached out to the vendor for options.

i. Consideration of Inframark Pool Monitoring Services Proposal

Mr. Perez presented the Inframark Pool Monitor Proposal. The Board approved 8 hours per day in the amount of \$23,040.00 starting Memorial Day and going through Summer. The days of the week to be covered are Friday through Sunday with two other days during the week that can be flexible. The hours will be 10:00 a.m. to 7:00 p.m. with an hour lunch break.

On MOTION by Ms. Hurley, seconded by Mr. Weed, with all in favor, the Inframark Pool Monitoring Services Proposal for 8 hours daily Friday through Sunday with two flex days per week starting Memorial Day and going through the Summer in the amount of \$23,040 was approved. (4-0)

ii. Consideration of Sentricon Termite Treatment Services Agreement

Mr. Perez discussed the proposal for termite treatment services from Sentricon with the Board and introduced Steve Higgins to speak regarding the agreement and reason for the proposal. Discussion ensued. The initial cost is \$1968 and \$656 annual service fee.

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On MOTION by Mr. Sutphin, seconded by Ms. Hurley, with all in favor, the Sentricon Termite Treatment Agreement in the amount of \$1968 initial cost and \$656 annually was approved. (4-0)

C. Yellowstone

Mr. Garcia advised that there was a gate that was locked and that the Yellowstone crew needed an access code to be able to maintain that area. Mr. Perez will reach out to Jayman Enterprise for the access code.

Mr. Garcia, a representative for Yellowstone, provided a list of irrigation items that needed to be addressed, along with reports from December 2025 that had been sent to the previous District Manager.

On MOTION by Mr. Sutphin, seconded by Ms. Hurley, with all in favor, irrigation repairs in the amount of \$6,068.42 were approved. (4-0)

On MOTION by Mr. Sutphin, seconded by Ms. Sutphin, with all in favor, to grant pre-approval to Yellowstone for irrigation repairs up to the amount of \$1000 was approved. (4-0)

D. Clearvue Pond Report

Ms. Sutphin stated that there was trash in the ponds that needed to be removed.

E. District Counsel

District Counsel had no updates for the Board.

F. District Engineer

District Engineer had no updates for the Board.

G. District Manager

i. Announcing the Number of Qualified Registered Voters in the District (1,285)

Mr. Perez discussed the pool pump and power station with the Board. He will review the pool repairs from July 9, 2025, and Spring Break 2026.

The Board requested the pool be inspected monthly.

Cypress Preserve
May 6, 2026

104 **SIXTH ORDER OF BUSINESS** **Business Items**

105 **A. Consideration of Resolution 2026-07; Approving the Fiscal Year 2027 Proposed**
106 **Budget and Setting a Public Hearing**

107 Mr. Perez presented resolution 2026-07 to the Board and reviewed the proposed budget. The
108 Board made amendments to the presented budget.

109

110 On MOTION by Mr. Sutphin, seconded by Ms. Sutphin, with all in
111 favor, Resolution 2026-07, Approving the Fiscal Year 2027
112 Proposed Budget and Setting a Public Hearing, as amended, was
113 adopted. (4-0)

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115 **SEVENTH ORDER OF BUSINESS** **Audience Comments**

116 There being none, the next order of business followed.

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118 **EIGHTH ORDER OF BUSINESS** **Supervisors' Requests and Comments**

119 There being none, the next order of business followed.

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121 **NINTH ORDER OF BUSINESS** **Adjournment**

122 On MOTION by Ms. Hurley, seconded by Ms. Sutphin, with all in
123 favor, the meeting was adjourned at 3:09 p.m. (4-0)

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129 _____
Secretary / Assistant Secretary

Chairperson / Vice Chairperson

*Cypress Preserve
Community
Development
District*

Financial Report

May 31, 2026

CLEAR PARTNERSHIPS



CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of May 31, 2026
(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2019						TOTAL
	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	SERIES 2019 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
ASSETS							
Cash In Bank	\$ 317,284	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 317,284
Cash in Transit	-	8,913	910	-	-	-	9,823
Investments:							
Acquisition & Construction Account	-	-	-	13,342	-	-	13,342
Reserve Fund	-	310,678	194,066	-	-	-	504,744
Revenue Fund	-	522,611	437,091	-	-	-	959,702
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	-	-	-	-	-	1,098,408	1,098,408
Amount To Be Provided	-	-	-	-	-	13,714,301	13,714,301
TOTAL ASSETS	\$ 324,035	\$ 842,202	\$ 632,067	\$ 13,342	\$ 14,185,620	\$ 14,812,709	\$ 30,809,975
LIABILITIES							
Accounts Payable	\$ 27,051	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,051
Accrued Expenses	1,964	-	-	-	-	-	1,964
Due To HOA	70,000	-	-	-	-	-	70,000
Bonds Payable	-	-	-	-	-	14,680,000	14,680,000
Due To Other Funds	-	1	-	-	-	-	1
Notes Payable-Valley LOC	-	-	-	-	-	132,709	132,709
TOTAL LIABILITIES	99,015	1	-	-	-	14,812,709	14,911,725
FUND BALANCES							
Restricted for:							
Debt Service	-	842,201	632,067	-	-	-	1,474,268
Capital Projects	-	-	-	13,342	-	-	13,342
Unassigned:	225,020	-	-	-	14,185,620	-	14,410,640
TOTAL FUND BALANCES	225,020	842,201	632,067	13,342	14,185,620	-	15,898,250
TOTAL LIABILITIES & FUND BALANCES	\$ 324,035	\$ 842,202	\$ 632,067	\$ 13,342	\$ 14,185,620	\$ 14,812,709	\$ 30,809,975

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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
REVENUES				
Interest - Investments	\$ -	\$ 12,294	\$ 12,294	0.00%
Special Assmnts- Tax Collector	740,658	747,283	6,625	100.89%
Other Miscellaneous Revenues	-	25	25	0.00%
TOTAL REVENUES	740,658	759,602	18,944	102.56%
EXPENDITURES				
<u>Administration</u>				
Supervisor Fees	13,000	7,600	5,400	58.46%
ProfServ-Arbitrage Rebate	700	1,200	(500)	171.43%
ProfServ-Trustee Fees	8,200	7,920	280	96.59%
Field Services	12,360	8,240	4,120	66.67%
Disclosure Report	8,400	5,600	2,800	66.67%
District Counsel	15,000	1,925	13,075	12.83%
District Engineer	5,000	4,948	52	98.96%
District Manager	43,775	29,183	14,592	66.67%
Accounting Services	6,180	4,120	2,060	66.67%
Auditing Services	7,400	7,400	-	100.00%
Postage, Phone, Faxes, Copies	250	9	241	3.60%
Public Officials Insurance	3,356	3,356	-	100.00%
Legal Advertising	1,000	140	860	14.00%
Bank Fees	200	-	200	0.00%
Payroll Services	-	79	(79)	0.00%
Website Administration	1,552	1,613	(61)	103.93%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	200	2,326	(2,126)	1163.00%
Operating Loan Repayment	55,000	56,167	(1,167)	102.12%
HOA Loan Repayment	30,000	30,000	-	100.00%
Interest Expense	-	4,993	(4,993)	0.00%
Total Administration	211,673	176,819	34,854	83.53%
<u>Utility Services</u>				
Utility - Electric	3,737	1,890	1,847	50.58%
Utility - StreetLights	8,220	8,846	(626)	107.62%
Utility - Potable Water	9,848	7,104	2,744	72.14%
Total Utility Services	21,805	17,840	3,965	81.82%

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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
<u>Other Physical Environment</u>				
Pond Maintenance Contracts	28,200	18,975	9,225	67.29%
Insurance -Property & Casualty	22,589	23,708	(1,119)	104.95%
Landscape Maintenance Contracts	209,000	182,718	26,282	87.42%
Reserves	82,000	-	82,000	0.00%
Miscellaneous Maintenance	20,000	17,181	2,819	85.91%
Holiday Decoration	10,000	-	10,000	0.00%
Capital Improvements	28,691	-	28,691	0.00%
Total Other Physical Environment	400,480	242,582	157,898	60.57%
<u>Road and Street Facilities</u>				
Sidewalk and Pavement R&M	3,500	2,875	625	82.14%
Total Road and Street Facilities	3,500	2,875	625	82.14%
<u>Parks and Recreation</u>				
Janitorial Contracts	13,200	13,468	(268)	102.03%
Pool Operations and Maintenance	20,000	24,388	(4,388)	121.94%
Recreation / Park Facility Maintenance	-	345	(345)	0.00%
Security	15,000	9,628	5,372	64.19%
Total Parks and Recreation	48,200	47,829	371	99.23%
<u>Reserves</u>				
Capital Reserve	55,000	-	55,000	0.00%
Total Reserves	55,000	-	55,000	0.00%
TOTAL EXPENDITURES & RESERVES	740,658	487,945	252,713	65.88%
Excess (deficiency) of revenues				
Over (under) expenditures	-	271,657	271,657	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		(46,637)		
FUND BALANCE, ENDING		\$ 225,020		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending May 31, 2026
 Series 2017 Debt Service Fund (200)
(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
REVENUES				
Interest - Investments	\$ -	\$ 19,169	\$ 19,169	0.00%
Special Assmnts- Tax Collector	623,708	620,863	(2,845)	99.54%
TOTAL REVENUES	623,708	640,032	16,324	102.62%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	210,000	200,000	10,000	95.24%
Interest Expense	410,188	414,438	(4,250)	101.04%
Total Debt Service	620,188	614,438	5,750	99.07%
TOTAL EXPENDITURES	620,188	614,438	5,750	99.07%
Excess (deficiency) of revenues Over (under) expenditures	3,520	25,594	22,074	727.10%
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	\$ 3,520	\$ 25,594	\$ 15,034	727.10%
FUND BALANCE, BEGINNING (OCT 1, 2025)		816,607		
FUND BALANCE, ENDING		\$ 842,201		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending May 31, 2026

Series 2019 Debt Service Fund (201)

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
REVENUES				
Interest - Investments	\$ -	\$ 14,421	\$ 14,421	0.00%
Special Assmnts- Tax Collector	389,513	387,688	(1,825)	99.53%
TOTAL REVENUES	389,513	402,109	12,596	103.23%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	145,000	140,000	5,000	96.55%
Interest Expense	241,006	243,369	(2,363)	100.98%
Total Debt Service	386,006	383,369	2,637	99.32%
TOTAL EXPENDITURES	386,006	383,369	2,637	99.32%
Excess (deficiency) of revenues Over (under) expenditures	3,507	18,740	15,233	534.36%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(4,466)	(4,466)	0.00%
Contribution to (Use of) Fund Balance	3,507	-	(3,507)	0.00%
TOTAL FINANCING SOURCES (USES)	3,507	(4,466)	(7,973)	-127.35%
Net change in fund balance	\$ 3,507	\$ 14,274	\$ 3,753	407.01%
FUND BALANCE, BEGINNING (OCT 1, 2025)		617,793		
FUND BALANCE, ENDING		\$ 632,067		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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
REVENUES				
Interest - Investments	\$ -	\$ 245	\$ 245	0.00%
TOTAL REVENUES	-	245	245	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	245	245	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	4,466	4,466	0.00%
TOTAL FINANCING SOURCES (USES)	-	4,466	4,466	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 4,711</u>	<u>\$ 4,711</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		8,631		
FUND BALANCE, ENDING		<u>\$ 13,342</u>		

Bank Account Statement

Cypress Preserve CDD

Bank Account No. 4224

Statement No. 05-26

Statement Date 05/31/2026

G/L Account No. 101002 Balance	317,283.69	Statement Balance	338,016.91
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	338,016.91
Subtotal	317,283.69	Outstanding Checks	-20,733.22
Negative Adjustments	0.00	Ending Balance	317,283.69
Ending G/L Balance	317,283.69		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Adjustments							
Total Adjustments							
Outstanding Checks							
03/24/2026	Payment	100191	INFRAMARK LLC	Inv: 1165861, Inv: 1165910			-2,354.00
05/21/2026	Payment	1269	CYPRESS PRESERVE CDD	Payment of Invoice 002889			-9,823.15
05/20/2026	Payment	100218	JOHNSON ENGINEERING INC.	Inv: 9312			-647.50
05/27/2026	Payment	100220	YELLOWSTONE LANDSCAPE	Inv: 1176407, Inv: 1176406, Inv: 1176404, Inv: 1176405			-3,628.57
05/27/2026	Payment	100222	LOUIS SMITH	Inv: 4491, Inv: 4494			-4,280.00
Total Outstanding Checks							-20,733.22

Outstanding Deposits

Total Outstanding Deposits

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2026 to 05/31/2026

(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	100207	05/06/26	YELLOWSTONE LANDSCAPE	1157505	April 2026 Monthly landscaping services	Landscape Maintenance Contracts	546300-53908	\$22,308.03
001	100207	05/06/26	YELLOWSTONE LANDSCAPE	1157139	4/28/2026 Top Choice Treatment, landscape	Miscellaneous Maintenance	546922-53908	\$3,700.00
001	100207	05/06/26	YELLOWSTONE LANDSCAPE	1157138	4/28/2026 Trees removed at the trail	Miscellaneous Maintenance	546922-53908	\$1,510.00
001	100208	05/06/26	INFRAMARK LLC	178472	May 2026 District Management Services	Accounting Services	532001-51301	\$515.00
001	100208	05/06/26	INFRAMARK LLC	178472	May 2026 District Management Services	Disclosure Report	531142-51301	\$700.00
001	100208	05/06/26	INFRAMARK LLC	178472	May 2026 District Management Services	District Manager	531150-51301	\$3,647.92
001	100208	05/06/26	INFRAMARK LLC	178472	May 2026 District Management Services	Field Services	531122-51301	\$1,030.00
001	100209	05/06/26	BUSINESS OBSERVER INC	26-00965P	MAY 2026-LEGAL ADVERTISING	Legal Advertising	548002-51301	\$70.00
001	100210	05/06/26	COMPLETE I.T. CORP	19951	May 2026 Monthly camera and card system	Security	546479-57201	\$1,121.00
001	100210	05/06/26	COMPLETE I.T. CORP	20017	5/4/2026 Camera repairs	Security	546479-57201	\$330.00
001	100211	05/06/26	dba CLEARVUE ENVIROMENTAL LLC	1204	May 2026 Monthly pond services	Pond Maintenance Contracts	534114-53908	\$2,350.00
001	100212	05/06/26	GRAU AND ASSOCIATES	29287	FY25 Audit	Auditing Services	532002-51301	\$5,900.00
001	100213	05/06/26	JAYMAN ENTERPRISES LLC	4555	April 2026 Janitorial services	Janitorial Contracts	531154-57201	\$1,100.00
001	100214	05/06/26	A-QUALITY POOL SERVICE	981728	4/20/2026 Pool repairs, pump motor shaft	Pool Operations and Maintenance	546074-57201	\$297.33
001	100214	05/06/26	A-QUALITY POOL SERVICE	981816	May 2026 Monthly pool services	Pool Operations and Maintenance	546074-57201	\$2,000.00
001	100215	05/12/26	BUSINESS OBSERVER INC	26-00992P	LEGAL ADV JUNE/JULY MTG LOCATION NOTICE	Legal Advertising	548002-51301	\$70.00
001	100216	05/20/26	STRALEY ROBIN VERICKER	28462	April 2026 District counsel services	District Counsel	531146-51301	\$661.50
001	100217	05/20/26	INFRAMARK LLC	179178	April 2026 GoDaddy & Email Renewals	Dues, Licenses, Subscriptions	554020-51301	\$1,618.20
001	100218	05/20/26	JOHNSON ENGINEERING INC.	9312	April 2026 District Engineer services	District Engineer	531147-51301	\$647.50
001	100219	05/20/26	KRISPY KLEAN PRESSURE WASHING LLC	305	May 2026 Pressure Washing, playground	Sidewalk and Pavement R&M	546376-54101	\$575.00
001	100219	05/20/26	KRISPY KLEAN PRESSURE WASHING LLC	280	April 2026 Pressure Washing, mail area	Sidewalk and Pavement R&M	546376-54101	\$575.00
001	100220	05/27/26	YELLOWSTONE LANDSCAPE	1176407	5/19/2026 Trench for 18239 Falling Pine Needle Ln	Miscellaneous Maintenance	546922-53908	\$288.57
001	100220	05/27/26	YELLOWSTONE LANDSCAPE	1176406	12/16/2025 Irrigation Inspection	Landscape Maintenance Contracts	546300-53908	\$525.50
001	100220	05/27/26	YELLOWSTONE LANDSCAPE	1176404	10/14/2025 Irrigation Inspection	Landscape Maintenance Contracts	546300-53908	\$2,156.50
001	100220	05/27/26	YELLOWSTONE LANDSCAPE	1176405	11/18/2025 Irrigation repairs	Landscape Maintenance Contracts	546300-53908	\$658.00
001	100221	05/27/26	INFRAMARK LLC	1168047	5/19/2026 Fence repairs	Miscellaneous Maintenance	546922-53908	\$515.00
001	100222	05/27/26	LOUIS SMITH	4491	5/12/2026 Electrical repairs to pool motor	Pool Operations and Maintenance	546074-57201	\$1,635.00
001	100222	05/27/26	LOUIS SMITH	4494	5/22/2026 Pool electrical repairs	Pool Operations and Maintenance	546074-57201	\$2,645.00
001	300191	05/08/26	ADP, Inc.	050126-1870-ACH	APRIL 2026 ADP PAYROLL SVCS	Payroll Services	549405-51301	\$36.00
001	300192	05/20/26	CHARTER COMMUNICATIONS ACH	1422940050126-ACH	May 2026 Internet Services	Miscellaneous Maintenance	546922-53908	\$165.35
001	300193	05/22/26	PASCO COUNTY UTILITIES ACH	24413007-ACH	SVC PRD 03/13-04/14/2026	Utility - Potable Water	543095-53150	\$376.73
001	300194	05/22/26	PASCO COUNTY UTILITIES ACH	24412853-ACH	SVC PRD 03/13-04/14/2026	Utility - Potable Water	543095-53150	\$219.78
001	300195	05/22/26	PASCO COUNTY UTILITIES ACH	24412854-ACH	SVC PRD 03/13-04/14/2026	Utility - Potable Water	543095-53150	\$232.30
001	300196	05/22/26	PASCO COUNTY UTILITIES ACH	24414201-ACH	SVC PRD 03/13-04/14/2026	Utility - Potable Water	543095-53150	\$396.93
001	300197	05/22/26	WITHLACOOCHIEE RIVER ELECTRIC ACH	050626-4006-ACH	SVC PRD 04/01-05/01/2026	Utility - Electric	543041-53150	\$41.46
001	300198	05/22/26	WITHLACOOCHIEE RIVER ELECTRIC ACH	050626-4012-ACH	SVC PRD 04/01-05/01/2026	Utility - Electric	543041-53150	\$47.25
001	300199	05/22/26	WITHLACOOCHIEE RIVER ELECTRIC ACH	050626-6573-ACH	SVC PRD 04/01-05/01/2026	Utility - Electric	543041-53150	\$53.21
001	300200	05/22/26	WITHLACOOCHIEE RIVER ELECTRIC ACH	050626-9647-ACH	SVC PRD 04/01-05/01/2026	Utility - Electric	543041-53150	\$40.70
001	300201	05/22/26	WITHLACOOCHIEE RIVER ELECTRIC ACH	050626-9650-ACH	SVC PRD 04/01-05/01/2026	Utility - Electric	543041-53150	\$50.37
001	300202	05/22/26	WITHLACOOCHIEE RIVER ELECTRIC ACH	050626-4854-ACH	SVC PRD 04/01-05/01/2026	Utility - Electric	543041-53150	\$523.42
Fund Total								\$61,333.55
SERIES 2017 DEBT SERVICE FUND - 200								
200	1268	05/18/26	CYPRESS PRESERVE CDD	051326-0513	SERIES 2017 AND SERIES 2019 FY26 ROLL 2025 TAX DIST #25-12	Cash in Transit	103200-53908	\$942.39
200	1269	05/21/26	CYPRESS PRESERVE CDD	05202026-0520	SERIES 2017 & SERIES 2019 FY25 ROLL 2024	Cash in Transit	103200-53908	\$8,912.74
Fund Total								\$9,855.13
SERIES 2019 DEBT SERVICE FUND - 201								
201	1268	05/18/26	CYPRESS PRESERVE CDD	051326-0513	SERIES 2017 AND SERIES 2019 FY26 ROLL 2025 TAX DIST #25-12	Cash in Transit	103200	\$588.46
201	1269	05/21/26	CYPRESS PRESERVE CDD	05202026-0520	SERIES 2017 & SERIES 2019 FY25 ROLL 2024	Cash in Transit	103200	\$910.41
Fund Total								\$1,498.87

