



Cypress Preserve Community Development District

August 5, 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, August 5, 2026, at 6:00 p.m.

The Regular Meeting of the **Cypress Preserve Community Development District** will be held at **5401 Land O'Lakes Blvd., Land O' Lakes, Florida 34639**. 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. **Public Hearing on FY2027 Budget and Levying O&M Assessments**
 - A. Open Public Hearing
 - B. Consideration of Resolution 2026-09; Adopting FY2027 Budget.....Page 4
 - C. Consideration of Resolution 2026-010; Levying O&M Assessment FY2027.....Page 26
 - D. Close Public Hearing
5. **Consent Agenda**
 - A. Consideration of Regular Meeting Minutes from July 1, 2026.....Page 29
 - B. Acceptance of June 2026 Financial Statements Page 34
 - C. Acceptance of June 2026 Check Register Page 42
 - D. Acceptance of June 2026 O&M Report Page 43
6. **Staff Reports**
 - A. Field Inspection Report Page 87
 - i. Consideration of Dog Waste Station Services Proposal #440..... Page 110
 - ii. Consideration of New Locking Outdoor Cork Message Board Proposal #441..... Page 111
 - iii. Consideration of Replace Aluminum Cap & Repair Metal Mesh at Pool Proposal #442..... Page 112
 - iv. Consideration of Pool Fan Control & Shower Repair/Replacement Proposal #444..... Page 113
 - v. Consideration of 10 Fence Picket Replacements Proposal #445..... Page 114
 - B. Yellowstone
 - C. Clearvue Pond Report Page 115
 - D. District Counsel
 - E. District Engineer
 - F. District Manager
7. **Business Items**
 - A. Consideration of Resolution 2026-11; FY2027 Goals and Objectives Page 116
 - B. Consideration of Resolution 2026-12; Setting FY2027 Meeting Schedule Page 124
 - C. Review of Hughes Exterminators Service Inspection Report Page 126
 - D. Ratification of CompleteIT Electric Magnetic Lock Replacement Proposal #6439 Page 129
 - E. Acceptance of Eugenia Lynch's Resignation Letter Page 131

8. Board of Supervisor Requests and Comments

9. Adjournment

The next meeting is scheduled for Wednesday, September 2, 2026, at 1:30 p.m.

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Cypress Preserve Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget.

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Cypress Preserve Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$_____
Total Reserve Fund [if Applicable]	\$_____
Total Debt Service Funds	\$_____
Total All Funds*	\$_____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 5, 2026.

Attested By:

**Cypress Preserve
Community Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

Print Name: _____
☐ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Adopted Budget