Total Checks Paid \$72,687.55

May 2026 Meeting

CYPRESS PRESERVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
A-QUALITY POOL SERVICE	5/1/2026	981816	\$2,000.00			May 2026 Monthly pool services
CHARTER COMMUNICATIONS ACH	5/1/2026	1422940050126-ACH	\$165.35			May 2026 Internet Services
COMPLETE I.T. CORP	5/1/2026	19951	\$1,121.00			May 2026 Monthly camera and card system
dba CLEARVUE ENVIROMENTAL LLC	5/1/2026	1204	\$2,350.00			May 2026 Monthly pond services
INFRAMARK LLC	5/1/2026	178472	\$515.00			May 2026 Accounting Services
INFRAMARK LLC	5/1/2026	178472	\$700.00			May 2026 Dissemination Services
INFRAMARK LLC	5/1/2026	178472	\$3,647.92			May 2026 District Management Services
INFRAMARK LLC	5/1/2026	178472	\$1,030.00	\$5,892.92	\$5,892.92	May 2026 Field Management Services
JAYMAN ENTERPRISES LLC	5/1/2026	4555	\$1,100.00			April 2026 Janitorial services
KRISPY KLEAN PRESSURE WASHING LLC	5/12/2026	305	\$575.00			May 2026 Pressure Washing, playground
KRISPY KLEAN PRESSURE WASHING LLC	4/9/2026	280	\$575.00		\$1,150.00	April 2026 Pressure Washing, mail area
YELLOWSTONE LANDSCAPE	4/30/2026	1157505	\$22,308.03			April 2026 Monthly landscaping services
YELLOWSTONE LANDSCAPE	5/31/2026	1179679	\$23,222.10		\$45,530.13	May 2026 Monthly landscape services
Monthly Contract Subtotal			\$59,309.40			
Variable Contract						
JOHNSON ENGINEERING INC.	5/15/2026	9312	\$647.50			April 2026 District Engineer services
STRALEY ROBIN VERICKER	5/15/2026	28462	\$661.50			April 2026 District counsel services
Variable Contract Subtotal			\$1,309.00			
Utilities						
PASCO COUNTY UTILITIES ACH	5/5/2026	24413007-ACH	\$376.73			SVC PRD 03/13-04/14/2026
PASCO COUNTY UTILITIES ACH	5/5/2026	24412853-ACH	\$219.78			SVC PRD 03/13-04/14/2026
PASCO COUNTY UTILITIES ACH	5/5/2026	24412854-ACH	\$232.30			SVC PRD 03/13-04/14/2026
PASCO COUNTY UTILITIES ACH	5/5/2026	24414201-ACH	\$396.93		\$1,225.74	SVC PRD 03/13-04/14/2026
WITHLACOOCHEE RIVER ELECTRIC ACH	5/6/2026	050626-4006-ACH	\$41.46			SVC PRD 04/01-05/01/2026
WITHLACOOCHEE RIVER ELECTRIC ACH	5/6/2026	050626-4012-ACH	\$47.25			SVC PRD 04/01-05/01/2026
WITHLACOOCHEE RIVER ELECTRIC ACH	5/6/2026	050626-6573-ACH	\$53.21			SVC PRD 04/01-05/01/2026

May 2026 Meeting

CYPRESS PRESERVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
WITHLACOOCHEE RIVER ELECTRIC ACH	5/6/2026	050626-9647-ACH	\$40.70			SVC PRD 04/01-05/01/2026
WITHLACOOCHEE RIVER ELECTRIC ACH	5/6/2026	050626-9650-ACH	\$50.37			SVC PRD 04/01-05/01/2026
WITHLACOOCHEE RIVER ELECTRIC ACH	5/6/2026	050626-4854-ACH	\$523.42		\$756.41	SVC PRD 04/01-05/01/2026
Utilities Subtotal			\$1,982.15			
Regular Services						
ADP, Inc.	5/1/2026	050126-1870-ACH	\$36.00			APRIL 2026 ADP PAYROLL SVCS
BUSINESS OBSERVER INC	5/1/2026	26-00965P	\$70.00			LEGAL ADVERTISING
BUSINESS OBSERVER INC	5/8/2026	26-00992P	\$70.00		\$140.00	LEGAL ADV JUNE/JULY MTG LOCATION NOTICE
CYPRESS PRESERVE CDD	5/13/2026	051326-0513	\$942.39			SERIES 2017 FY26 ROLL 2025 TAX DIST #25-12
CYPRESS PRESERVE CDD	5/13/2026	051326-0513	\$588.46	\$1,530.85	\$1,530.85	SERIES 2019 FY26 ROLL 2025 TAX DIST #25-12
GRAU AND ASSOCIATES	5/4/2026	29287	\$5,900.00			FY25 Audit
INFRAMARK LLC	5/14/2026	179178	\$1,618.20			April 2026 GoDaddy & Email Renewals
Regular Services Subtotal			\$9,225.05			
Additional Services						
A-QUALITY POOL SERVICE	5/1/2026	981728	\$297.33			4/20/2026 Pool repairs, pump motor shaft
COMPLETE I.T. CORP	5/4/2026	20017	\$330.00			5/4/2026 Camera repairs
CYPRESS PRESERVE CDD	5/20/2026	05202026-0520	\$8,912.74			SERIES 2017 FY25 ROLL 24 TAX DIST AUDIT CARRYFORWARD
CYPRESS PRESERVE CDD	5/20/2026	05202026-0520	\$910.41	\$9,823.15	\$9,823.15	SERIES 2019 FY25 ROLL 24 TAX DIST AUDIT CARRYFORWARD
INFRAMARK LLC	5/19/2026	1168047	\$515.00			5/19/2026 Fence repairs
LOUIS SMITH	5/12/2026	4491	\$1,635.00			5/12/2026 Electrical repairs to pool motor
LOUIS SMITH	5/22/2026	4494	\$2,645.00		\$4,280.00	5/22/2026 Pool electrical repairs
YELLOWSTONE LANDSCAPE	4/28/2026	1157139	\$3,700.00			4/28/2026 Top Choice Treatment, landscape
YELLOWSTONE LANDSCAPE	4/28/2026	1157138	\$1,510.00			4/28/2026 Trees removed at the trail
YELLOWSTONE LANDSCAPE	5/19/2026	1176407	\$288.57			5/19/2026 Trench for 18239 Falling Pine Needle Ln
YELLOWSTONE LANDSCAPE	5/19/2026	1176406	\$525.50			12/16/2025 Irrigation Inspection
YELLOWSTONE LANDSCAPE	5/19/2026	1176404	\$2,156.50			10/14/2025 Irrigation Inspection

May 2026 Meeting

CYPRESS PRESERVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
YELLOWSTONE LANDSCAPE	5/19/2026	1176405	\$658.00			11/18/2025 Irrigation repairs
YELLOWSTONE LANDSCAPE	5/27/2026	1179643	\$1,302.78			1/20/2026 Irrigation repairs
YELLOWSTONE LANDSCAPE	5/27/2026	1179644	\$1,425.64		\$11,566.99	3/24/2026 Irrigation repairs
Additional Services Subtotal			\$26,812.47			
TOTAL			\$98,638.07			

Invoice



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

Invoice Date	Invoice #
5/1/2026	981816
Balance	\$2,000.00

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

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

P.O. Number	Terms	Rep	Due Date	Via	F.O.B.	Project
	Net 20		5/21/2026			
Quantity	Description				Price Each	Amount
	MAY 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

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

Thank you for choosing A-Quality Pool Service!

May 1, 2026
Invoice Number: 1422940050126
Account Number: **8337 13 062 1422940**
Security Code: **1256**
Service At: 18728 MOSSY TIMBER BLVD
CBHS
LAND O LAKES FL 34638

Auto Pay Notice

Contact Us

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

NEWS AND INFORMATION

You've been selected for exclusive multi-line mobile savings. Call 1-866-294-9488 now.



Summary *Service from 05/01/26 through 05/31/26 details on following pages*

Previous Balance	165.35
Payments Received -Thank You!	-165.35
Remaining Balance	\$0.00
Spectrum Business™ Internet	160.00
Other Charges	5.00
Taxes, Fees and Charges	0.35
Current Charges	\$165.35
<i>YOUR AUTO PAY WILL BE PROCESSED 05/18/26</i>	
Total Due by Auto Pay	\$165.35



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 05022026 NNNNNNNN 01 003026 0010

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

May 1, 2026

Cypress Preserve CDD

Invoice Number: 1422940050126
Account Number: 8337 13 062 1422940
Service At: 18728 MOSSY TIMBER BLVD
CBHS
LAND O LAKES FL 34638

Total Due by Auto Pay **\$165.35**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833713062142294000165357



Invoice Number: 1422940050126
Account Number: 8337 13 062 1422940
Security Code: 1256

Cypress Preserve CDD

Contact Us

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

8633 2390 DY RP 01 05022026 NNNNNNNN 01 003026 0010

Charge Details

Table with 3 columns: Description, Amount, Date. Rows: Previous Balance (165.35), EFT Payment (04/18, -165.35), Remaining Balance (\$0.00)

Payments received after 05/01/26 will appear on your next bill.
Service from 05/01/26 through 05/31/26

Spectrum Business™ Internet

Table with 2 columns: Description, Amount. Rows: 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), Advanced WiFi (10.00), Total (\$160.00)

Spectrum Business™ Internet Total \$160.00

Other Charges

Table with 2 columns: Description, Amount. Rows: Payment Processing (10.00), Auto Pay Discount (-10.00), Paper Bill Statement Charge (5.00), Other Charges Total (\$5.00)

Taxes, Fees and Charges

Table with 2 columns: Description, Amount. Rows: State and Local Sales Tax (0.35), Taxes, Fees and Charges Total (\$0.35)

Current Charges \$165.35
Total Due by Auto Pay \$165.35

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.



Continued on the next page....

Local Spectrum Store: 3302 Redeemer Way, New Port Richey FL 34655 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support



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



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



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

Invoice #	19951
Invoice Date	05-01-26
Balance Due	\$1,121.00

Item	Description	Unit Cost	Quantity	Line Total
EN-CBC426p-1	EEN Complete 426+ Rental Lifetime warranty PR1 to cloud 30-days (Clubhouse)	\$125.00	1.0	\$125.00
EN-CBC426p-1	EEN Complete 426+ Rental Lifetime warranty PR1 to cloud 30-days EEN License Plate Recognition (Grand Live Oak)	\$215.00	1.0	\$215.00
EN-CBC426p-1	EEN Complete 426+ Rental Lifetime warranty PR1 to cloud 30-days EEN License Plate Recognition (Mossy Timber Blvd)	\$215.00	1.0	\$215.00
CIT-Monitoring	CIT Incident Video Monitoring 4 Operator Interventions Included per month Central Station monitoring at night	\$500.00	1.0	\$500.00
Brivo Onair Tier 1 Reader Monthly Data Plan (up to 2 readers)	- Brivo Onair Tier 1 Reader Monthly Data Plan (For each reader from 1-2 on the account) Applies to ACS6000, ACS300 and Mercury. - Price is per unit. Unit equals each card reader, each weigand reader, each call box (uses weigand reader).	\$16.50	4.0	\$66.00

Subtotal	\$1,121.00
Tax	\$0.00
Invoice Total	\$1,121.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$1,121.00



INVOICE



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

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

BILL TO
Cypress Preserve CDD
Mike Perez (Property Manager)
C/O Inframark
2005 Pan Am Circle Ste 300
Tampa, Florida 33607
United States

656-247-8573
inframarkcms@payableslockbox.com

Invoice Number: 1204
Invoice Date: May 1, 2026
Payment Due: May 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/vhfj57-cj56xs



2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

INVOICE

INVOICE#

178472

DATE

5/1/2026

CUSTOMER ID

C2297

NET TERMS

Due On Receipt

PO#

DUE DATE

5/1/2026

BILL TO

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

Services provided for the Month of: May 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
Subtotal					5,892.92

Subtotal	\$5,892.92
Tax	\$0.00
Total Due	\$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.

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Date	Invoice #
5/1/2026	4555

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

INVOICE

Krispy Klean Pressure Washing LLC

10466 Hawks Landing Dr, Land O Lakes Florida 34638

service@thekkpw.com

(813) 422 2272

Bill To**Cypress Preserve**

Cypress Preserve

Land O' Lakes, FL, USA

Invoice details

Invoice no.:

305

Terms:

Due Upon Receipt

Invoice date:

05/12/2026

Product or service	Amount
Playground Cleaning	\$575.00

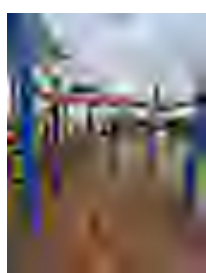
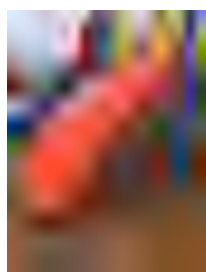
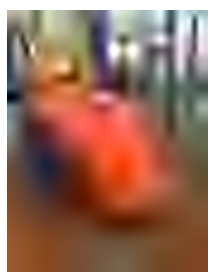
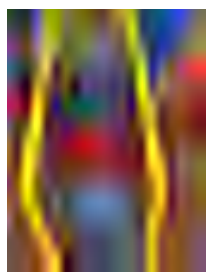
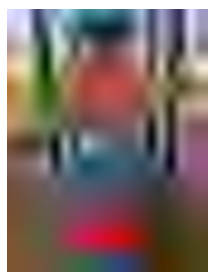
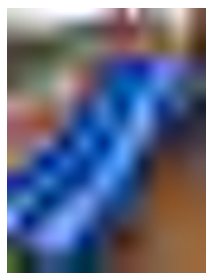
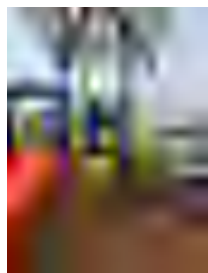
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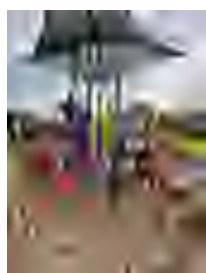
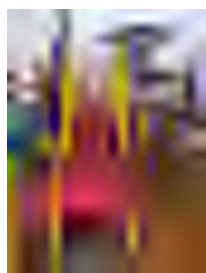
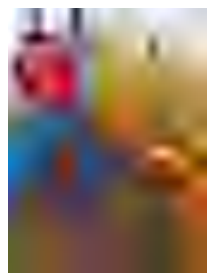
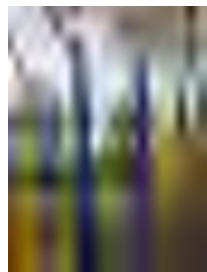
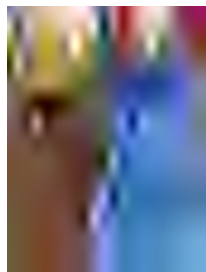
Total \$575.00

Payment \$0.00

Balance due \$575.00**Payment Required**[Click To View Online Invoice](#)

Attachments





INVOICE

Krispy Klean Pressure Washing LLC

10466 Hawks Landing Dr, Land O Lakes Florida 34638

service@thekkpw.com

(813) 422 2272

Bill To**Cypress Preserve**

Cypress Preserve

Land O' Lakes, FL, USA

Invoice details**Invoice no.:**

280

Terms:

Due Upon Receipt

Invoice date:

04/09/2026

Product or service	Amount
Mail Area All concrete	\$575.00

Subtotal	\$575.00
Total	\$575.00
Payment	\$0.00
Balance due	\$575.00

Payment Required[Click To View Online Invoice](#)



INVOICE

INVOICE #	INVOICE DATE
1157505	4/30/2026
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: May 30, 2026

Invoice Amount: \$22,308.03

Description	Current Amount
Monthly Landscape Maintenance April 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.



INVOICE

INVOICE #	INVOICE DATE
1179679	5/31/2026
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: June 30, 2026

Invoice Amount: \$23,222.10

Description	Current Amount
Monthly Landscape Maintenance May 2026	\$23,222.10

Invoice Total \$23,222.10

Excellence

IN COMMERCIAL LANDSCAPING

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

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

May 15, 2026

Client: 001490

Matter: 000001

Invoice #: 28462

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
4/1/2026	MB	REVIEW RESOLUTION APPROVING PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2027 AND NOTICE OF QUALIFYING PERIOD FOR GENERAL ELECTION.	0.4	\$130.00
4/7/2026	MB	REVIEW AND RESPOND TO EMAILS FROM DISTRICT MANAGER AND DISTRICT ENGINEER REGARDING OWNERSHIP OF GLIDING EAGLE WAY; REVIEW PROPERTY RECORDS FOR GLIDING EAGLE WAY.	0.6	\$195.00
4/8/2026	MS	RECEIVE, REVIEW AND PROCESS AUDIT REQUEST LETTER; PREPARE RESPONSE TO THE SAME.	0.5	\$80.00
4/9/2026	VKB	REVIEW AUDITOR'S LETTER REQUESTING RESPONSE FOR FY 24-25 AUDIT; REVIEW AND REVISE AUDIT RESPONSE LETTER.	0.9	\$256.50
Total Professional Services			2.4	\$661.50

May 15, 2026

Client: 001490

Matter: 000001

Invoice #: 28462

Page: 2

Total Services	\$661.50	
Total Disbursements	\$0.00	
Total Current Charges		\$661.50
Previous Balance		\$160.00
<i>Less Payments</i>		<i>(\$160.00)</i>
PAY THIS AMOUNT		\$661.50

Please Include Invoice Number on all Correspondence



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

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

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



131 0 1
 22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 24413007

Billing Date: 5/5/2026

Billing Period: 3/13/2026 to 4/14/2026

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/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18035595	3/13/2026	29606	4/14/2026	29979	32	373

Usage History

	Reclaimed
April 2026	373
March 2026	162
February 2026	262
January 2026	369
December 2025	356
November 2025	283
October 2025	338
September 2025	314
August 2025	307
July 2025	243
June 2025	190
May 2025	160

Transactions

Previous Bill	163.62
Payment 04/20/26	-163.62 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	373 Thousand Gals X \$1.01 376.73
Total Current Transactions	376.73
TOTAL BALANCE DUE	\$376.73



Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasympay.pascocountyfl.net

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

Account # 0993870
 Customer # 01372506
 Balance Forward 0.00
 Current Transactions 376.73

Total Balance Due	\$376.73
Due Date	5/22/2026

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

The Total Due will be electronically transferred on 05/22/2026.



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

PASCO COUNTY UTILITIES
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013725066099387022441300730000376738



PASCO COUNTY UTILITIES
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 DADE CITY (352) 521-4285

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 Pay By Phone: 1-855-786-5344



129 0 1
 22-70345

CYPRESS PRESERVE AMENITY CENTER
 Service Address: **18728 MOSSY TIMBER BOULEVARD**
 Bill Number: 24412853
 Billing Date: 5/5/2026
 Billing Period: 3/13/2026 to 4/14/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	14328617	3/13/2026	1691	4/14/2026	1699	32	8

Usage History

Month	Usage
April 2026	8
March 2026	6
February 2026	8
January 2026	5
December 2025	6
November 2025	13
October 2025	15
September 2025	3
August 2025	9
July 2025	4
June 2025	17
May 2025	11

Transactions

Previous Bill	201.02
Payment 04/20/26	-201.02 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	41.29
Water Tier 1	8.0 Thousand Gals X \$2.18 = 17.44
Sewer	
Sewer Base Charge	103.45
Sewer Charges	8.0 Thousand Gals X \$7.20 = 57.60
Total Current Transactions	219.78
TOTAL BALANCE DUE	\$219.78

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasympay.pascocountyfl.net

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Account # 0986155
 Customer # 01366618
 Balance Forward 0.00
 Current Transactions 219.78

Total Balance Due	\$219.78
Due Date	5/22/2026

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

The Total Due will be electronically transferred on 05/22/2026.



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

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013666187098615502441285350000219781



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 Pay By Phone: 1-855-786-5344



130 0 1
 22-70345

CYPRESS PRESERVE AMENITY CENTER

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

Bill Number: 24412854
 Billing Date: 5/5/2026
 Billing Period: 3/13/2026 to 4/14/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12441247	3/13/2026	16828	4/14/2026	17058	32	230

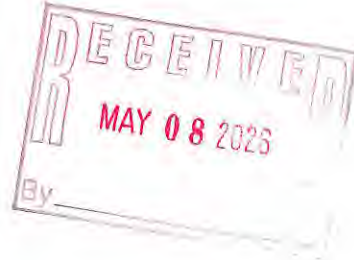
Usage History

Month	Reclaimed
April 2026	230
March 2026	103
February 2026	130
January 2026	0
December 2025	141
November 2025	119
October 2025	148
September 2025	180
August 2025	173
July 2025	235
June 2025	239
May 2025	215

Transactions

Previous Bill	104.03
Payment 04/20/26	-104.03 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	230 Thousand Gals X \$1.01 232.30
Total Current Transactions	232.30
TOTAL BALANCE DUE	\$232.30

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Account # 0986160
 Customer # 01366618
 Balance Forward 0.00
 Current Transactions 232.30

Total Balance Due	\$232.30
Due Date	5/22/2026

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

The Total Due will be electronically transferred on 05/22/2026.



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

PASCO COUNTY UTILITIES
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013666187098616042441285420000232308



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 DADE CITY (352) 521-4285

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 Pay By Phone: 1-855-786-5344



133 0 1
 22-70345

CYPRESS PRESERVE CDD

Service Address: **18325 GRAND LIVE OAK BOULEVARD**
 Bill Number: 24414201
 Billing Date: 5/5/2026
 Billing Period: 3/13/2026 to 4/14/2026

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 for details.

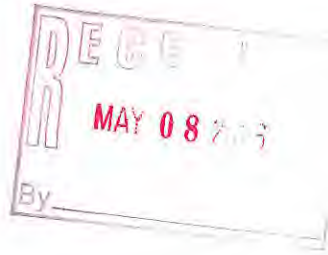
Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161995	3/13/2026	20740	4/14/2026	21133	32	393

Usage History
 Reclaimed

April 2026	393
March 2026	144
February 2026	283
January 2026	372
December 2025	348
November 2025	290
October 2025	337
September 2025	380
August 2025	285
July 2025	301
June 2025	274
May 2025	273

Transactions

Previous Bill	145.44
Payment 04/20/26	-145.44 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	393 Thousand Gals X \$1.01 396.93
Total Current Transactions	396.93
TOTAL BALANCE DUE	\$396.93



Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.



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Account #	1096180
Customer #	01413628
Balance Forward	0.00
Current Transactions	396.93

Total Balance Due	\$396.93
Due Date	5/22/2026

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

The Total Due will be electronically transferred on 05/22/2026.

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

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

014136283109618012441420160000396930

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

Bill Date **05/06/2026**
 Amount Due **41.46**
 Current Charges Due **05/29/2026**

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				
04/01	751	05/01	763				12

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2026	30	0
Apr 2026	30	0
May 2025	30	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 41.34
 Payment 41.34CR
 Balance Forward 0.00



Customer Charge 39.16
 Energy Charge 12 KWH @ 0.06090 0.73
 Fuel Adjustment 12 KWH @ 0.04375 0.53
 FL Gross Receipts Tax 1.04
 Total Current Charges 41.46
 Total Due E.F.T. 41.46

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



DO NOT PAY
 Total amount will be electronically transferred on or after 05/22/2026.

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

See Reverse Side For Mailing Instructions

Bill Date: 05/06/2026

Use above space for address change ONLY.

District: BP03



2144006 BP03
 CYPRESS PRESERVE CDD
 2005 PAN AM CIR STE 300
 TAMPA FL 33607-6008

Electronic Funds Transfer on or after	05/22/2026
TOTAL CHARGES DUE	41.46
DO NOT PAY	

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

Page 41
 Bill Date **05/06/2026**
 Amount Due **47.25**
 Current Charges Due **05/29/2026**

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
04/01	2620	05/01	2686				66

Comparative Usage Information

Period	Days	Per Day
May 2026	30	2
Apr 2026	30	2
May 2025	30	2

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

Previous Balance 47.57
 Payment 47.57CR
 Balance Forward 0.00

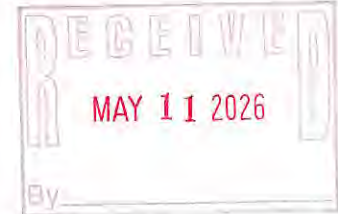
Customer Charge 39.16
 Energy Charge 66 KWH @ 0.06090 4.02
 Fuel Adjustment 66 KWH @ 0.04375 2.89
 FL Gross Receipts Tax 1.18

Total Current Charges 47.25
 Total Due E.F.T. 47.25



2 0 0 2 6 8 6 9

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

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

Bill Date **05/06/2026**
Amount Due **53.21**
Current Charges Due **05/29/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
04/01	2529	05/01	2614				85

Previous Balance 53.56
Payment 53.56CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 85 KWH @ 0.06090 5.18
Fuel Adjustment 85 KWH @ 0.04375 3.72
FL Gross Receipts Tax 1.23
State Tax 3.43
Pasco County Tax 0.49

Total Current Charges 53.21
Total Due **E.F.T.** 53.21

Comparative Usage Information

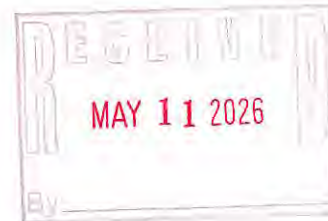
Period	Days	Per Day
May 2026	30	3
Apr 2026	30	3
May 2025	30	3

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

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DO NOT PAY
 Total amount will be electronically transferred on or after 05/22/2026.



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Bill Date: 05/06/2026

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District: BP03

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

BP03

Electronic Funds Transfer on or after	05/22/2026
TOTAL CHARGES DUE	53.21
DO NOT PAY	



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

Page 43
Bill Date **05/06/2026**
Amount Due **40.70**
Current Charges Due **05/29/2026**

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

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
04/01	456	05/01	461				5

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2026	30	0
Apr 2026	30	0
May 2025	30	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 40.70
Payment 40.70 CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 5 KWH @ 0.06090 0.30
Fuel Adjustment 5 KWH @ 0.04375 0.22
FL Gross Receipts Tax 1.02

Total Current Charges 40.70
Total Due E.F.T. 40.70



2 0 0 2 6 8 6 9

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DO NOT PAY
Total amount will be electronically transferred on or after 05/22/2026.



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: 05/06/2026

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District: BP03

34
9 - 10538

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



Electronic Funds Transfer on or after	05/22/2026
TOTAL CHARGES DUE	40.70
DO NOT PAY	

000203964700000407000000407001

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

Page 44
 Bill Date **05/06/2026**
 Amount Due **50.37**
 Current Charges Due **05/29/2026**

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				
04/01	5925	05/01	6020				95

Comparative Usage Information
 Average kWh

Period	Days	Per Day
May 2026	30	3
Apr 2026	30	3
May 2025	30	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 50.69
 Payment 50.69CR
 Balance Forward 0.00

Customer Charge 39.16
 Energy Charge 95 KWH @ 0.06090 5.79
 Fuel Adjustment 95 KWH @ 0.04375 4.16
 FL Gross Receipts Tax 1.26

Total Current Charges 50.37
 Total Due E.F.T. 50.37



DO NOT PAY
 Total amount will be electronically transferred on or after 05/22/2026.

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

See Reverse Side For Mailing Instructions

Bill Date: 05/06/2026

Use above space for address change ONLY.

District: BP03

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

BP03

Electronic Funds Transfer on or after	05/22/2026
TOTAL CHARGES DUE	50.37
DO NOT PAY	

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

Page 45
 Bill Date **05/06/2026**
 Amount Due **523.42**
 Current Charges Due **05/29/2026**

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									
Date	From	Reading	Date	To	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/01		27953	05/01		30596		9.58	10	2643

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2026	30	88
Apr 2026	30	175
May 2025	30	196

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.



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Previous Balance 803.12
Payment 803.12CR
Balance Forward 0.00

Customer Charge 39.16
 Energy Charge 2,643 KWH @ 0.06090 160.96
 Fuel Adjustment 2,643 KWH @ 0.04375 115.63
 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 @ 0.04375 6.56
 Poles (QTY 6) 63.00
 FL Gross Receipts Tax 8.39

Total Current Charges 523.42
Total Due E.F.T. 523.42

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



DO NOT PAY
 Total amount will be electronically transferred on or after 05/22/2026.

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

See Reverse Side For Mailing Instructions

Bill Date: 05/06/2026

Use above space for address change ONLY.

District: BP03

2044854 BP03
 CYPRESS PRESERVE CDD
 2005 PAN AM CIR STE 300
 TAMPA FL 33607-6008

Electronic Funds Transfer on or after 05/22/2026
TOTAL CHARGES DUE 523.42
DO NOT PAY



ADP, Inc.
PO Box 830272
Philadelphia PA 19182-0272



ADVICE OF DEBIT

Client Name	: INFRAMARK, LLC
Client Number	: 2991870
Advice of Debit Number	: 720091167
Advice of Debit Date	: 05/01/2026
Advice of Debit Due Date	: 05/08/2026
Total Debited This Invoice	: \$36.00



0007256 01 MB 0.672 01 TR 00029 R2BDDC11 000000



GREGORY SARKISSIAN
CYPRESS PRESERVE CDD
2005 PAN AM CIR
STE 300
TAMPA, FL 33607-6008

i Inquiries

For Product/Service inquiries, please contact your Client Service Team.

CURRENT CHARGES

ADP PAYROLL SERVICES

	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
COMPANY CODE 0062-10-9SY					
Processing Charges for Period Ending Date: 04/01/2026					
Workforce Now Payroll Solution Bundle	5	\$5.20 each		\$26.00	
Includes: Enhanced Payroll					
Delivery	1	\$10.00 each		\$10.00	

TOTAL CHARGES FOR COMPANY CODE: 0062-10-9SY \$36.00

Total Debited \$36.00

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

This amount will be processed for debit from your account # XXXXXX4224 on 05/08/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-00965P

Date 05/01/2026

Attn:
Cypress Preserve Inframark
313 CAMPUS STREET
CELEBRATION FL 34747

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-00965P Public Board Meetings RE: Cypress Preserve Board of Supervisors New Location for Meeting on June 3, 2026 Published: 5/1/2026	\$70.00
--	---------

Important Message

Please include our Serial # on your check Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$70.00

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

**NOTICE OF REGULAR BOARD
"CHANGE IN LOCATION"
CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Cypress Preserve Community Development District will hold a Regular Meeting of the Board to consider any and all business which may properly come before them. The following Regular Meetings of the Board of Supervisors of the Cypress Preserve Community Development District has changed the location of the following dates for June 3, 2026, at 1:30 P.M and July 1, 2026, at 1:30 P.M. located at 2654 Cypress Ridge Blvd., Suite 101, Wesley Chapel, FL 33544.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

To best facilitate public comments, participants are encouraged to submit questions or comments to the District Manager in advance of the meeting by email. Copies of the agenda will be available by emailing the District Manager at Michael.Perez@inframark.com. The District Manager's office can be reached telephonically at (407) 566-1935.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Manager.

If anyone chooses to appeal any decision of the Board with respect to any matter considered, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based.

Michael Perez
District Manager
May 1, 2026

26-00965P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-00992P

Date 05/08/2026

Attn:
Cypress Preserve Inframark
313 CAMPUS STREET
CELEBRATION FL 34747

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-00992P Notice of Qualifying Period RE: Cypress Preserve Notice of Qualifying Period June 8 through 12, 2026 Published: 5/8/2026	\$70.00
---	---------

Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$70.00

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE
BOARD OF SUPERVISORS OF THE CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the Cypress Preserve Community Development District (the "District") will commence at noon on **Monday June 8, 2026, and close at noon on Friday June 12, 2026.** Candidates may qualify for the office of board member of the District with the Pasco County Supervisor of Elections by mail to the Honorable Brian E. Corley, Supervisor of Elections, Post Office Box 300, Dade City, Florida 33526-0300, or in person at the following office locations:

East Pasco Government Center	Central Pasco Professional Center
14236 6th Street, Suite 200	4111 Land O'Lakes Blvd., Room 105
Dade City, FL 33526	Land O'Lakes, FL 34639
Telephone: (352) 521-4302	Telephone: (813) 929-2788

Liberty Building
8606 Government Drive, Suite 1
New Port Richey, FL 34654
Telephone: (727) 847-8162

All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The District has two (2) seats up for election, specifically seats 1 and 2. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

Please note that information in this notice is subject to change. For the latest information and additional information, please contact the office of the Pasco County Supervisor of Elections or visit their website at www.pascovotes.gov.

May 8, 2026 26-00992P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

CYPRESS PRESERVE CDD

DISTRICT CHECK REQUEST

Today's Date 5/13/2026

Payable To Cypress Preserve CDD

Check Description Series 2017 - FY26 Roll 2025 Tax Dist. #25-12 (4/1/26-4/30/26)

Payment Amount **\$942.39**

Check Description Series 2019 - FY26 Roll 2025 Tax Dist. #25-12 (4/1/26-4/30/26)

Payment Amount **\$588.46**

Total Payment Amount **\$1,530.85**

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 _____

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. 29287
 Date 05/04/2026

SERVICE	AMOUNT
Audit FYE 09/30/2025	\$ <u>5,900.00</u>
Current Amount Due	\$ <u><u>5,900.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
5,900.00	0.00	0.00	0.00	0.00	5,900.00

Payment due upon receipt.



2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

INVOICE

INVOICE#

179178

DATE

5/14/2026

CUSTOMER ID

C2297

NET TERMS

Due On Receipt

PO#

DUE DATE

5/14/2026

BILL TO

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

Services provided for the Month of: April 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric Davidson- 4-8-26 DNH*GODADDY : email renewals: \$1,618.20	1	Ea	1,618.20		1,618.20
Subtotal					1,618.20

Subtotal	\$1,618.20
Tax	\$0.00
Total Due	\$1,618.20

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



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

Invoice Date	Invoice #
5/1/2026	981728
Balance	\$297.33

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

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

P.O. Number	Terms	Rep	Due Date	Via	F.O.B.	Project
	Due on receipt		5/8/2026			
Quantity	Description				Price Each	Amount
	APRIL REPAIRS					
	Installation of Recirculation Pump Motor Shaft Seal and Seal Plate O-Ring -Includes Installation Labor and Materials -Completed 4/20/2026				297.33	297.33

Total	\$297.33
Payments/Credits	\$0.00
Balance Due	\$297.33

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 #	20017
Invoice Date	05-04-26
Balance Due	\$330.00

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

Subtotal	\$330.00
Tax	\$0.00
Invoice Total	\$330.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$330.00



Invoice Ticket

Ticket Date	Tue 04-21-26 09:28 AM
Ticket #	12854
Subject	Front & Secondary Entry Equipment Offline

Ticket Issue

Initial Issue	
Tue 04-21-26 09:28 AM	Cameras, Bridges, Wattbox, and switches are offline at the Front Entry. Need onsite diagnosis.
Mark Johnson	

Ticket Comments

Date	Comment
Update Mon 05-04-26 02:52 PM Charles Bourne	Mike: Went on site to check the main and secondary equipment. I checked the network to see if the clubhouse p2p was up, once identified that it was up I checked the equipment in the main NEMA box and power cycled the switch and p2p. Once I did that the cameras came back online.
Initial Issue Tue 04-21-26 09:28 AM Mark Johnson	Cameras, Bridges, Wattbox, and switches are offline at the Front Entry. Need onsite diagnosis.