*Cypress Preserve
Community Development District*

FISCAL YEAR 2026

FINAL BUDGET

AUGUST 5, 2026

CLEAR PARTNERSHIPS



Cypress Preserve

Community Development District

Budget Overview

FY 2027

Cypress Preserve
Community Development District

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Cypress Preserve

Community Development District

Operating Budget

FY 2027

Cypress Preserve
Community Development District

General Fund

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	March-	PROJECTED		BUDGET
	FY 2026	2/28/2026	9/30/2026	FY 2026	Budget	FY 2027
REVENUES						
Interest - Investments	\$0.00	\$8,585.00	\$0.00	\$8,585.00	0%	\$0.00
Special Assmnts- Tax Collector	\$740,658.00	\$736,422.00	\$4,236.00	\$740,658.00	0%	\$884,482.19
Special Assmnts- CDD Collected	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Other Miscellaneous Revenues	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Interest - Tax Collector	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$35,379.29
TOTAL REVENUES	\$740,658.00	\$745,007.00	\$4,236.00	\$749,243.00	1%	\$849,102.90
EXPENDITURES						
Administrative						
Supervisor Fees	\$13,000.00	\$5,000.00	\$8,000.00	\$13,000.00	0%	\$12,000.00
Field Services	\$12,360.00	\$7,210.00	\$5,150.00	\$12,360.00	0%	\$12,730.80
ProfServ-Arbitrage Rebate	\$700.00	\$1,200.00	\$0.00	\$1,200.00	71%	\$1,200.00
ProfServ-Trustee Fees	\$8,200.00	\$7,920.00	\$280.00	\$8,200.00	0%	\$8,200.00
Disclosure Report	\$8,400.00	\$3,500.00	\$4,900.00	\$8,400.00	0%	\$8,400.00
District Counsel	\$15,000.00	\$873.00	\$14,127.00	\$15,000.00	0%	\$5,000.00
District Engineer	\$5,000.00	\$3,100.00	\$1,900.00	\$5,000.00	0%	\$6,000.00
District Manager	\$43,775.00	\$18,240.00	\$26,144.00	\$44,384.00	1%	\$44,650.50
Accounting Services	\$6,180.00	\$2,575.00	\$3,605.00	\$6,180.00	0%	\$6,303.60
Auditing Services	\$7,400.00	\$0.00	\$7,400.00	\$7,400.00	0%	\$8,600.00
Postage, Phone, Faxes, Copies	\$250.00	\$9.00	\$241.00	\$250.00	0%	\$1,700.00
Public Officials Insurance	\$3,356.00	\$3,356.00	\$0.00	\$3,356.00	0%	\$3,478.00
Legal Advertising	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Bank Fees	\$200.00	\$0.00	\$200.00	\$200.00	0%	\$500.00
Website Administration	\$1,552.00	\$1,613.00	\$0.00	\$1,613.00	4%	\$1,650.00
Office Supplies	\$100.00	\$0.00	\$100.00	\$100.00	0%	\$100.00
Dues, Licenses, Subscriptions	\$200.00	\$558.00	\$0.00	\$558.00	179%	\$600.00
Operating Loan Repayment	\$55,000.00	\$56,167.00	\$0.00	\$56,167.00	2%	\$56,167.00
Loan - POS System	\$30,000.00	\$30,000.00	\$0.00	\$30,000.00	0%	\$30,000.00
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$780.00
Total Administrative	\$211,673.00	\$141,321.00	\$73,047.00	\$214,368.00	1%	\$209,059.90
Utility Services						
Utility - Electric	\$3,737.00	\$1,178.00	\$1,688.47	\$2,866.47	-23%	\$3,500.00
Utility - Streetlights	\$8,220.00	\$6,560.00	\$9,402.67	\$15,962.67	94%	\$10,000.00
Utility - Potable Water	\$9,848.00	\$4,077.00	\$5,843.70	\$9,920.70	1%	\$10,416.00
Total Utility Services	\$21,805.00	\$11,815.00	\$16,934.83	\$28,749.83	32%	\$23,916.00

Cypress Preserve
Community Development District

General Fund

	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	March-	PROJECTED	% +/-)	BUDGET
ACCOUNT DESCRIPTION	FY 2026	2/28/2026	9/30/2026	FY 2026	Budget	FY 2027
Other Physical Environment						
Holiday Decoration	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	0%	\$10,000.00
Contracts-Pond Maintenance	\$28,200.00	\$11,925.00	\$16,275.00	\$28,200.00	0%	\$28,200.00
Insurance -Property & Casualty	\$22,589.00	\$23,708.00	\$0.00	\$23,708.00	5%	\$23,287.00
Landscape Maintenance	\$209,000.00	\$111,540.00	\$97,460.00	\$209,000.00	0%	\$270,000.00
R&M-Hardscape Cleaning	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$6,900.00
Plant Replacement Program	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$35,000.00
Miscellaneous Maintenance	\$20,000.00	\$6,885.00	\$13,115.00	\$20,000.00	0%	\$15,000.00
Capital Improvements	\$28,691.00	\$0.00	\$28,691.00	\$28,691.00	0%	\$5,000.00
Reserve	\$82,000.00	\$0.00	\$82,000.00	\$82,000.00	0%	\$82,000.00
R&M-Ponds	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$2,500.00
Total Other Physical Environment	\$400,480.00	\$154,058.00	\$247,541.00	\$401,599.00	0%	\$477,887.00
Road and Street Facilities						
Sidewalk Pressure Washing	\$3,500.00	\$1,150.00	\$2,350.00	\$3,500.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Total Road and Street Facilities	\$3,500.00	\$1,150.00	\$2,350.00	\$3,500.00	0%	\$0.00
Parks and Recreation						
Contracts-Janitorial Services	\$13,200.00	\$6,368.00	\$6,832.00	\$13,200.00	0%	\$13,200.00
R&M-Pools	\$20,000.00	\$10,363.00	\$9,637.00	\$20,000.00	0%	\$30,000.00
Recreation / Park Facility Maintenance	\$0.00	\$345.00	\$0.00	\$345.00	0%	\$2,000.00
Security	\$15,000.00	\$5,935.00	\$8,506.83	\$14,441.83	-4%	\$15,000.00
Onsite Staff	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$23,040.00
Total Parks and Recreation	\$48,200.00	\$23,011.00	\$24,975.83	\$47,986.83	0%	\$83,240.00
Reserves						
Capital Reserve	\$55,000.00	\$0.00	\$55,000.00	\$55,000.00	0%	\$55,000.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Total Reserves	\$55,000.00	\$0.00	\$55,000.00	\$55,000.00	0%	\$55,000.00
TOTAL EXPENDITURES						
	\$740,658.00	\$331,355.00	\$419,848.67	\$751,203.67	1%	\$849,102.90
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$413,652.00	-\$415,612.67	-\$1,960.67	0%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)						
	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance						
	\$0.00	\$413,652.00	-\$415,612.67	-\$1,960.67	0%	\$0.00
FUND BALANCE, BEGINNING						
	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$1,960.67
FUND BALANCE, ENDING						
	\$0.00	\$413,652.00	-\$415,612.67	-\$1,960.67	0%	-\$1,960.67