CYPRESS PRESERVE CDD

DISTRICT CHECK REQUEST

Today's Date 5/20/2026

Payable To Cypress Preserve CDD

Check Description Series 2017 - FY25 Roll 2024 Tax Dist. FY2025 Audit Carryforward

Payment Amount **\$8,912.74**

Check Description Series 2019 - FY25 Roll 2024 Tax Dist. FY2025 Audit Carryforward

Payment Amount **\$910.41**

Total Payment Amount **\$9,823.15**

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 _____



Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
(281) 578-4200

Client ID Number	
-------------------------	--

Invoice Number	1168047
Invoice Date	5/19/2026
Due Date	6/18/2026

To: Cypress Preserve CDD
2005 Pan Am Cir Ste 300

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$515.00

Subtotal	\$515.00
Sales Tax	\$0.00
Total	\$515.00

Please Pay This Amount

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. 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 Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

19 May 2026 10:29:55AM CST

DISTRICT : CYPRESS PRESERVE CDD

Go Green! Think before you print.

INVOICE NO. 1168047 - DETAIL

INVOICE DATE: 5/19/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	5/18/2026	4559411	CPRCDD District Area	General Maintenance; Straighten Five Posts to ensure that the fence is adequately aligned	\$0.00	\$0.00	\$515.00	\$0.00	\$515.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$515.00	\$0.00	\$515.00	
				BWO Total	\$0.00	\$0.00	\$515.00	\$0.00	\$515.00	
				Invoice Total	\$0.00	\$0.00	\$515.00	\$0.00	\$515.00	

Louis Smith Electric, Inc.

A Cheerful Heart Is Good Medicine Prov 17:22

813-767-9296

Lic: EC0002201

34519 Cedarfield Dr
 Dade City, Florida 33523
 Louis@LouisSmithElectric.com
 LouisSmithElectric.com

INVOICE

INVOICE NO. 4491
 DATE May 12, 2026
 CUSTOMER ID CYPRESS PRESERVE

TO: **INFRAMARK - CYPRESS PRESERVE**
 210 N. UNIVERSITY DR SUITE 702
 CORAL SPRINGS FL 33071

*In Florida, Lightning Protection
 is a Good Thing!*

Contact Person	JOB	PAYMENT TERMS	DUE DATE
Michael Perez	Pool Pump Controls	Due on Receipt	5/12/26
QUANTITY		UNIT PRICE	
	Initial Diagnosis - Two inoperative Motor Starters		\$365.00
	Starter #1 was non-responsive, burned up		
	Starter #2 had been bypassed by others some time ago, motor was dangerously operating directly off the circuit breaker only!		
	Install new Contactor and Wired to existing HOA Switch for MS1		635.00
	Install new Contactor and Wired to existing HOA Switch for MS2		635.00
***	Motor #1 will be in operation as soon as A-Quality Pools can finish the install		
	Motor #2 is operating OK at this point, subject to the existing HOA Switch. New WP switches are included in my proposal for repairs		
****	<i>There is no guarantee as the existing enclosures were installed by residential helpers, unfortunately they used improperly installed short nipples to connect the boxes together rather than proper WP hubs. The inspector just gave it a quick glance and missed the red tag, or it would have never passed inspection. This sadly allowed water to seep in and stand about 1/2" deep and badly corrode the bottoms of the enclosures while shortening the life of the motor starters and existing HOA control switches. As long as the repair on these conduits and enclosures can be done in a matter of days by Louis Smith Electric, Inc. we will fully guarantee the new motor starters for 1 year</i>		
	P&H (Free if pd by Zelle or Venmo) (6%AmEx, 3.5%Everything Else)		
*****	ALL SALES TAX IS INCLUDED		

Credit Cards Gladly Accepted with a 3.5% P&H Fee

[Please Visit Our Website at LouisSmithElectric.com](http://LouisSmithElectric.com)

SUBTOTAL	\$ 1,635.00
SALES TAX	-
TOTAL	\$ 1,635.00

Make all checks payable to Louis Smith Electric, Inc. Please mail to 34519 Cedarfield Dr, Ridge Manor Florida, 33523



INVOICE

INVOICE #	INVOICE DATE
1157139	4/28/2026
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: May 28, 2026

Invoice Amount: \$3,700.00

Description	Current Amount
Top Choice Treatment	
Landscape Enhancement	\$3,700.00

Excellence

Invoice Total \$3,700.00

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
1157138	4/28/2026
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: May 28, 2026

Invoice Amount: \$1,510.00

Description	Current Amount
Dead Trees at the trail	
Tree Care Service	\$1,510.00

Invoice Total \$1,510.00

Excellence

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
1176407	5/19/2026
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: June 18, 2026

Invoice Amount: \$288.57

Description	Current Amount
Retrench Pipe 18239 Falling Pine Needle Ln Landscape Enhancement	\$288.57

Excellence

Invoice Total \$288.57

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
1176406	5/19/2026
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: June 18, 2026

Invoice Amount: \$525.50

Description	Current Amount
-------------	----------------

Irrigation Inspection Made on 12/16/25

Irrigation Repairs

\$525.50

Excellence

Invoice Total \$525.50

IN COMMERCIAL LANDSCAPING

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



3

Proposal #: 641949

Date: 12/17/2025

From: JB Basilio Perez

Landscape Enhancement Proposal for Cypress Preserve CDD

Michael Perez
Inframark
313 Campus Street
Celebration, FL 34747
michael.perez@inframark.com

LOCATION OF PROPERTY

18805 Lester Dairy Rd
Land O Lakes , FL 34638

Irrigation Inspection Made on 12/16/25

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	1	\$393.75	\$393.75
Irrigation Part(s)	1	\$131.75	\$131.75

Irrigation Inspection for repairs made on **12/16/25**. This report we have a major item at Controller #2 by Clubhouse. The Power Mod at this Controller is burned and without this Irrigation part the controller is unavailble to function. We have removed the cost on the second item **3 Install Sprinkler Heads** due to have this reported last month inspection created on **11/18/25**. Still Pending for Approval.

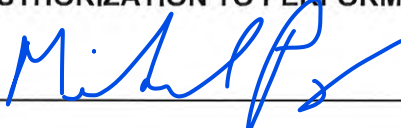
Service	Quantity	Cost
Audit Zone	68	\$0.00
Install Sprinkler Head	1	\$0.00
Move Sprinkler Head	2	\$95.00
Repair Controller	1	\$200.00
Repair Drip Line	4	\$100.00

Repair Lateral Line	2	\$95.00
Replace Sprinkler Head	1	\$35.50
Total:		\$525.50

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 
 Michael Perez District Manager

Print Name/Title

Date 05/12/2026 as approved 5/6/2026

Cypress Preserve CDD

Subtotal	\$525.50
Sales Tax	\$0.00
Proposal Total	\$525.50

THIS IS NOT AN INVOICE



INVOICE

INVOICE #	INVOICE DATE
1176404	5/19/2026
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: June 18, 2026

Invoice Amount: \$2,156.50

Description	Current Amount
-------------	----------------

Irrigation Inspection made on 10/14/25

Irrigation Repairs

\$2,156.50

Excellence

Invoice Total \$2,156.50

IN COMMERCIAL LANDSCAPING

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

1



Proposal #: 641911

Date: 12/17/2025

From: JB Basilio Perez

Landscape Enhancement Proposal for Cypress Preserve CDD

Michael Perez
 Inframark
 313 Campus Street
 Celebration, FL 34747
 michael.perez@inframark.com

LOCATION OF PROPERTY

18805 Lester Dairy Rd
 Land O Lakes , FL 34638

Irrigation Inspection made on 10/14/25

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	1	\$611.25	\$611.25
Irrigation Part(s)	1	\$1,545.25	\$1,545.25

Irrigation Inspection for repairs made on 10/14/25.

Service	Quantity	Cost
Audit Zone	74	\$0.00
Install Sprinkler Head	1	\$233.50
Repair Drip Line	2	\$40.00
Repair Lateral Line	1	\$47.50
Replace Sprinkler Head	1	\$35.50
Troubleshoot Valve	5	\$1,800.00

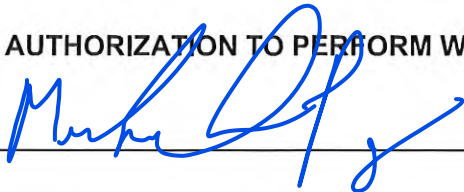
Total: \$2,156.50

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



Michael Perez District

Print Name/Title

Date 05/12/2026 as approved 5/6/2026

Cypress Preserve CDD

Subtotal	\$2,156.50
Sales Tax	\$0.00
Proposal Total	\$2,156.50

THIS IS NOT AN INVOICE



INVOICE

INVOICE #	INVOICE DATE
1176405	5/19/2026
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: June 18, 2026

Invoice Amount: \$658.00

Description	Current Amount
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Irrigation Inspection Made on 11/18/25

Irrigation Repairs	\$658.00
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Invoice Total \$658.00

Excellence

IN COMMERCIAL LANDSCAPING

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

2



Proposal #: 641921

Date: 12/17/2025

From: JB Basilio Perez

Landscape Enhancement Proposal for Cypress Preserve CDD

Michael Perez
 Inframark
 313 Campus Street
 Celebration, FL 34747
 michael.perez@inframark.com

LOCATION OF PROPERTY

18805 Lester Dairy Rd
 Land O Lakes , FL 34638

Irrigation Inspection Made on 11/18/25

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	1	\$521.25	\$521.25
Irrigation Part(s)	1	\$136.75	\$136.75

Irrigation Inspection made on 11/18/25 all lateral lines sprinklers heads and drip line leaks on this report have been repaired on site to prevent any turf or major damage on these areas. We just need to troubleshoot zone #35 to have it working properly from the Irrigation Controller.

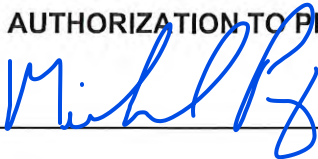
Service	Quantity	Cost
Audit Zone	85	\$0.00
Install Sprinkler Head	1	\$285.00
Move Sprinkler Head	2	\$95.00
Repair Drip Line	5	\$120.00
Repair Lateral Line	1	\$47.50

Replace Sprinkler Head	1	\$35.50
Troubleshoot Valve	1	\$75.00
Total :		\$658.00

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 
 Michael Perez District Manager
 Print Name/Title

Date 05/12/2026 as approved 5/6/2026
 Cypress Preserve CDD

Subtotal	\$658.00
Sales Tax	\$0.00
Proposal Total	\$658.00

THIS IS NOT AN INVOICE



INVOICE

INVOICE #	INVOICE DATE
1179643	5/27/2026
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: June 26, 2026

Invoice Amount: \$1,302.78

Description	Current Amount
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Irrigation Inspection made on 1/20/26

Irrigation Repairs

\$1,302.78

Invoice Total \$1,302.78

Excellence

IN COMMERCIAL LANDSCAPING

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



4

Proposal #: 667301

Date: 2/25/2026

From: JB Basilio Perez

Landscape Enhancement Proposal for Cypress Preserve CDD

Michael Perez
 Inframark
 313 Campus Street
 Celebration, FL 34747
 michael.perez@inframark.com

LOCATION OF PROPERTY

18805 Lester Dairy Rd
 Land O Lakes , FL 34638

Irrigation Inspection made on 1/20/26

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	1	\$537.00	\$537.00
Irrigation Part(s)	1	\$765.78	\$765.78

Irrigation Inspection for repairs created on **1/20/26**. This moth you will see we have removed the cost for the troubleshoot controller Power Module due to the circumstance this was need it immediately to have the controller running. this was reported in last irrigation inspection on **12/16/25**. Other Items like troubleshooting valves still pending for Approval to be corrected.

Service	Quantity	Cost
Audit Zone	82	\$0.00
Install Sprinkler Head	1	\$325.00
Repair Lateral Line	1	\$47.50
Replace Sprinkler Head	2	\$85.28
Troubleshoot Controller	1	\$0.00

Troubleshoot Valve 3 \$845.00

Total : \$1,302.78

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

M. Perez

Michael Perez District Manager

Print Name/Title

Date 05/12/2026 as approved 5/6/2026

Cypress Preserve CDD

Subtotal	\$1,302.78
Sales Tax	\$0.00
Proposal Total	\$1,302.78

THIS IS NOT AN INVOICE



INVOICE

INVOICE #	INVOICE DATE
1179644	5/27/2026
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: June 26, 2026

Invoice Amount: \$1,425.64

Description **Current Amount**

Irrigation Inspection created on 3/24/26

Irrigation Repairs

\$1,425.64

Excellence

Invoice Total **\$1,425.64**

IN COMMERCIAL LANDSCAPING

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

Yellowstone Landscape | TAMPA



30319 Commerce Drive, San Antonio, FL 33576 - 813.223.6999

Property

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

Contact

Lisa Castoria
lisa.castoria@inframark.com
656-223-7011

Inspection

Started: 3/24/2026
Last Updated: 3/25/2026
Inspector: Alvaro Mariano

Estimate Summary

Labor:	7 hours, 47 minutes - \$591.00
Materials:	\$834.64
Total:	\$1,425.64 (plus applicable taxes)

Service Summary

Service	Quantity	Cost
Audit Zone	75	\$0.00
Repair Drip Line	3	\$117.50
Repair Lateral Line	1	\$85.00
Replace Sprinkler Head	2	\$78.14
Troubleshoot Controller	2	\$250.00
Troubleshoot Valve	2	\$895.00
Total (plus applicable taxes):		\$1,425.64

Signature _____

Date _____

Service Detail

Controller 1 - Grand Live Oak Blvd

Asset	Service	Notes	Labor	Materials	Total
Controller 1 - Grand Live Oak Blvd	<u>Troubleshoot</u>	Hours: 1 zone not coming on from controller needs to be troubleshoot to replace solenoid	\$75.00	\$50.00	\$125.00
Controller 1 - Grand Live Oak Blvd	<u>Troubleshoot</u>	Hours: 1 valve for zone 35 not coming on bad solenoid	\$75.00	\$50.00	\$125.00

Controller 1 - Grand Live Oak Blvd > Zone 1 Rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 1 Rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 1 - Grand Live Oak Blvd > Zone 2 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 2 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 1 - Grand Live Oak Blvd > Zone 4 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 4 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 1 - Grand Live Oak Blvd > Zone 5 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 5 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 1 - Grand Live Oak Blvd > Zone 6 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 6 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 1 - Grand Live Oak Blvd > Zone 7 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 7 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 1 - Grand Live Oak Blvd > Zone 9 Rotor's

Asset	Service	Notes	Labor	Materials	Total
Zone 9 Rotor's	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 1 - Grand Live Oak Blvd > Zone 10 Bubblers

Asset	Service	Notes	Labor	Materials	Total
Zone 10 Bubblers	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 1 - Grand Live Oak Blvd > Zone 11 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 11 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00
Zone 11 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 1 - Grand Live Oak Blvd > Zone 12 Rotor's dog park

Asset	Service	Notes	Labor	Materials	Total
Zone 12 Rotor's dog park	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00
Zone 12 Rotor's dog park	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 1 - Grand Live Oak Blvd > Zone 13 Rotor's dog park

Asset	Service	Notes	Labor	Materials	Total
Zone 13 Rotor's dog park	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00
Zone 13 Rotor's dog park	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 1 - Grand Live Oak Blvd > Zone 14 bubbler

Asset	Service	Notes	Labor	Materials	Total
Drip Line 17	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/4" Hours: 0.2 broken drip line	\$15.00	\$5.00	\$20.00

Controller 1 - Grand Live Oak Blvd > Zone 15 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 15 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 1 - Grand Live Oak Blvd > Zone 16 Rotor's

Asset	Service	Notes	Labor	Materials	Total
Zone 16 Rotor's	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 1 - Grand Live Oak Blvd > Zone 17 Rotor's dog park

Asset	Service	Notes	Labor	Materials	Total
Valve 2	<u>Troubleshoot</u>	Hours: 2 valve to coming from controller need to track and located bad and decoder	\$150.00	\$335.00	\$485.00

Controller 1 - Grand Live Oak Blvd > Zone 18 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 18 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 1 - Grand Live Oak Blvd > Zone 19 Rotor's

Asset	Service	Notes	Labor	Materials	Total
Zone 19 Rotor's	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 1 - Grand Live Oak Blvd > Zone 20 Rotor's

Asset	Service	Notes	Labor	Materials	Total
Zone 20 Rotor's	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 1 - Grand Live Oak Blvd > Zone 24 Rotor's

Asset	Service	Notes	Labor	Materials	Total
Zone 24 Rotor's	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 1 - Grand Live Oak Blvd > Zone 25 Rotor's

Asset	Service	Notes	Labor	Materials	Total
Zone 25 Rotor's	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 1 - Grand Live Oak Blvd > Zone 26 Rotor's

Asset	Service	Notes	Labor	Materials	Total
Zone 26 Rotor's	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 1 - Grand Live Oak Blvd > Zone 27 Rotor's

Asset	Service	Notes	Labor	Materials	Total
Zone 27 Rotor's	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 1 - Grand Live Oak Blvd > Zone 29 Rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 29 Rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 1 - Grand Live Oak Blvd > Zone 30 Rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 30 Rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 1 - Grand Live Oak Blvd > Zone 32 Rotors

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 1	<u>Replace</u>	Part: Head & Nozzle Head Type: Rotor Line Length (ft.): 0 Hours: 0.33 broken rotor	\$24.75	\$17.89	\$42.64
Zone 32 Rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 1 - Grand Live Oak Blvd > Zone 34 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 34 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 1 - Grand Live Oak Blvd > Zone 36 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 36 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 1 - Grand Live Oak Blvd > Zone 40 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 40 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 1 - Grand Live Oak Blvd > Zone 41 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 41 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 1 - Grand Live Oak Blvd > Zone 43 Rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 43 Rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 - Clubhouse > Zone 1 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 1 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 - Clubhouse > Zone 2 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 2 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 - Clubhouse > Zone 3 Rotor's

Asset	Service	Notes	Labor	Materials	Total
Zone 3 Rotor's	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 - Clubhouse > Zone 4 Drip

Asset	Service	Notes	Labor	Materials	Total
Drip Line 7	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/4" Hours: 0.5 broken drip line	\$45.00	\$10.00	\$55.00
Zone 4 Drip	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 - Clubhouse > Zone 5 Rotor's

Asset	Service	Notes	Labor	Materials	Total
Zone 5 Rotor's	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 - Clubhouse > Zone 6 Rotors

Asset	Service	Notes	Labor	Materials	Total
Zone 6 Rotors	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 - Clubhouse > Zone 7 Sprays