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Services

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Miscellaneous-Assessment Collection Costs

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Budget Narrative
Fiscal Year 2027**Dues, Licenses and Fees**

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website Administration

Cost of administering and maintaining district website.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Budget Narrative
Fiscal Year 2027**Utility Services****Electric Utility Services**

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Potable Water

The District charges for drinkable water.

Other Physical Environment**Holiday Decorations**

Cost of decorations for major holidays (i.e., Christmas)

Pond Maintenance – Contracts

Cost of upkeep and protection of wetlands on CDD property.

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District

R&M-Hardscape Cleaning**Landscaping – Plant Replacement Program**

Cost of replacing dead or damaged plants throughout the district.

Miscellaneous Maintenance

Other physical environment Expenses not otherwise specified.

Capital Improvements

Funding of major projects and building improvements to CDD property.

Reserves

Funds set aside for unforeseen expenses.

R&M Ponds

Pond maintenance Expenses.

Road and Street Facilities**R&M-Sidewalk Cleaning**

Sidewalk Pressure Washing Expenses.

Budget Narrative
Fiscal Year 2027

Parks and Recreation

Janitorial – Contracts

Cost of janitorial labor for CDD Facilities.

R&M-Pools

Cost of Maintenance for CDD pool facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Security Monitoring Services

Cost of CDD security personnel and equipment.

Reserves

Capital Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Cypress Preserve

Community Development District

Debt Service Budget

FY 2027

Cypress Preserve
Community Development District

Debt Service Fund

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2017 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 2/28/2026	PROJECTED March- 9/30/2026	TOTAL PROJECTED FY 2026	% +/- Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$10,966.00	\$0.00	\$10,966.00	0%	\$0.00
Special Assmnts- Tax Collector	\$623,708.00	\$611,839.00	\$11,869.00	\$623,708.00	0%	\$663,518.90
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$26,540.76
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL REVENUES	\$623,708.00	\$622,805.00	\$11,869.00	\$634,674.00	2%	\$636,978.14
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$13,270.38
Total Administrative	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$13,270.38
<i>Debt Service</i>						
Principal Debt Retirement	\$210,000.00	\$200,000.00	\$10,000.00	\$210,000.00	0%	\$210,000.00
Interest Expense	\$410,188.00	\$209,344.00	\$200,844.00	\$410,188.00	0%	\$405,725.00
Total Debt Service	\$620,188.00	\$409,344.00	\$210,844.00	\$620,188.00	0%	\$615,725.00
TOTAL EXPENDITURES	\$620,188.00	\$409,344.00	\$210,844.00	\$620,188.00		\$628,995.38
Excess (deficiency) of revenues						
Over (under) expenditures	\$3,520.00	\$213,461.00	-\$198,975.00	\$14,486.00	312%	\$7,982.77
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance	\$0.00	\$213,461.00	-\$198,975.00	\$14,486.00	0%	\$7,982.77
FUND BALANCE, BEGINNING	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$14,486.00
FUND BALANCE, ENDING	\$0.00	\$213,461.00	-\$198,975.00	\$14,486.00	0%	\$22,468.77

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2017 Bonds	\$8,765,000.00	\$8,575,000.00	\$8,375,000.00	\$8,165,000.00

Cypress Preserve
Community Development District

Series 2017 Debt Service

Assessment Revenue Bond, Series 2017 (Assessment Area One)					
Date	Outstanding Balance	Principal	Rate	Interest	Total
11/1/2022	\$9,130,000.00	\$180,000.00	3.625%	\$219,996.88	\$399,996.88
5/1/2023	\$8,950,000.00			\$216,734.38	\$216,734.38
11/1/2023	\$8,950,000.00	\$185,000.00	3.625%	\$216,734.38	\$401,734.38
5/1/2024	\$8,765,000.00			\$213,381.25	\$213,381.25
11/1/2024	\$8,765,000.00	\$190,000.00	4.250%	\$213,381.25	\$403,381.25
5/1/2025	\$8,575,000.00			\$209,343.75	\$209,343.75
11/1/2025	\$8,575,000.00	\$200,000.00	4.250%	\$209,343.75	\$409,343.75
5/1/2026	\$8,375,000.00			\$205,093.75	\$205,093.75
11/1/2026	\$8,375,000.00	\$210,000.00	4.250%	\$205,093.75	\$415,093.75
5/1/2027	\$8,165,000.00			\$200,631.25	\$200,631.25
11/1/2027	\$8,165,000.00	\$215,000.00	4.250%	\$200,631.25	\$415,631.25
5/1/2028	\$7,950,000.00			\$196,062.50	\$196,062.50
11/1/2028	\$7,950,000.00	\$225,000.00	4.250%	\$196,062.50	\$421,062.50
5/1/2029	\$7,725,000.00			\$191,281.25	\$191,281.25
11/1/2029	\$7,725,000.00	\$235,000.00	4.875%	\$191,281.25	\$426,281.25
5/1/2030	\$7,490,000.00			\$185,553.13	\$185,553.13
11/1/2030	\$7,490,000.00	\$250,000.00	4.875%	\$185,553.13	\$435,553.13
5/1/2031	\$7,240,000.00			\$179,459.38	\$179,459.38
11/1/2031	\$7,240,000.00	\$260,000.00	4.875%	\$179,459.38	\$439,459.38
5/1/2032	\$6,980,000.00			\$173,121.88	\$173,121.88
11/1/2032	\$6,980,000.00	\$270,000.00	4.875%	\$173,121.88	\$443,121.88
5/1/2033	\$6,710,000.00			\$166,540.63	\$166,540.63
11/1/2033	\$6,710,000.00	\$285,000.00	4.875%	\$166,540.63	\$451,540.63
5/1/2034	\$6,425,000.00			\$159,593.75	\$159,593.75
11/1/2034	\$6,425,000.00	\$300,000.00	4.875%	\$159,593.75	\$459,593.75
5/1/2035	\$6,125,000.00			\$152,281.25	\$152,281.25
11/1/2035	\$6,125,000.00	\$315,000.00	4.875%	\$152,281.25	\$467,281.25
5/1/2036	\$5,810,000.00			\$144,603.13	\$144,603.13
11/1/2036	\$5,810,000.00	\$330,000.00	4.875%	\$144,603.13	\$474,603.13
5/1/2037	\$5,480,000.00			\$136,559.38	\$136,559.38
11/1/2037	\$5,480,000.00	\$345,000.00	4.875%	\$136,559.38	\$481,559.38
5/1/2038	\$5,135,000.00			\$128,150.00	\$128,150.00
11/1/2038	\$5,135,000.00	\$360,000.00	4.875%	\$128,150.00	\$488,150.00
5/1/2039	\$4,775,000.00			\$119,375.00	\$119,375.00
11/1/2039	\$4,775,000.00	\$380,000.00	5.000%	\$119,375.00	\$499,375.00
5/1/2040	\$4,395,000.00			\$109,875.00	\$109,875.00
11/1/2040	\$4,395,000.00	\$400,000.00	5.000%	\$109,875.00	\$509,875.00
5/1/2041	\$3,995,000.00			\$99,875.00	\$99,875.00
11/1/2041	\$3,995,000.00	\$420,000.00	5.000%	\$99,875.00	\$519,875.00
5/1/2042	\$3,575,000.00			\$89,375.00	\$89,375.00
11/1/2042	\$3,575,000.00	\$440,000.00	5.000%	\$89,375.00	\$529,375.00
5/1/2043	\$3,135,000.00			\$78,375.00	\$78,375.00
11/1/2043	\$3,135,000.00	\$460,000.00	5.000%	\$78,375.00	\$538,375.00
5/1/2044	\$2,675,000.00			\$66,875.00	\$66,875.00
11/1/2044	\$2,675,000.00	\$485,000.00	5.000%	\$66,875.00	\$551,875.00
5/1/2045	\$2,190,000.00			\$54,750.00	\$54,750.00
11/1/2045	\$2,190,000.00	\$510,000.00	5.000%	\$54,750.00	\$564,750.00
5/1/2046	\$1,680,000.00			\$42,000.00	\$42,000.00
11/1/2046	\$1,680,000.00	\$535,000.00	5.000%	\$42,000.00	\$577,000.00
5/1/2047	\$1,145,000.00			\$28,625.00	\$28,625.00
11/1/2047	\$1,145,000.00	\$560,000.00	5.000%	\$28,625.00	\$588,625.00
5/1/2048	\$585,000.00			\$14,625.00	\$14,625.00
11/1/2048	\$585,000.00	\$585,000.00	5.000%	\$14,625.00	\$599,625.00
		\$9,130,000.00		\$7,344,278.13	\$16,474,278.13