Asset	Service	Notes	Labor	Materials	Total
Lateral Line 2	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1" Hours: 1 broken lateral line for sprayhead right side of pool	\$75.00	\$10.00	\$85.00
Zone 7 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 - Clubhouse > Zone 8 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 8 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 - Clubhouse > Zone 9 Drip

Asset	Service	Notes	Labor	Materials	Total
Drip Line 21	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/4" Hours: 0.5 broken drip line	\$37.50	\$5.00	\$42.50

Controller 2 - Clubhouse > Zone 10 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 10 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 - Clubhouse > Zone 11 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 11 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 - Clubhouse > Zone 12 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 12 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 - Clubhouse > Zone 13 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 13 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 - Clubhouse > Zone 15 Bubblers

Asset	Service	Notes	Labor	Materials	Total
Zone 15 Bubblers	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 - Clubhouse > Zone 16 Rotor's

Asset	Service	Notes	Labor	Materials	Total
Zone 16 Rotor's	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 - Clubhouse > Zone 17 Rotor's

Asset	Service	Notes	Labor	Materials	Total
Zone 17 Rotor's	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 - Clubhouse > Zone 18 Rotor's

Asset	Service	Notes	Labor	Materials	Total
Zone 18 Rotor's	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 - Clubhouse > Zone 19 Rotor's

Asset	Service	Notes	Labor	Materials	Total
Zone 19 Rotor's	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 - Clubhouse > Zone 20 Rotor's

Asset	Service	Notes	Labor	Materials	Total
Zone 20 Rotor's	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 2 - Clubhouse > Zone 21 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 21 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 3 - Grand Live Oak Blvd near Lift Station > Zone 1 Sprays

Asset	Service	Notes	Labor	Materials	Total
Valve 3	<u>Troubleshoot</u>	Hours: 1 zone not coming on from controller bad solenoid and decoder	\$75.00	\$335.00	\$410.00
Zone 1 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 3 - Grand Live Oak Blvd near Lift Station > Zone 2 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 2 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 3 - Grand Live Oak Blvd near Lift Station > Zone 5 Rotor's

Asset	Service	Notes	Labor	Materials	Total
Zone 5 Rotor's	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 3 - Grand Live Oak Blvd near Lift Station > Zone 6 Rotor's

Asset	Service	Notes	Labor	Materials	Total
Zone 6 Rotor's	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 3 - Grand Live Oak Blvd near Lift Station > Zone 8 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 8 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 3 - Grand Live Oak Blvd near Lift Station > Zone 9 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 9 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 3 - Grand Live Oak Blvd near Lift Station > Zone 10 Rotor's

Asset	Service	Notes	Labor	Materials	Total
Zone 10 Rotor's	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 3 - Grand Live Oak Blvd near Lift Station > Zone 13 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 13 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 4 - Mossy Timber Blvd > Zone 2 Rotor's

Asset	Service	Notes	Labor	Materials	Total
Zone 2 Rotor's	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 4 - Mossy Timber Blvd > Zone 3 Rotor's

Asset	Service	Notes	Labor	Materials	Total
Zone 3 Rotor's	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 4 - Mossy Timber Blvd > Zone 5 Rotor's

Asset	Service	Notes	Labor	Materials	Total
Zone 5 Rotor's	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 4 - Mossy Timber Blvd > Zone 6 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 6 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 4 - Mossy Timber Blvd > Zone 9 Sprays

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 7	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 Hours: 0.25 broken sprayhead fixed on site	\$18.75	\$16.75	\$35.50
Zone 9 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 4 - Mossy Timber Blvd > Zone 15 Rotor's

Asset	Service	Notes	Labor	Materials	Total
Zone 15 Rotor's	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 4 - Mossy Timber Blvd > Zone 18 Rotor's

Asset	Service	Notes	Labor	Materials	Total
Zone 18 Rotor's	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 4 - Mossy Timber Blvd > Zone 20 Rotor's

Asset	Service	Notes	Labor	Materials	Total
Zone 20 Rotor's	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 4 - Mossy Timber Blvd > Zone 23 Rotor's

Asset	Service	Notes	Labor	Materials	Total
Zone 23 Rotor's	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 4 - Mossy Timber Blvd > Zone 24 Rotor's

Asset	Service	Notes	Labor	Materials	Total
Zone 24 Rotor's	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 4 - Mossy Timber Blvd > Zone 25 Rotor's

Asset	Service	Notes	Labor	Materials	Total
Zone 25 Rotor's	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 4 - Mossy Timber Blvd > Zone 27 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 27 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 4 - Mossy Timber Blvd > Zone 28 Rotor's

Asset	Service	Notes	Labor	Materials	Total
Zone 28 Rotor's	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 4 - Mossy Timber Blvd > Zone 31 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 31 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 4 - Mossy Timber Blvd > Zone 33 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 33 Sprays	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 4 - Mossy Timber Blvd > Zone 34 Rotor's

Asset	Service	Notes	Labor	Materials	Total
Zone 34 Rotor's	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 4 - Mossy Timber Blvd > Zone 35 Rotor's

Asset	Service	Notes	Labor	Materials	Total
Zone 35 Rotor's	<u>Audit</u>	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00



5



Proposal #: 680939

Date: 3/26/2026

From: JB Basilio Perez

Landscape Enhancement Proposal for Cypress Preserve CDD

Michael Perez
 Inframark
 313 Campus Street
 Celebration, FL 34747
 michael.perez@inframark.com

LOCATION OF PROPERTY

18805 Lester Dairy Rd
 Land O Lakes , FL 34638

Irrigation Inspection created on 3/24/26

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	1	\$591.00	\$591.00
Irrigation Part(s)	1	\$834.64	\$834.64

Irrigation Inspection for repairs created on 3/24/26.

Service	Quantity	Cost
Audit Zone	75	\$0.00
Repair Drip Line	3	\$117.50
Repair Lateral Line	1	\$85.00
Replace Sprinkler Head	2	\$78.14
Troubleshoot Controller	2	\$250.00
Troubleshoot Valve	2	\$895.00

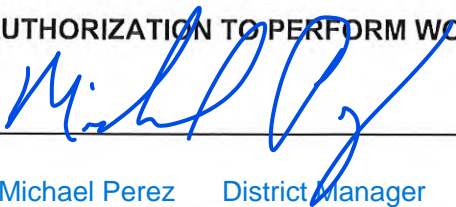
Total : \$1,425.64

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



Michael Perez District Manager

Print Name/Title

Date 05/12/2026 as approved 5/6/2026

Cypress Preserve CDD

Subtotal	\$1,425.64
Sales Tax	\$0.00
Proposal Total	\$1,425.64

THIS IS NOT AN INVOICE



Cypress Preserve CDD

Field Inspection Report - May 2026

Tuesday, May 19 2026

Prepared For Board Of Supervisors

27 Items Identified

27 Items Incomplete

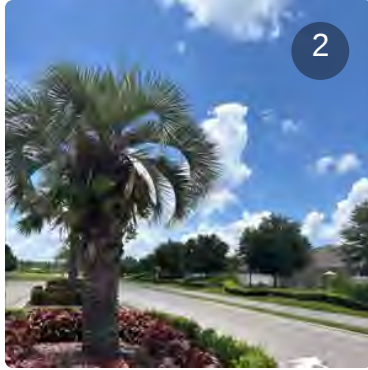
John Fowler

Inframark

Item 1

Assigned To: Yellowstone

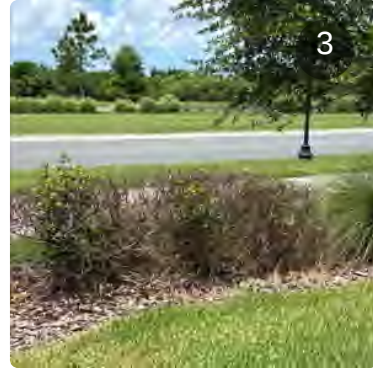
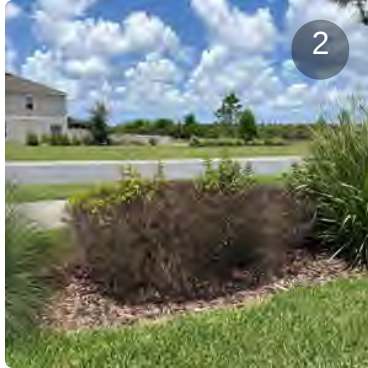
Noting as of this inspection, the approved palms have not been cleaned up yet. When will this be scheduled?



Item 2

Assigned To: Yellowstone

Noting the trial test for the cutbacks of Firebush around the community pool area was successful and recommend a rejuvenation cutback for all of them.



Item 3

Assigned To: Maintenance

Noting none of the dog stations are lined and will be getting a proposal for consideration from Inframark Services.



Item 4

Assigned To: Yellowstone

Asking if Yellowstone can install a small amount of soil at the entrance into the small dog park at the community amenities area, where there is a small hole that is a possible hazard.



Item 5

Assigned To: Yellowstone

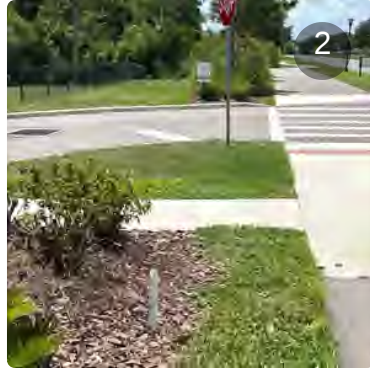
Need to improve the turf where there is irrigation throughout the CDD. Noting there is a sign from the landscape vendor for recent treatment.



Item 6

Assigned To: Yellowstone

Noting a broken PVC pipe across the street from the dog park by the community amenities area. Asking Yellowstone if they might know what this is for? Needs a cap or flush cut if not necessary.



Item 7

Assigned To: Yellowstone

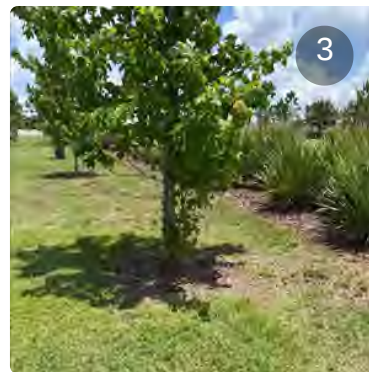
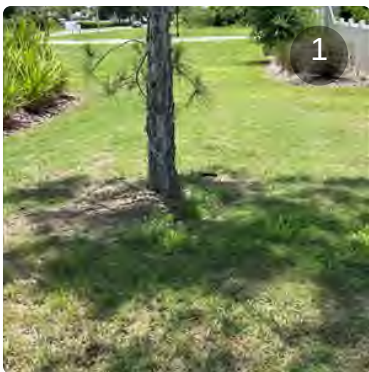
Noting one species that is slow to recover, purple fountain grass, throughout the district. Hopefully rains will improve growth.



Item 8

Assigned To: Yellowstone

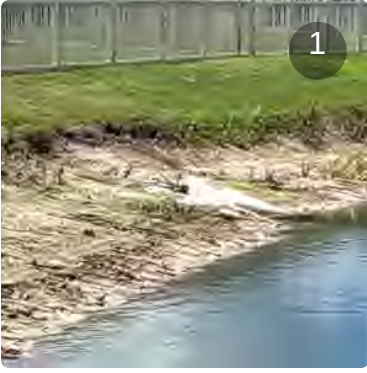
Need to establish tree ring beds, and remove any sucker growth for the trees next to pond 2.



Item 9

Assigned To: Board Information/Aquatics

Noting erosion is slightly worse for pond 2 after the recent rain events. Will continue to monitor.



Item 10

Assigned To: Yellowstone

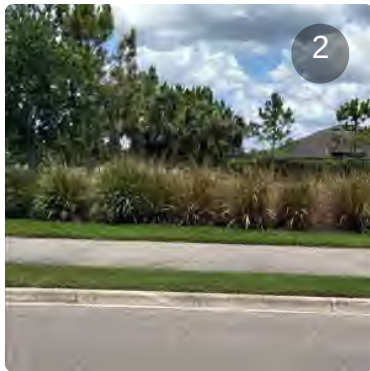
Drain grate is being covered by vegetation. Ensure these are edged and kept free of grass during each service. This is the turf tract between pond 2 and Bulloch Blvd.



Item 11

Assigned To: Yellowstone

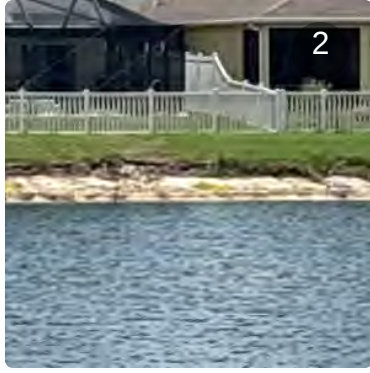
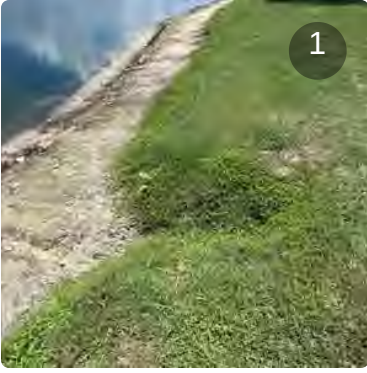
Diagnose and treat a few declining ornamental grasses on Mossy Timber Blvd. north right away between Heron Hideaway Loop and Bulloch Blvd.



Item 12

Assigned To: Board Information/Aquatics

Noting two small washouts at pond 13 approximately the same as the last couple of inspections.



Item 13

Assigned To: Yellowstone

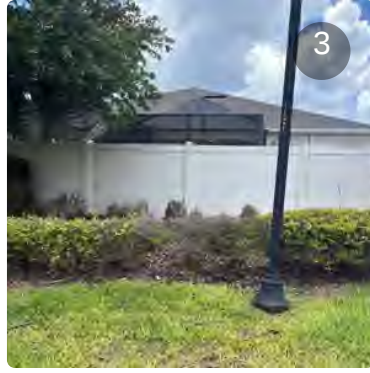
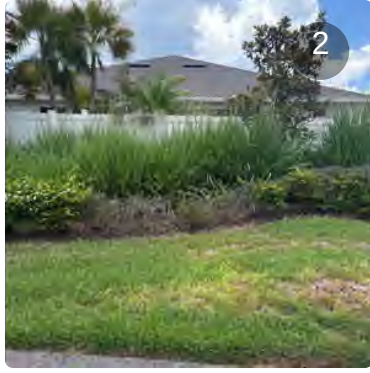
Treat weeds between the vinyl fence and the shrub row behind it on the south right of way of Mossy Timber Blvd.



Item 14

Assigned To: Board Information

During this inspection with a board member, we looked and evaluated the north right of way bed of Mossy Timber Blvd. Noting a few dead plants have been removed and may want to consider not replanting. The live Jasmine is hiding the ornamental grasses.



Item 15

Assigned To: Board Information

Noting empty bullnoses in the medians of Mossy Timber Blvd. and Grand Live Oak Blvd. May want to consider a couple different options. Replanting with low ground cover, install installing turf, or installing river rock.



Item 16

Assigned To: Yellowstone

Broken valve box and missing cover on Mossy Timber Blvd. south right of way near Land O Lakes Blvd.



Item 17

Assigned To: Yellowstone

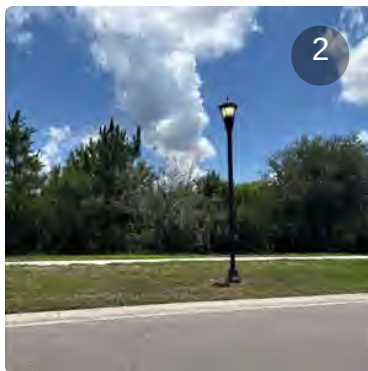
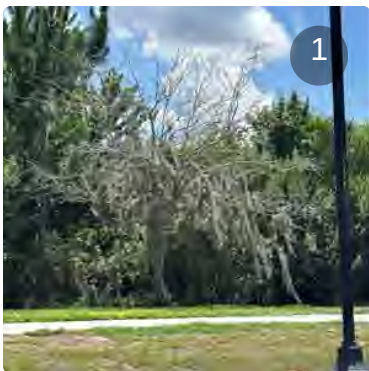
Diagnose and treat declining *Thryallis* in the median bed of Heron Hideaway Loop. Remove any dead or diseased material.



Item 18

Assigned To: Yellowstone

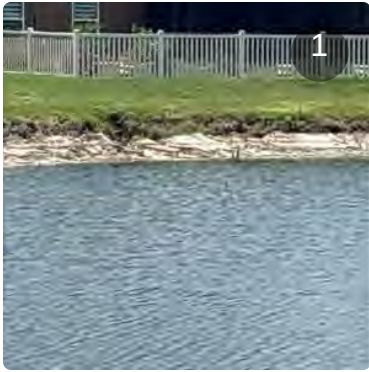
Noting dead tree on Mossy Timber Blvd. across from pond 13. This is located just outside of the preserve area. Provide a proposal for removal.



Item 19

Assigned To: Board Information/Aquatics

Noting a couple small washouts on pond 3. Board may want to consider the engineer to evaluate all the pond banks within the next year.



Item 20

Assigned To: Board Information/Aquatics

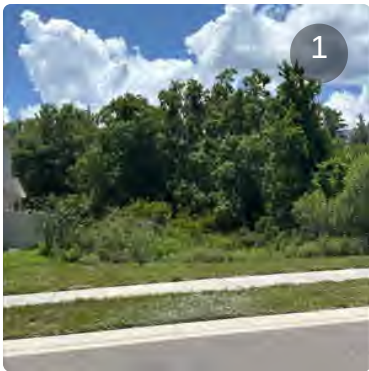
Overall, the pond quality is in good condition throughout the district in regards to weeds and algae suppression. Continue to monitor pond 6 washouts until they are repaired.



Item 21

Assigned To: Yellowstone

Noting some of the preserve areas are starting to grow into CDD turf. Asking Yellowstone if we can look at pushing back with a mower in these areas that can be reached with a mower. The specific picture is on the west right of way of Gliding Eagle Way across from pond 10, however, there are several areas similar throughout the district.