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2019 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 2/28/2026	PROJECTED March- 9/30/2026	TOTAL PROJECTED FY 2026	% +/- Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Special Assmnts- Tax Collector	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$414,375.00
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$16,575.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL REVENUES	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$397,800.00
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$8,287.50
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Total Debt Service	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$8,287.50
<i>Debt Service</i>						
Principal Debt Retirement	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$145,000.00
Principal Debt Retirement - Special Call	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Interest Expense	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$238,287.51
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Total Debt Service	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$383,287.51
TOTAL EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00		\$391,575.01
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$6,224.99
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$6,224.99
FUND BALANCE, BEGINNING	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
FUND BALANCE, ENDING	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$6,224.99

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2019 Bonds	\$6,255,000.00	\$6,120,000.00	\$5,980,000.00	\$5,835,000.00

Cypress Preserve**Community Development District****Series 2019 Debt Service****Special Assessment Revenue Bonds, Series 2019 (Assessment Area No 2)**

Date	Outstanding Balance	Principal	Rate	Interest	Total
5/1/2020	\$ 6,635,000			\$ 96,475	\$ 96,475
11/1/2020	\$ 6,635,000			\$ 131,556	\$ 131,556
5/1/2021	\$ 6,635,000			\$ 131,556	\$ 131,556
11/1/2021	\$ 6,635,000	\$ 125,000	3.38%	\$ 131,556	\$ 256,556
5/1/2022	\$ 6,510,000			\$ 129,447	\$ 129,447
11/1/2022	\$ 6,510,000	\$ 125,000	3.38%	\$ 129,447	\$ 254,447
5/1/2023	\$ 6,385,000			\$ 127,338	\$ 127,338
11/1/2023	\$ 6,385,000	\$ 130,000	3.38%	\$ 127,338	\$ 257,338
5/1/2024	\$ 6,255,000			\$ 125,144	\$ 125,144
11/1/2024	\$ 6,255,000	\$ 135,000	3.38%	\$ 125,144	\$ 260,144
5/1/2025	\$ 6,120,000			\$ 122,866	\$ 122,866
11/1/2025	\$ 6,120,000	\$ 140,000	3.38%	\$ 122,866	\$ 262,866
5/1/2026	\$ 5,980,000			\$ 120,503	\$ 120,503
11/1/2026	\$ 5,980,000	\$ 145,000	3.75%	\$ 120,503	\$ 265,503
5/1/2027	\$ 5,835,000			\$ 117,784	\$ 117,784
11/1/2027	\$ 5,835,000	\$ 150,000	3.75%	\$ 117,784	\$ 267,784
5/1/2028	\$ 5,685,000			\$ 114,972	\$ 114,972
11/1/2028	\$ 5,685,000	\$ 155,000	3.75%	\$ 114,972	\$ 269,972
5/1/2029	\$ 5,530,000			\$ 112,066	\$ 112,066
11/1/2029	\$ 5,530,000	\$ 160,000	3.75%	\$ 112,066	\$ 272,066
5/1/2030	\$ 5,370,000			\$ 109,066	\$ 109,066
11/1/2030	\$ 5,370,000	\$ 170,000	3.75%	\$ 109,066	\$ 279,066
5/1/2031	\$ 5,200,000			\$ 105,878	\$ 105,878
11/1/2031	\$ 5,200,000	\$ 175,000	3.75%	\$ 105,878	\$ 280,878
5/1/2032	\$ 5,025,000			\$ 102,597	\$ 102,597
11/1/2032	\$ 5,025,000	\$ 180,000	4.00%	\$ 102,597	\$ 282,597
5/1/2033	\$ 4,845,000			\$ 98,997	\$ 98,997
11/1/2033	\$ 4,845,000	\$ 190,000	4.00%	\$ 98,997	\$ 288,997
5/1/2034	\$ 4,655,000			\$ 95,197	\$ 95,197
11/1/2034	\$ 4,655,000	\$ 195,000	4.00%	\$ 95,197	\$ 290,197
5/1/2035	\$ 4,460,000			\$ 91,297	\$ 91,297
11/1/2035	\$ 4,460,000	\$ 205,000	4.00%	\$ 91,297	\$ 296,297
5/1/2036	\$ 4,255,000			\$ 87,197	\$ 87,197
11/1/2036	\$ 4,255,000	\$ 210,000	4.00%	\$ 87,197	\$ 297,197
5/1/2037	\$ 4,045,000			\$ 82,997	\$ 82,997
11/1/2037	\$ 4,045,000	\$ 220,000	4.00%	\$ 82,997	\$ 302,997
5/1/2038	\$ 3,825,000			\$ 78,597	\$ 78,597
11/1/2038	\$ 3,825,000	\$ 230,000	4.00%	\$ 78,597	\$ 308,597
5/1/2039	\$ 3,595,000			\$ 73,997	\$ 73,997
11/1/2039	\$ 3,595,000	\$ 240,000	4.00%	\$ 73,997	\$ 313,997
5/1/2040	\$ 3,355,000			\$ 69,197	\$ 69,197
11/1/2040	\$ 3,355,000	\$ 245,000	4.13%	\$ 69,197	\$ 314,197
5/1/2041	\$ 3,110,000			\$ 64,144	\$ 64,144
11/1/2041	\$ 3,110,000	\$ 255,000	4.13%	\$ 64,144	\$ 319,144
5/1/2042	\$ 2,855,000			\$ 58,884	\$ 58,884
11/1/2042	\$ 2,855,000	\$ 270,000	4.13%	\$ 58,884	\$ 328,884
5/1/2043	\$ 2,585,000			\$ 53,316	\$ 53,316
11/1/2043	\$ 2,585,000	\$ 280,000	4.13%	\$ 53,316	\$ 333,316
5/1/2044	\$ 2,305,000			\$ 47,541	\$ 47,541
11/1/2044	\$ 2,305,000	\$ 290,000	4.13%	\$ 47,541	\$ 337,541
5/1/2045	\$ 2,015,000			\$ 41,559	\$ 41,559
11/1/2045	\$ 2,015,000	\$ 305,000	4.13%	\$ 41,559	\$ 346,559
5/1/2046	\$ 1,710,000			\$ 35,269	\$ 35,269
11/1/2046	\$ 1,710,000	\$ 315,000	4.13%	\$ 35,269	\$ 350,269
5/1/2047	\$ 1,395,000			\$ 28,772	\$ 28,772
11/1/2047	\$ 1,395,000	\$ 330,000	4.13%	\$ 28,772	\$ 358,772
5/1/2048	\$ 1,065,000			\$ 21,966	\$ 21,966
11/1/2048	\$ 1,065,000	\$ 340,000	4.13%	\$ 21,966	\$ 361,966
5/1/2049	\$ 725,000			\$ 14,953	\$ 14,953
11/1/2049	\$ 725,000	\$ 355,000	4.13%	\$ 14,953	\$ 369,953
5/1/2050	\$ 370,000			\$ 7,631	\$ 7,631
11/1/2050	\$ 370,000	\$ 370,000	4.13%	\$ 7,631	\$ 377,631
		\$ 6,635,000		\$ 5,169,481	\$ 11,804,481