Item 22

Assigned To: Yellowstone

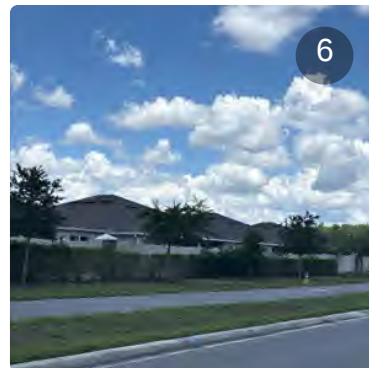
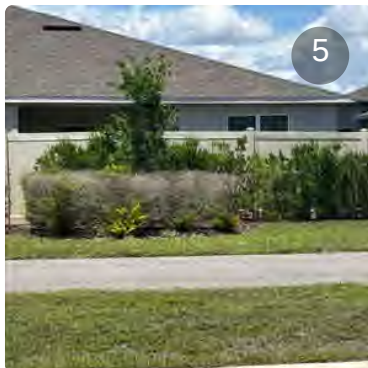
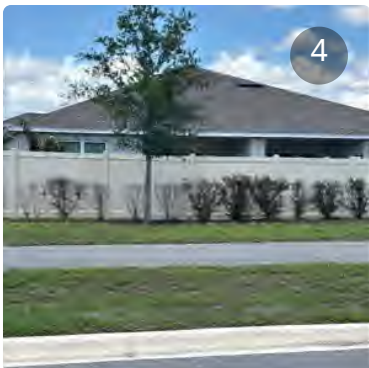
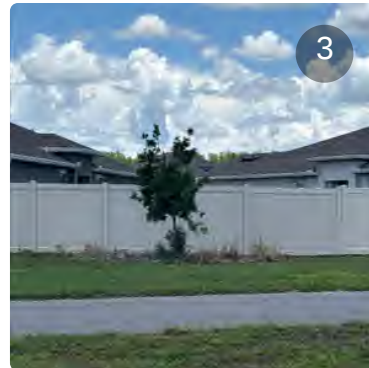
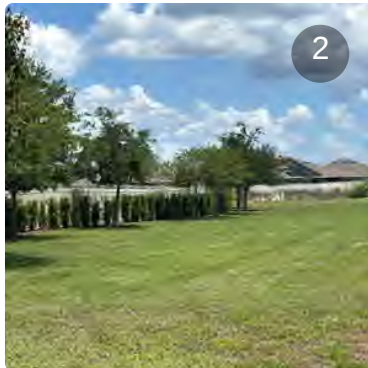
Missing valve cover that needs replacement on Grand Live Oak Blvd. Across the street from Osprey Glade Terr.



Item 23

Assigned To: Board Information

During this inspection, a board member and I evaluated the right ways of Grand Live Oak Boulevard. There are many cut out beds with plant material that is not thriving. We did notice a clean look with only trees and the shrubs along the fence line. May want to consider removing the cutout beds and install installing turf or keep it mulch without the declining plant material.



Item 24

Assigned To: Yellowstone

During this inspection, a board member informed me that the field between the fences on Grand Live Oak Blvd. south right of way, used to be mowed. Please ensure this is on the

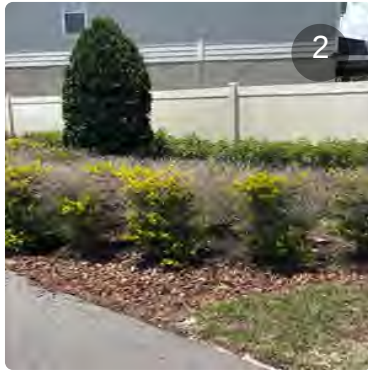
schedule moving forward. This is just west of pond 21.



Item 25

Assigned To: Yellowstone

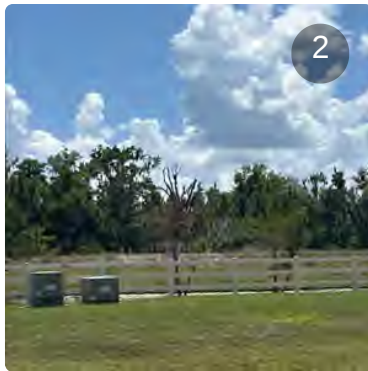
Noting Duranta Gold Mound is starting to flush out new growth and should be cut back to remove the dead material.



Item 26

Assigned To: Yellowstone

Noting a dead tree on the south right of way of Grand Live Oak Blvd. across the street from Old Sycamore Loop. Provide a proposal for removal.



Item 27

Assigned To: Yellowstone

Need to replace a missing valve cover by the large dog park on Grand Live Oak Boulevard near Old Sycamore Loop.



From: Garcia, Carlos <cagarcia@yellowstonelandscape.com>
Sent: Wednesday, May 27, 2026 9:22 AM
To: Fowler, John <jfowler@inframark.com>
Cc: Perez, Michael <Michael.Perez@inframark.com>; Gallo, Melinda <Melinda.Gallo@inframark.com>
Subject: RE: May 2026 Field Inspection for Cypress Preserve CDD

This Message Is From an External Sender

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

Good morning,

I have my responses to the report, and I have attached a few pictures:

- 1: Pindo Palms will be done this week! Perfect before the June/summertime
- 2: We have started the rest of the cutbacks. We should be done by next week (June 1-5)
- 4: This has been completed! Pictures are attached
- 5: After the last treatment, all turf weeds have been killed off. With all this rain, we should be seeing new growth in these areas soon.
- 6: Not sure what this is, we will be there 5/28 for our irrigation inspection. We will check it out and if it is nothing, we will break it off.
- 8: This has been completed 5/21
- 10: Completed 5/21
- 11: This has been sent over to the fert team, and we will treat for this next fert cycle
- 13: This will be double checked 5/29 as we received a bunch of rain last weekend. Will retreat weeds as needed
- 15: Brown river walk would be a great option to add a bit of color and easy to maintain! I can provide a proposal for medium or large brown river walk.
- 16: Covers will come in tomorrow 5/28
- 17: Completed 5/21
- 18: I have attached a proposal to remove a tree for item 18 and 26. It'll be cheaper to remove both and we will flush cut them.
- 21: We will start pushing these common area cutbacks starting tomorrow 5/28
- 22: Cover will be installed 5/28
- 23: I have attached a proposal to be able to remove all the dead/declining plants on Grand Live Oak boulevard and to install sod to close off the beds
- 24: Has been completed 5/21. Picture has been attached
- 25: This project has been started and should be completed 5/28
- 27: Covers will be installed 5/28



Cypress Preserve CDD

Field Inspection Report - June 2026

Thursday, June 11 2026

Prepared For Board Of Supervisors

30 Items Identified

30 Items Incomplete

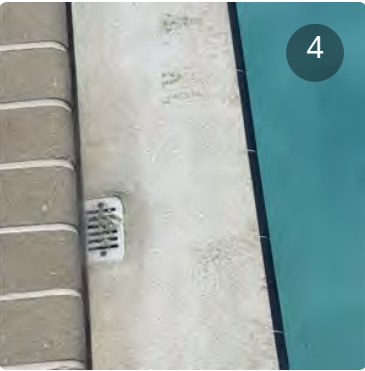
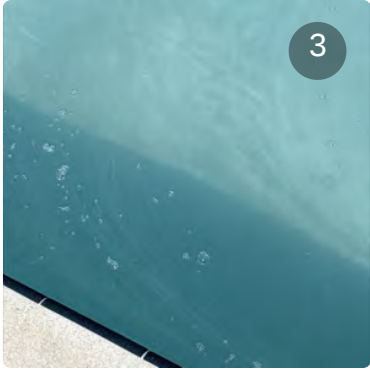
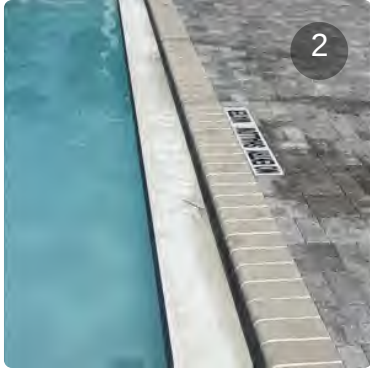
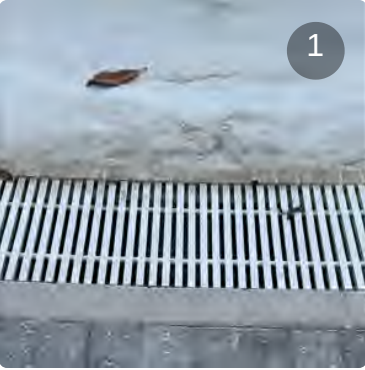
John Fowler

Inframark

Item 1

Assigned To: Pool Vendor

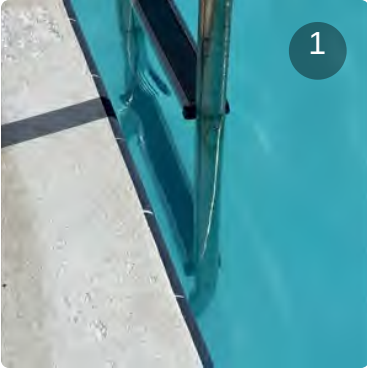
Pool service needs to improve overall. Noting water level low for the pool, scum on top of the water, and dirty tiles found throughout this inspection.



Item 2

Assigned To: Pool Vendor

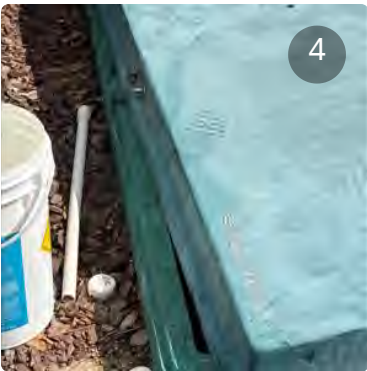
Need to repair a step missing on the pool ladder and a broken tile for the community pool. I was informed by a board member that these items were agreed upon to be fixed when vendor was selected.



Item 3

Assigned To: Pool Vendor

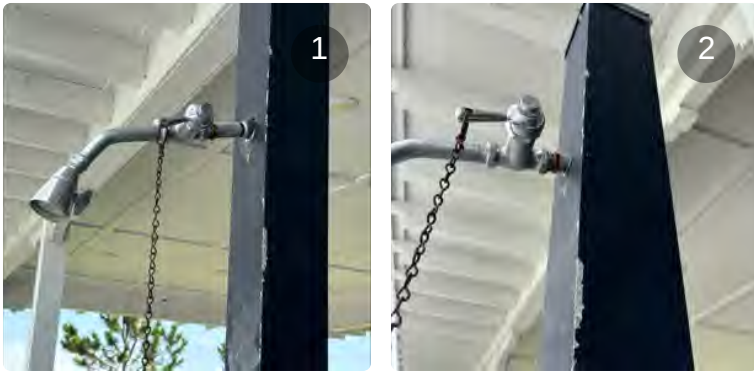
None of the pool pump area cases are sealed or locked. One currently has a rock that keeps it propped up. The others are open to not crimp a feeder tube. Please have this resolved and locked as this area is accessible to anyone in the community.



Item 4

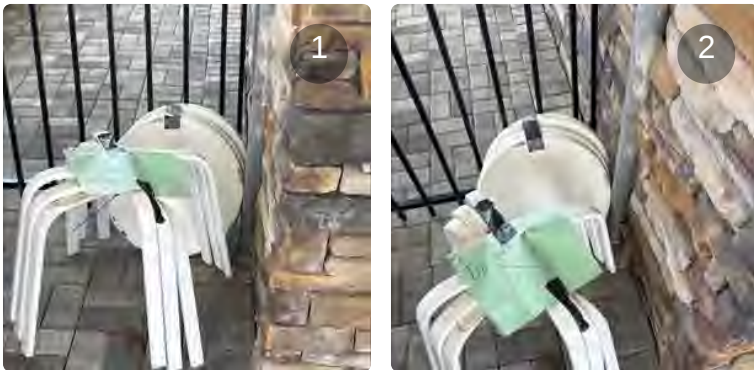
Assigned To: Maintenance

Need to repair the community pool shower head that is not secure to the pole.

**Item 5**

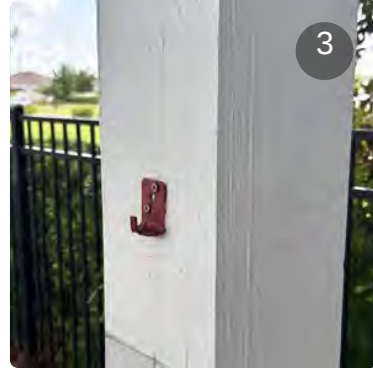
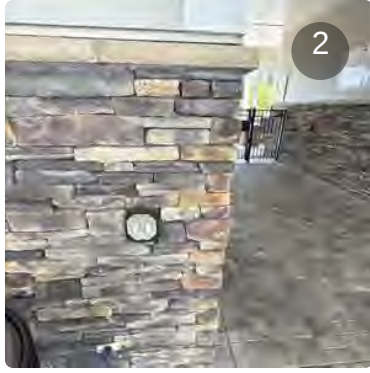
Assigned To: Maintenance

Noting small tables unassembled within the community pool area. Board member informed me during this inspection that these were supposed to be put together. Put them in the pool storage area.

**Item 6**

Assigned To: Maintenance

Within the community pool area, found the pictured controls without a protective lid. I was informed by a board member during this inspection that they are no longer in use as the fans were removed. Asking if maintenance can install a cover plate for now and remove the current controls. Also, found a hook that holds a fire extinguisher missing.



Item 7 REPEAT ITEM

Assigned To: Yellowstone

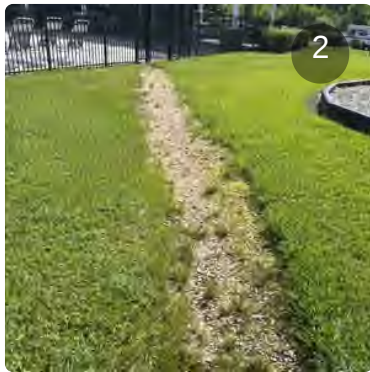
Need to remove low hanging dead fronds in the Bismarck Palms around the community pool.



Item 8

Assigned To: Yellowstone

Treat weeds in the river rock drainage area at the community playground.



Item 9

Assigned To: Maintenance

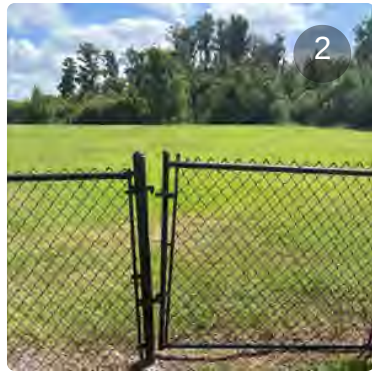
Need to line dog station trash cans that are not broken throughout the district.



Item 10

Assigned To: Maintenance

Need to repair gate off its hinge at the side entrance of the large dog park by community amenities area.



Item 11

Assigned To: Yellowstone

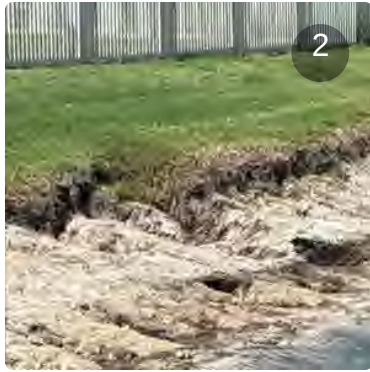
Noting a broken PVC pipe, not sure what it is for, that needs to be cut and possibly capped that poses a possible safety issue. This is located on the north east corner of Bulloch Boulevard and Hunters Meadow walk.



Item 12

Assigned To: Board Information

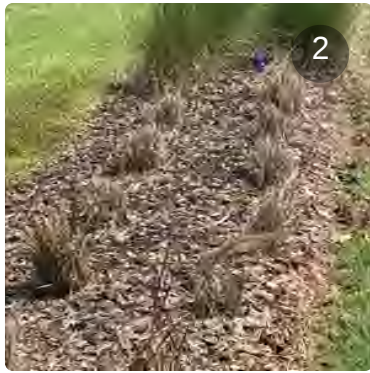
Noting washouts for pond 2 are slightly worse than last inspection.



Item 13

Assigned To: Yellowstone

Noting many of the Purple Fountain Grass are not coming back from a rejuvenation cut back along the right of way of Bulloch Blvd. Remove any dead ones.



Item 14

Assigned To: Yellowstone

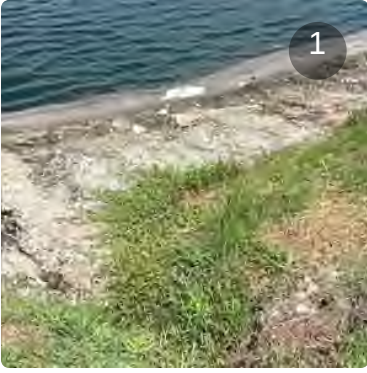
Control the grassy weed growth along the fence line next to pond 13.



Item 15

Assigned To: Board Information

Continuing to monitor the small washouts for pond 13. They do not appear to be in worse condition since the last inspection. Even with the recent rains.



Item 16

Assigned To: Yellowstone

Diagnose and treat the declining ornamental grasses on Mossy Timber Blvd. across the street of the community pool.



Item 17

Assigned To: Yellowstone

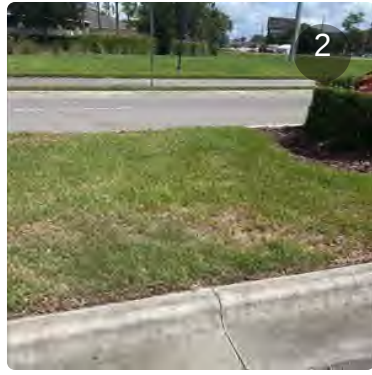
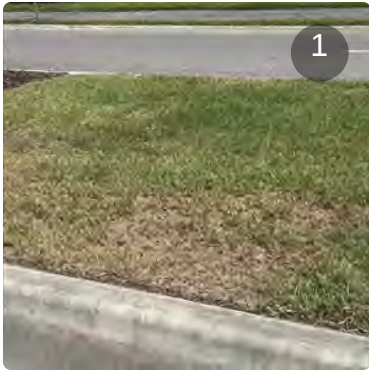
Asking when the approved palm tree cleanup is going to be completed?



Item 18

Assigned To: Yellowstone

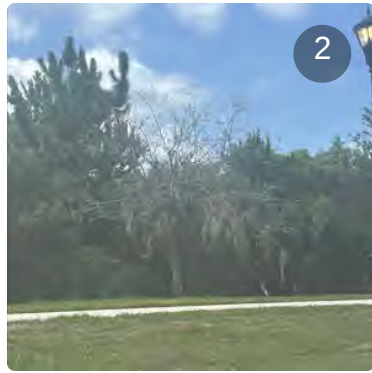
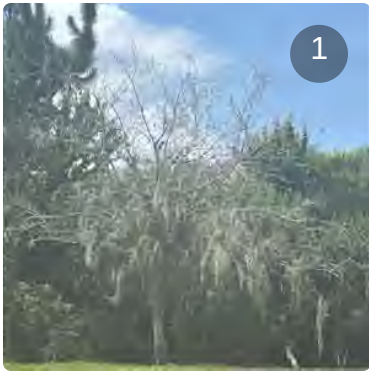
Diagnose and treat declining St. Augustine in the median island on Mossy Timber Blvd. near Land O Lakes Blvd. intersection.



Item 19

Assigned To: Yellowstone

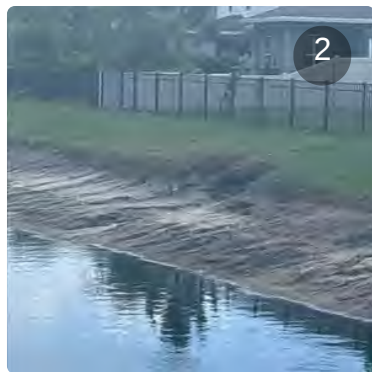
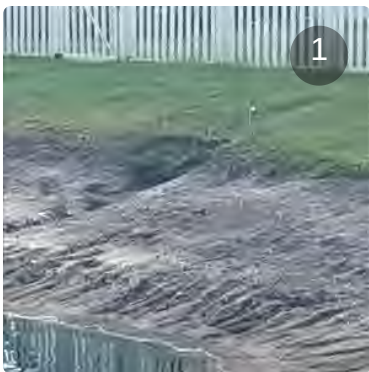
Has a proposal been provided to flush cut the dead tree near the preserve line on the south right of way of Mossy Timber Boulevard?



Item 20

Assigned To: Board Information

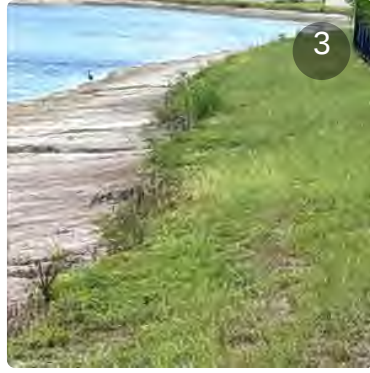
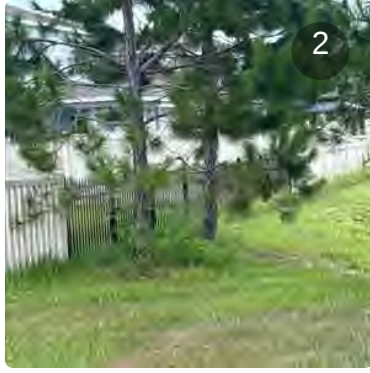
Noting the approved washout repairs have not been completed yet on pond 6.



Item 21

Assigned To: Yellowstone

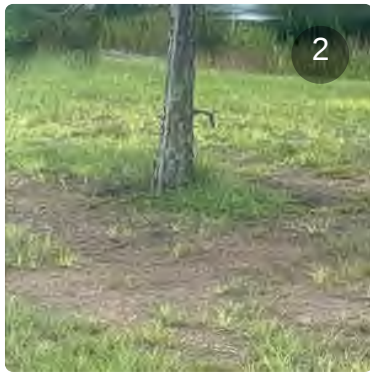
Ensure tree rings and the edge of pond 9 are weedeated each service.



Item 22

Assigned To: Yellowstone

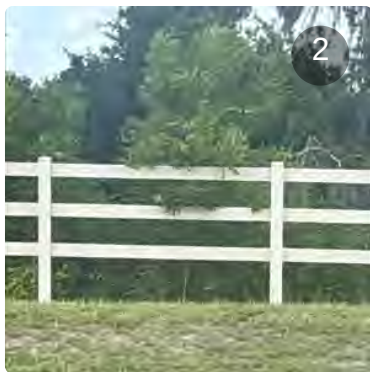
Ensure tree rings are being treated and/or weedeated for pond 18.



Item 23

Assigned To: Yellowstone

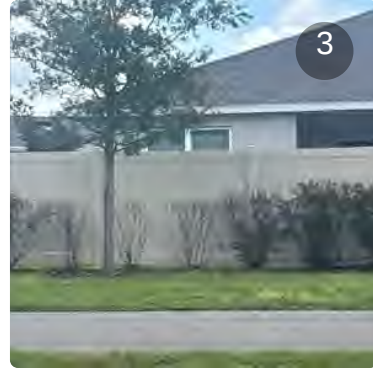
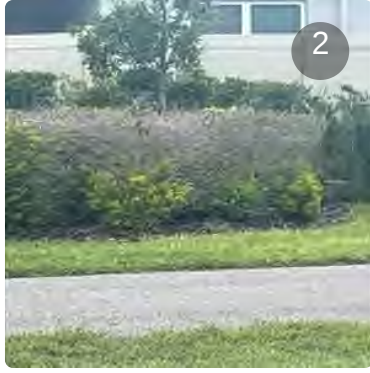
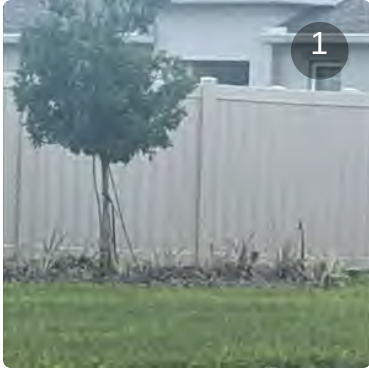
Remove any vegetation growing through the perimeter fence between pond 18 and pond 19 on Grand Live Oak Blvd.



Item 24

Assigned To: Yellowstone

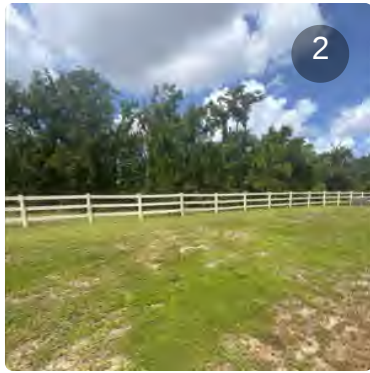
Several species that are not thriving along the right of ways of Grand Live Oak Blvd. Diagnose and treat where applicable.



Item 25

Assigned To: Yellowstone

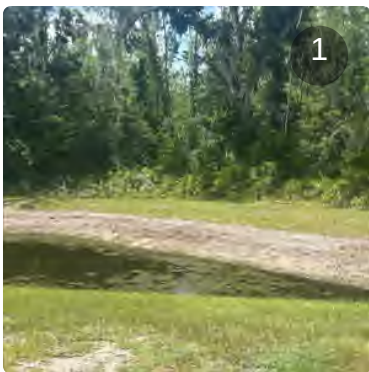
Noting a broken valve box with a missing lid that should be replaced with exposed wires on the right of way of Grand Love Oak Blvd. next to pond 19.



Item 26

Assigned To: Aquatics

Treat small algae blooms along water edge of pond 19.



Item 27

Assigned To: Maintenance

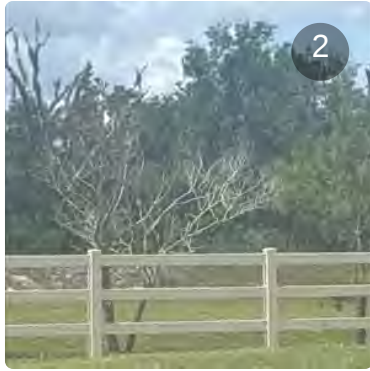
Replace the bent pole to hold gate in place for the dog park next to the lift station on Grand Live Oak Blvd.



Item 28

Assigned To: Yellowstone

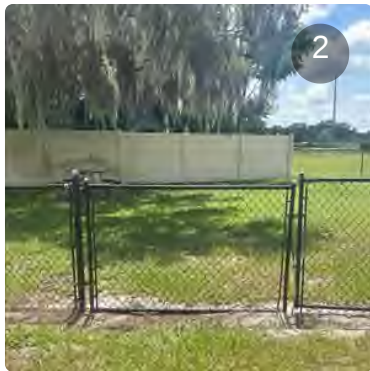
Need a proposal to remove a dead tree by pond 21 across the street from Old Sycamore Loop.



Item 29

Assigned To: Maintenance

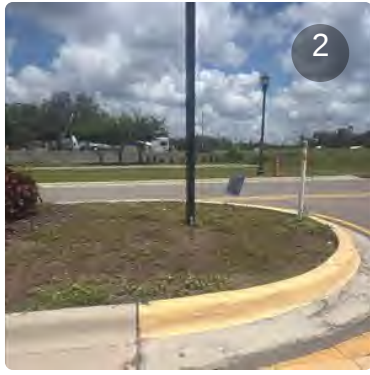
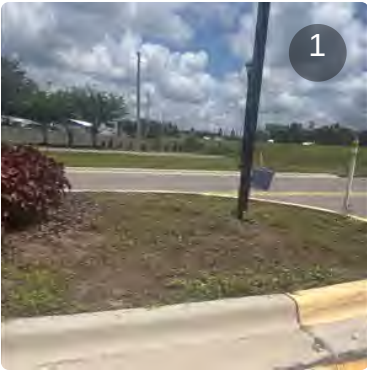
Gate that separates large and small dog park on Grand Live Oak Blvd. near Land O Lakes Boulevard is off its hinge and needs repair.



Item 30

Assigned To: Yellowstone

The bullnose median bed has no desirable plants currently and is overran by weeds on Grand Live Oak Blvd. at Land O Lakes Blvd. intersection.



From: Garcia, Carlos <cagarcia@yellowstonelandscape.com>

Sent: Thursday, June 25, 2026 9:31 AM

To: Fowler, John <jfowler@inframark.com>; Jeremy Crawford <jaymanenterprises@live.com>

Cc: Gallo, Melinda <Melinda.Gallo@inframark.com>; Perez, Michael <Michael.Perez@inframark.com>

Subject: [EXTERNAL] RE: June 2026 Field Inspection for Cypress Preserve CDD

This message is from an external sender. DO NOT CLICK on links or attachments unless you recognize the sender and know the content is safe.

Good morning,

Items #7, 8, 14, 21, 22 and 23 have been completed.

Item 11: Irrigation will get this capped off then officially broken this week or next week at the latest.

Item 13: We will remove any dead ones that remain.

Item 16: This has been treated June 11th. Hope to see results this upcoming month. If not, we will start trimming the grasses down.

Item 17:

Item 18: Completed June 11th. Applied granular and liquid fertilizer.

Item 24: We have started removing any dead and cut back plants that are showing new growth on Grand Live Oak Blvd

Item 25: Irrigation team will check if these wires are still being used to put a cap on. If not, we will work on getting this out.

Item 30: We will spray these weeds out June 25th



Proposal #: 709278

Date: 5/27/2026

From: Carlos Garcia

**Landscape Enhancement Proposal for
Cypress Preserve CDD**

Michael Perez
Inframark
313 Campus Street
Celebration, FL 34747
michael.perez@inframark.com

LOCATION OF PROPERTY

18805 Lester Dairy Rd
Land O Lakes , FL 34638

Grand Live Oak Dead Plant Removal and Sod Install

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	40	\$72.00	\$2,880.00
Bahia Sod (per pallet)	2	\$550.00	\$1,100.00

Proposal is to remove any dead/declining plant material and to install bahia sod to close and make beds smaller. This would be perfect during the rainy months as sod will be 30 days to be watered to properly install.

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	\$3,980.00
Sales Tax	\$0.00
Proposal Total	\$3,980.00

THIS IS NOT AN INVOICE



Proposal #: 709225

Date: 5/27/2026

From: Carlos Garcia

**Landscape Enhancement Proposal for
Cypress Preserve CDD**

Michael Perez
Inframark
313 Campus Street
Celebration, FL 34747
michael.perez@inframark.com

LOCATION OF PROPERTY

18805 Lester Dairy Rd
Land O Lakes , FL 34638

2 Dead Tree Removals (Flush Cut)

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	4	\$72.14	\$288.57



Proposal is to remove 2 dead trees located at Cypress Preserve CDD. We will flush cut the tree and remove all debris.

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	\$288.57
Sales Tax	\$0.00
Proposal Total	\$288.57

THIS IS NOT AN INVOICE



Proposal #: 722356

Date: 6/25/2026

From: Carlos Garcia

Landscape Enhancement Proposal for Cypress Preserve CDD

Michael Perez
Inframark
313 Campus Street
Celebration, FL 34747
michael.perez@inframark.com

LOCATION OF PROPERTY
18805 Lester Dairy Rd
Land O Lakes , FL 34638

Tree #19 #28 Flush Cut

Table with 4 columns: DESCRIPTION, QTY, UNIT PRICE, AMOUNT. Row 1: General Labor, 4, \$72.00, \$288.00

Proposal is to flush cut trees labeled item #19 and #28 from June 2026 inspection.

- We will flush cut both trees and remove all debris!

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

Summary table with 2 columns: Item, Amount. Subtotal \$288.00, Sales Tax \$0.00, Proposal Total \$288.00

THIS IS NOT AN INVOICE



CLEARVUE

-Environmental- Service Report



CUSTOMER: Cypress Preserve CDD

Technician: Daniel

Date: June 1, 2026

SITE	VEGETATION TREATED					DAYS RESTRICTED
	ALGAE	GRASSES	UNDERWATER	FLOATING	TERRESTRIAL	
All Sites(Ponds)		X			X	0
Pond 15	X					0

OTHER SERVICES PROVIDED

SITE	Trash Removal	MECHANICAL WEED REMOVAL	Dissolved Oxygen Test	POND DYE
13,2,3,4,5,6,7,11,8				X

NOTES:

Treated all site(s) for all invasive shoreline vegetation as needed.
 Treated pond 15 for minor algae as needed. All ponds looked good. No other algae other than pond #15.
 Added dye to the required ponds 13,2,3,4,6,5,7,8,11. Some ponds could use some weed eating around the edges. Starting to get tall again.

Customers Signature: Email Pond Report

DATE: June 1, 2026

Email: _____

**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA**

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Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Cypress Preserve Community Development District
Pasco County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, and each major fund of Cypress Preserve Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 5, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

May 5, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Cypress Preserve Community Development District, Pasco County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$1,219,960).
- The change in the District's total net position in comparison with the prior fiscal year was (\$104,306), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$1,366,394, an increase of \$123,314 in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service and capital projects, non-spendable for prepaid items and deposits, and the remainder is unassigned deficit fund balance in the general fund.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include general government (management), maintenance, and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Assets, excluding capital assets	\$ 1,499,774	\$ 1,380,390
Capital assets, net of depreciation	12,512,772	12,985,626
Total assets	14,012,546	14,366,016
Current liabilities	410,326	419,518
Long-term liabilities	14,822,180	15,062,152
Total liabilities	15,232,506	15,481,670
Net Position		
Net investment in capital assets	(2,300,777)	(2,076,526)
Restricted	1,157,454	1,080,005
Unrestricted	(76,637)	(119,133)
Total net position	\$ (1,219,960)	\$ (1,115,654)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 1,600,238	\$ 1,533,225
Operating grants and contributions	56,140	72,751
Capital grants and contributions	664	2,280
General revenues	23,067	10,683
Total revenues	1,680,109	1,618,939
Expenses:		
General government	130,098	125,964
Maintenance and operations	824,724	805,607
Parks and recreation	151,297	135,612
Conveyance of capital assets	-	4,366,034
Interest	678,296	683,517
Total expenses	1,784,415	6,116,734
Change in net position	(104,306)	(4,497,795)
Net position - beginning	(1,115,654)	3,382,141
Net position - ending	\$ (1,219,960)	\$ (1,115,654)

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year ended September 30, 2025 was \$1,784,415. The costs of the District's activities were funded by program revenues. Program revenues of the District are comprised of assessments and income from investments in both the current and prior fiscal years. The decrease in total expense is mainly due to the conveyance of infrastructure improvements to other entities for ownership and maintenance responsibilities.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase appropriations by \$95,205. Actual general fund expenditures for the fiscal year ended September 30, 2025 exceeded appropriations by \$28,804.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$14,185,620 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$1,672,848 has been taken, which resulted in a net book value of \$12,512,772. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$14,695,000 in Bonds outstanding and \$182,709 in line of credit payable for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Cypress Preserve Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 29,781
Assessments receivable	7,354
Prepaid items and deposits	34,099
Restricted assets:	
Investments	1,428,540
Capital assets:	
Depreciable, net	<u>12,512,772</u>
Total assets	<u>14,012,546</u>
 LIABILITIES	
Accounts payable and accrued expenses	33,380
Due to HOA	100,000
Accrued interest payable	276,946
Non-current liabilities:	
Due within one year	340,000
Due in more than one year	<u>14,482,180</u>
Total liabilities	<u>15,232,506</u>
 NET POSITION	
Net investment in capital assets	(2,300,777)
Restricted for debt service	1,157,454
Unrestricted	<u>(76,637)</u>
Total net position	<u>\$ (1,219,960)</u>

See notes to the financial statements

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 29,781	\$ -	\$ -	\$ 29,781
Investments	-	1,419,909	8,631	1,428,540
Assessments receivable	7,354	-	-	7,354
Due from other funds	-	14,491	-	14,491
Prepaid items and deposits	34,099	-	-	34,099
Total assets	<u>\$ 71,234</u>	<u>\$ 1,434,400</u>	<u>\$ 8,631</u>	<u>\$ 1,514,265</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued liabilities	\$ 33,380	\$ -	\$ -	\$ 33,380
Due to other funds	14,491	-	-	14,491
Due to HOA	100,000	-	-	100,000
Total liabilities	<u>147,871</u>	<u>-</u>	<u>-</u>	<u>147,871</u>
Fund balances:				
Nonspendable:				
Prepaid items and deposits	34,099	-	-	34,099
Restricted for:				
Debt service	-	1,434,400	-	1,434,400
Capital projects	-	-	8,631	8,631
Unassigned	(110,736)	-	-	(110,736)
Total fund balances	<u>(76,637)</u>	<u>1,434,400</u>	<u>8,631</u>	<u>1,366,394</u>
Total liabilities and fund balances	<u>\$ 71,234</u>	<u>\$ 1,434,400</u>	<u>\$ 8,631</u>	<u>\$ 1,514,265</u>

See notes to the financial statements

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Total fund balances - governmental funds \$ 1,366,394

Amounts reported for governmental activities in the statement of net position
are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	14,185,620	
Accumulated depreciation	<u>(1,672,848)</u>	12,512,772

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(276,946)	
Unamortized original issue discount	55,529	
Line of credit payable	(182,709)	
Bonds payable	<u>(14,695,000)</u>	<u>(15,099,126)</u>

Net position of governmental activities		<u><u>\$ (1,219,960)</u></u>
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See notes to the financial statements

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 580,490	\$ 1,019,748	\$ -	\$ 1,600,238
Interest income	16,942	56,140	664	73,746
Miscellaneous	6,125	-	-	6,125
Total revenues	<u>603,557</u>	<u>1,075,888</u>	<u>664</u>	<u>1,680,109</u>
EXPENDITURES				
Current:				
General government	130,098	-	-	130,098
Maintenance and operations	417,650	-	-	417,650
Parks and recreation	85,517	-	-	85,517
Debt Service:				
Principal	50,000	325,000	-	375,000
Interest	10,505	670,734	-	681,239
Total expenditures	<u>693,770</u>	<u>995,734</u>	<u>-</u>	<u>1,689,504</u>
Excess (deficiency) of revenues over (under) expenditures	(90,213)	80,154	664	(9,395)
OTHER FINANCING SOURCES (USES)				
Interfund transfers in (out)	-	(7,967)	7,967	-
Line of credit proceeds	132,709	-	-	132,709
Total other financing sources (uses)	<u>132,709</u>	<u>(7,967)</u>	<u>7,967</u>	<u>132,709</u>
Net change in fund balances	42,496	72,187	8,631	123,314
Fund balances - beginning	<u>(119,133)</u>	<u>1,362,213</u>	<u>-</u>	<u>1,243,080</u>
Fund balances - ending	<u>\$ (76,637)</u>	<u>\$ 1,434,400</u>	<u>\$ 8,631</u>	<u>\$ 1,366,394</u>

See notes to the financial statements

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$	123,314
Amounts reported for governmental activities in the statement of activities are different because:		
Repayment of long-term liabilities is reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		375,000
Governmental funds report the draws on lines of credit as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.		(132,709)
Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(472,854)
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:		
Amortization of original issue discount		(2,319)
Change in accrued interest		5,262
Change in net position of governmental activities	\$	<u>(104,306)</u>

See notes to the financial statements

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Cypress Preserve Community Development District ("District") was established on April 25, 2017, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Pasco County Ordinance 17-17. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Assets, Liabilities and Net Position or Equity****Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraphs c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Improvements other than buildings	30
Recreational amenity	30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Assets, Liabilities and Net Position or Equity (Continued)****Fund Equity/Net Position (Continued)**

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures**Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS**Deposits**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

	<u>Amortized cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
First American Government Obligation			Weighted average maturity:
Fund Class Y	\$ 1,428,540	S&P AAAM	45 days
Total Investments	<u>\$ 1,428,540</u>		

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)**Investments (Continued)**

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1: Investments* whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2: Investments* whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3: Investments* whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

Interfund receivables and payables at September 30, 2025 were as follows:

Fund	Receivable	Payable
General	\$ -	\$ 14,491
Debt service	14,491	-
Total	\$ 14,491	\$ 14,491

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the debt service fund relate to assessments collected in the general fund that have not yet been transferred to the debt service fund.