District Name

Community Development District

*Debt Service Fund***Budget Narrative**
Fiscal Year 2027**REVENUES****Interest-Investments**

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Debt Service****Principal Debt Retirement**

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Cypress Preserve

Community Development District

Supporting Budget Schedule

FY 2027

Cypress Preserve

Community Development District

All Funds

Assessment Summary
Fiscal Year 2027 vs Fiscal Year 2026

ASSESSMENT ALLOCATION

Assessment Area One- Series 2017														
Product	Units	O&M Assessment					Debt Service Series 2017				Total Assessments per Unit			
		FY 2027	FY 2026	Dollar Change	Monthly Change	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change
Villa - 35'	100	\$901.46	\$803.06	\$98.40	\$8.20	12%	\$1,094.40	\$1,094.40	\$0.00	0%	\$1,995.86	\$1,897.46	\$98.40	5%
Single Family 40'	173	\$1,024.38	\$912.56	\$111.82	\$9.32	12%	\$1,250.74	\$1,250.74	\$0.00	0%	\$2,275.12	\$2,163.30	\$111.82	5%
Single Family 50'	216	\$1,280.48	\$1,140.70	\$139.77	\$11.65	12%	\$1,563.43	\$1,563.43	\$0.00	0%	\$2,843.91	\$2,704.13	\$139.77	5%
	489													

Assessment Area Two- Series 2019														
Product	Units	O&M Assessment					Debt Service Series 2019				Total Assessments per Unit			
		FY 2027	FY 2026	Dollar Change	Monthly Change	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change
Villa - 35'	186	\$901.46	\$803.06	\$98.40	\$8.20	12%	\$1,093.75	\$1,093.75	\$0.00	0%	\$1,995.21	\$1,896.81	\$98.40	5%
Single Family 40'	110	\$1,024.38	\$912.56	\$111.82	\$9.32	12%	\$1,250.00	\$1,250.00	\$0.00	0%	\$2,274.38	\$2,162.56	\$111.82	5%
Single Family 50'	47	\$1,280.48	\$1,140.70	\$139.77	\$11.65	12%	\$1,562.50	\$1,562.50	\$0.00	0%	\$2,842.98	\$2,703.20	\$139.77	5%
	343													

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Cypress Preserve Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A** (“**FY 2026-2027 Budget**”) and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2026-2027 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 5, 2026.

Attested By:

**Cypress Preserve
Community Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

Print Name: _____
☐ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget

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

The regular meeting of the Board of Supervisors of Cypress Preserve Community Development District was held on Wednesday, July 1, 2026, and was called to order at 1:34 p.m. at Land O' Lakes Heritage Park, located at 5401 Land O' Lakes Boulevard, Land O' Lakes, Florida 34639.

Present and constituting a quorum were:

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

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

Michael Perez	District Manager, Inframark
Lee Graffius,	District Manager, Inframark
John Fowler	Field Inspection Coordinator, Inframark
Carlos Garcia	Representative, Yellowstone
Residents and members of the public	

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

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

SECOND ORDER OF BUSINESS

Approval of Agenda

On MOTION by Mr. Sutphin, seconded by Ms. Lynch, with all in favor, the motion to approve the July 1, 2026, agenda carried. (5-0)
--

THIRD ORDER OF BUSINESS

Public Comments

Mr. Perez addressed the audience and informed all present that the pool company and situation with pool conditions will be discussed during the meeting. He advised that both management staff and the CDD Board are aware of the issues and are working toward a solution.

Carol inquired about the Louis Electric bills and requested more signage around the pool.