NOTE 5 – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS (Continued)

Interfund transfers for the fiscal year ended September 30, 2025 were as follows:

Fund	Transfers in	Transfers out
Debt service	\$ -	\$ 7,967
Capital projects	7,967	-
Total	\$ 7,967	\$ 7,967

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Improvements other than buildings	\$ 12,212,208	\$ -	\$ -	\$ 12,212,208
Recreational amenity	1,973,412	-	-	1,973,412
Total capital assets, being depreciated	14,185,620	-	-	14,185,620
Less accumulated depreciation for:				
Improvements other than buildings	871,094	407,074	-	1,278,168
Recreational amenity	328,900	65,780	-	394,680
Total accumulated depreciation	1,199,994	472,854	-	1,672,848
Total capital assets, being depreciated, net	12,985,626	(472,854)	-	12,512,772
Governmental activities capital assets, net	\$ 12,985,626	\$ (472,854)	\$ -	\$ 12,512,772

Depreciation expense was charged to function/programs as follows:

Maintenance and operations	\$ 407,074
Parks and recreation	65,780
Total	\$ 472,854

NOTE 7 – LONG-TERM LIABILITIES**Series 2017**

In December 2017, the District issued \$9,630,000 of Special Assessment Bonds, Series 2017 Assessment Area One, consisting of multiple term bonds with due dates ranging from November 1, 2023 – November 1, 2048 and fixed interest rates from 3.65% to 5%. The Bonds were issued to provide funds for the costs of acquiring a portion of the Project. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2018. Principal on the Bonds is to be paid serially commencing November 1, 2020 through November 1, 2048.

The Series 2017 Bonds may be called for redemption prior to maturity as a whole or in part, at any time, on or after November 1, 2027. The Bonds are also subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

NOTE 7 – LONG-TERM LIABILITIES (Continued)**Series 2019**

In December 2019, the District issued \$6,635,000 of Series 2019 Special Assessment Revenue Bonds (Assessment Area No. 2), consisting of multiple term bonds with due dates ranging from November 1, 2025 - November 1, 2050 and fixed interest rates ranging from 3.375% to 4.2%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2020. Principal on the Bonds is to be paid serially commencing November 1, 2021 through November 1, 2050.

The Series 2019 Bonds may be called for redemption prior to maturity as a whole or in part, at any time, on or after November 1, 2029. The Bonds are also subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

Bond Compliance

The Bond Indentures established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District for the Series 2019 Bonds. The District was in compliance with the requirements at September 30, 2025.

Line of Credit

The District obtained a line of credit in the amount of \$350,000 during the prior fiscal year. The line of credit bears interest at a fixed rate of 6.4% and has a maturity date of January 5, 2027. During the current fiscal year, the District drew \$132,709 and paid \$50,000 of principal on the line of credit, leaving an outstanding principal balance of \$182,709 as of September 30, 2025.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2017	\$ 8,765,000	\$ -	\$ 190,000	\$ 8,575,000	\$ 200,000
Less Bond discount	12,051	-	511	11,540	-
Series 2019	6,255,000	-	135,000	6,120,000	140,000
Less Bond discount	45,797	-	1,808	43,989	-
Direct borrowings:					
Line of credit	100,000	132,709	50,000	182,709	-
Total	\$ 15,062,152	\$ 132,709	\$ 372,681	\$ 14,822,180	\$ 340,000

At September 30, 2025, the scheduled debt service requirements on the Bonds payable were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 340,000	\$ 658,057	\$ 998,057
2027	355,000	644,263	999,263
2028	365,000	629,700	994,700
2029	380,000	614,632	994,632
2030	395,000	598,215	993,215
2031-2035	2,275,000	2,702,216	4,977,216
2036-2040	2,835,000	2,126,850	4,961,850
2041-2045	3,545,000	1,393,400	4,938,400
2046-2050	3,835,000	477,234	4,312,234
2051	370,000	7,631	377,631
Total	\$ 14,695,000	\$ 9,852,198	\$ 24,547,198

NOTE 7 – LONG-TERM LIABILITIES (Continued)**Long-term Debt Activity (Continued)**

At September 30, 2025, the scheduled debt service requirements on the line of credit were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ -	\$ 11,665	\$ 11,665
2027	182,709	11,665	194,374
Total	\$ 182,709	\$ 23,330	\$ 206,039

NOTE 8 – HOA LOAN

During a prior fiscal year, the District borrowed \$100,000 without interest from the Cypress Preserve of Pasco County Homeowners Association, Inc. (the "HOA") to fund its operation and maintenance expenses for the subsequent fiscal year. The Loan was due in full on January 5, 2024, so long as the District collects sufficient operating and maintenance assessments to pay such amount in full. As of September 30, 2025, the loan was still outstanding. Subsequent to fiscal year end, the District paid \$30,000 towards the loan balance.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 11 – DEFICIT FUND BALANCE

The general fund had a deficit fund balance of (\$76,637) at September 30, 2025. The deficit will be covered by assessments collected in the subsequent period.

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Assessments	\$ 569,761	\$ 569,761	\$ 580,490	\$ 10,729
Interest	-	-	16,942	16,942
Miscellaneous revenue	-	-	6,125	6,125
Total revenues	569,761	569,761	603,557	33,796
EXPENDITURES				
Current:				
General government	161,317	168,022	130,098	37,924
Maintenance and operations	360,269	414,269	417,650	(3,381)
Parks and recreation	48,175	82,675	85,517	(2,842)
Debt Service:				
Principal	-	-	50,000	(50,000)
Interest	-	-	10,505	(10,505)
Total expenditures	569,761	664,966	693,770	(28,804)
Excess (deficiency) of revenues over (under) expenditures	-	(95,205)	(90,213)	4,992
Other Financing Sources (Uses)				
Line of credit proceeds	-	-	132,709	(132,709)
Carry forward	-	95,205	-	95,205
Total other financing sources (uses)	-	95,205	132,709	(37,504)
Net change in fund balance	\$ -	\$ -	42,496	\$ 42,496
Fund balance - beginning			(119,133)	
Fund balance - ending			\$ (76,637)	

See notes to required supplementary information

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase appropriations by \$95,205. Actual general fund expenditures for the fiscal year ended September 30, 2025 exceeded appropriations by \$28,804.

**CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	16
Employee compensation	\$0
Independent contractor compensation	\$162,818
Construction projects to begin on or after October 1; (\$65K)	None
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$617.76 - \$877.50 Debt service - \$1,093.75 - \$1,563.43
Special assessments collected	\$1,600,238
Outstanding Bonds:	
Series 2017	\$8,575,000
Series 2019	\$6,120,000



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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
 REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
 OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
 GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
 Cypress Preserve Community Development District
 Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Cypress Preserve Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 5, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain matters that we reported to management of the District in a separate letter dated May 5, 2026.

The District's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the District's response to the findings identified in our audit and described in the accompanying Management Letter. The District's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

May 5, 2026



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Cypress Preserve Community Development District
Pasco County, Florida

We have examined Cypress Preserve Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Cypress Preserve Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

May 5, 2026



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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
 Cypress Preserve Community Development District
 Pasco County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Cypress Preserve Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our opinion thereon dated May 5, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 5, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Cypress Preserve Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Cypress Preserve Community Development District, Pasco County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

May 5, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

2025-01 Budget:

Observation: Actual expenditures exceeded appropriations in the general fund for the fiscal year ended September 30, 2025.

Recommendation: The District should amend the budget during the fiscal year or within statutory guidelines to ensure that all expenditures are properly budgeted.

Management Response: The District manager and accountant will review the budget every month to make sure that if the District is going to go over budget, a budget amendment is provided in the future.

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025, except as noted above.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met any of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

No.11- 5/20/2026

Louis Smith Electric, Inc.

P. O. Box 7181

Wesley Chapel, FL 33544

Ph 813-767-9296 LouisSmithElectricInc.com Lic: EC0002201

Proposal for Inframark – Cypress Preserve, CDD POOL CONTROLS REV1

Summary: It was determined that the original install of the pool equipment was indeed far short of standard National Electrical Code. The two motor starter enclosures along with the electrical panel were simply drilled out and a galvanized steel 1-1/4 x 3 inch nipple was inserted with no proper weatherproof hubs. This sadly allowed water to run into the electrical panel along with both enclosures every time it rained or the sprinklers came on. The electrical panel has built-in weep holes for any moisture to exit, while the two weatherproof enclosures are sealed up tight. The water stands 1/2" deep until it runs out the door, hence the enclosures are very rusty on the inside bottoms, and the inside components all had a very shortened lifespan with the saturated moisture, including the HOA switches that they are currently running on. ***It has since been determined the enclosures are also shot and need to be replaced as well***

Louis Smith Electric, Inc does propose to supply, wire, and install the following scope of work in contract with Inframark, regarding Cypress Preserve CDD, for the Pool Pump Controls, with the noted provisions and exceptions:

1. Remove the wiring
2. Remove the two old weatherproof enclosures
3. Build a steel strut supporting rack for the new equipment
4. ***Install a new weatherproof IP-67 box big enough for both motor starters*** with weatherproof conduit.
5. Reinstall the motor starters.
6. Install two new weatherproof switches, one for each starter
7. Wire and test each unit
8. We will use all stainless steel or galvanized hardware

Provisions and Exceptions:

1. Any work not specifically listed is not included

Louis Smith Electric, Inc., does propose to do the above listed work for a price of \$2,645. Terms will be 50% down, balance due immediately upon completion, a finance charge of 18% per annum will be charged on all overdue invoices

Louis Smith, President

05/19/26
Date

The signing of this proposal will create a legal and binding contract between Louis Smith Electric, Inc. and Inframark, whom by signing this contract is saying he/she is in fact the owner, president, or agent for owner, and will personally guarantee funds for this contract.

Signed by: Justin Sutphin Cypress Preserve Chairman
 C3BC54C5B568402... Owner or Agent for Owner 5/21/2026
 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: 5417
Prepared On: 5/26/2026
Prepared By: Jennifer L
Valid Until: 6/25/2026

Customer

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

Overview

- 2 Clear Pump Lid
- 2 Pump Lid O-Ring

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
2	Clear EQ Series Strainer Lid Pentair EQ	\$705.53	\$1,411.06
2	EQ Series Strainer Lid Gasket Pentair	\$47.12	\$94.24
Parts Total			\$1,505.30
Installation Labor Total			\$77.50
Subtotal			\$1,582.80

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

Payments Due (\$1,582.80 + applicable fees)

\$1,582.80 + applicable fees **due Upon Job Completion**

Payment by Check Mailed
Total \$1,582.80

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.

Signed by:

Justin Sutphin
C3BC54C5B568402...

5/26/2026

RESOLUTION 2026-08

A RESOLUTION DESIGNATING LEE GRAFFIUS AS ASSISTANT SECRETARY OF THE CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Cypress Preserve Community Development District desire to appoint Lee Graffius as Assistant Secretary;

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

1. Lee Graffius is appointed Assistant Secretary.

Adopted this 1ST day of July, 2026.

Chairman / Vice Chairman

Secretary / Assistant Secretary



SERVICE BUDGET PROPOSAL

Blue Life Pool Service LLC · CPC 1461225

(813) 597-5009 · service@bluelifepools.com · bluelifepools.com

LICENSED & INSURED · DIGITAL REPORT EVERY VISIT · FREE ESTIMATES · QUICK EMERGENCY RESPONSE

PROPOSAL DETAILS

Date: June 16, 2026

PREPARED FOR

Inframark
Cypress Preserve
18728 Mossy Timber Blvd, Land O'Lakes, FL 34638
Michael.perez@inframark.com

01 ABOUT BLUE LIFE POOL SERVICE

Blue Life Pool Service LLC is a Florida-licensed and insured pool maintenance company serving **250+ active commercial accounts** across 8 Florida counties. Every visit is followed by a **digital service report** sent directly to your contact.

02 WATER BODIES

1	Swimming Pool	Club House	\$2,000/mo
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03 SERVICES

✓ Chemical Testing & Balancing	✓ Skimming	✓ Brushing
✓ Vacuuming	✓ Filter Service	✓ Basket Emptying
✓ Equipment Inspection	✓ Chemical Supply	✓ Digital Service Report
✓ Quick Emergency Response	✓ Spa / Hot Tub Service	✓ Compliance Documentation

04 FREQUENCY & INVESTMENT

\$2,000.00
PER MONTH

3x per week
FREQUENCY

05 NEXT STEPS

- 1 Review this budget and confirm scope and investment align with your property needs.
- 2 Contact us with any questions – no commitment required.
- 3 Upon approval, our administrative team will prepare the service agreement.
- 4 Service begins on your agreed start date – first digital report arrives the same day.

Thank you for considering Blue Life Pool Service. This is a budget proposal – not a service agreement. We are happy to adjust scope or frequency to match your needs.

(813) 597-5009 · service@bluelifepools.com · bluelifepools.com

ACCOUNT MANAGER

Ximena Montoya

Sales & Marketing

(813) 438-3010 · ximenam@bluelifepools.com



INFRAMARK[®]

Pool Solutions

CYPRESS PRESERVE CDD POOL MAINTENANCE PROPOSAL

CLEAR PARTNERSHIPS



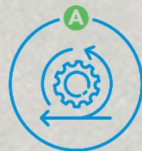
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Inframark Pool Solutions Pool Maintenance Proposal

Date: June 24, 2026

Project Name: Cypress Preserve CDD

Project Contact: Michael Perez

Overview

Inframark Pool Solutions is pleased to submit this proposal to provide professional pool maintenance services for Cypress Preserve CDD. Our goal is to maintain a clean, safe, and visually appealing pool through consistent water chemistry management, routine cleaning, and proactive equipment monitoring—while ensuring minimal disruption to residents and full compliance with all applicable health and safety standards.

Scope of Services

The Contractor shall provide all labor, chemicals, materials, equipment, supervision, and transportation necessary to service the District's pool **three days per week** depending on the time of year or needs, as described below.

Pool Maintenance & Water Quality

- Perform chemical analysis, record keeping, and treatment to ensure compliance with State of Florida and Health Department standards and to maintain proper water chemistry balance.
- Notify the District and close the pool when chemical levels are outside recommended safe ranges.
- Post a "**Pool Closed for Maintenance**" sign at the pool entry gate when required.
- Return after the prescribed adjustment period to re-test water chemistry and remove closure signage.
- Furnish all chemical products necessary to maintain a safe bathing environment.

Cleaning & Preventive Maintenance

- Skim pool surfaces and remove floating debris as needed.
- Net pool floors to remove debris as needed.
- Vacuum pool as needed.
- Clean tile as needed.
- Brush pool walls, steps, and floors as needed.
- Empty skimmer baskets and clean gutters as needed.
- Clean filters as required to ensure proper filtration.
- Backwash filters and/or hose off filter cartridges within filter housing as needed.

Equipment Monitoring & Compliance

- Inspect pool equipment and report any malfunctions or needed repairs (repairs not included).
- Grease equipment as needed.
- Calibrate equipment as needed.
- Promptly respond to health code violations and coordinate with health inspectors as necessary.

Contractor Responsibilities

- All work shall be performed in a neat, professional manner acceptable to the District and in accordance with industry standards and best management practices.
- Upon discovery of any concealed condition, defect, or information that may affect the work, the Contractor shall provide written notice to the District.
- In the event of holidays, inclement weather, or other conditions beyond the Contractor's control resulting in a missed service, the Contractor shall notify the District in a timely manner and provide a written plan to either make up the missed service or issue a credit on the next invoice.

Exclusions from Services

The following services are specifically excluded from the Contractor's scope of work:

1. Employing lifeguards or providing lifeguard-related services.
2. Directly contracting for lifeguard or similar services.
3. Supervising, overseeing, or evaluating lifeguards or pool attendants.
4. Making recommendations regarding lifeguard service provider performance.
5. Performing repairs to the pool or related appurtenances.
6. Developing pool or amenity center rules or policies.
7. Verifying compliance of lifeguards or pool attendants with contracts or local/state guidelines.
8. Handling performance issues or complaints related to lifeguards or pool attendants.
9. Performing inspections or walkthroughs related to lifeguards, pool attendants, or pool facilities.

Pricing

Monthly Amount: \$1,900.00

Annual Amount: \$22,800.00

Client will be invoiced monthly.

Thank you for your time and consideration. Inframark Pool Solutions looks forward to the opportunity to serve as your trusted partner and to help maintain the long-term health and appearance of your pool.

Best Regards,
Inframark Pool Solutions