Ken voiced concerns about maintenance requests for the pool that need to be addressed.

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Consideration of the Regular Meeting Minutes for May 6, 2026

On MOTION by Mr. Sutphin, seconded by Ms. Sutphin, with all in favor, the motion to approve the Regular Meeting Minutes for May 6, 2026, carried. (5-0)

B. Acceptance of May 2026 Financial Statements

Mr. Perez reviewed the financial status of the District with the Board and advised that moving forward all proposal approvals should be minimal and for items that are immediately needed.

C. Acceptance of May 2026 Check Register

On MOTION by Mr. Sutphin, seconded by Mr. Weed, with all in favor, the motion to accept the May 2026 Financial Statements and Check Register, carried. (5-0)

D. Acceptance of May 2026 O&M Report

The O&M Report was reviewed by the Board.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Field Inspection Report

Mr. Fowler provided an update on the inspection that was completed with Mr. Weed. He discussed landscaping items, the ornamental grass schedule and liner bags not being in the dog stations. Mr. Fowler will contact Jayman Enterprise regarding the liner bags in the dog stations.

The Board requested the pool area be cleaned again.

Discussion ensued regarding the pool vendor. Mr. Perez suggested not changing anything until after the pool is repaired. The Board agreed.

Discussion ensued regarding items needing repair in the pool area which included the shower, tables, tiles, ladder step, and pavers.

B. Yellowstone

i. Consideration of Yellowstone Grand Live Oak Dead Plant Removal and Sod Installation Proposal #709278

This proposal was tabled.

ii. Consideration of Yellowstone Dead Tree Removal (Flush Cut) Proposal #709225

On MOTION by Mr. Sutphin, seconded by Ms. Lynch, with all in favor, the motion to approve Yellowstone Dead Tree Removal (Flush Cut) Proposal #709225 in the amount of \$288.00 carried. (5-0)

Mr. Garcia, with Yellowstone, was directed to remove all dead plant material.

Mr. Sutphin thanked Yellowstone for the good service they are providing.

Ms. Hurley inquired about the irrigation.

Ms. Lynch inquired about specific services and about mowing around and in conservation areas around homes. Mr. Perez and Mr. Sutphin explained what areas could be treated and the type of treatment allowed.

iii. Consideration of Yellowstone Tree #19 #28 Flush Cut Proposal #722356

This proposal was tabled.

C. Clearvue Pond Report

The Board reviewed the Clearvue Pond Report and had no questions.

D. District Counsel

District Counsel was not present and no updates were provided.

E. District Engineer

District Engineer was not present and no updates were provided.

F. District Manager

Mr. Perez announced that the next meeting was scheduled for August 5, 2026, at 6:00 p.m. and provided updates on the Sentricon install and seats for election.

Ms. Hurley inquired about the work by the pool.

SIXTH ORDER OF BUSINESS

Business Items

A. Acceptance of FY2025 Final Audit Report

On MOTION by Ms. Hurley, seconded by Ms. Lynch, with all in favor, the motion to accept the FY2025 Final Audit Report carried. (5-0)

B. Ratification of Louis Smith Electric Inc. Pool Repair Proposal #11-5202026

On MOTION by Mr. Sutphin, seconded by Mr. Weed, with all in favor, the motion to ratify Louis Smith Electric Inc. Pool Repair Proposal #11-5202026 in the amount of \$2,645.00 carried. (5-0)

C. Ratification of A-Quality Pool Service Pump O-Ring and Clear Lid Proposal #5417

On MOTION by Mr. Sutphin, seconded by Mr. Weed, with all in favor, the motion to ratify A-Quality Pool Service Pump O-Ring and Clear Lid Proposal #5417 in the amount of \$1,582.80 carried. (5-0)

D. Consideration of Resolution 2026-08; Designation of Officer

On MOTION by Mr. Sutphin, seconded by Ms. Sutphin, with all in favor, the motion to adopt Resolution 2026-08; Designation of Officer carried. (5-0)

E. Consideration of Blue Life Pool Services Proposal

This proposal was tabled until the August 5, 2026, meeting.

F. Consideration of Inframark Pool Services Proposal

This proposal was tabled until the August 5, 2026, meeting.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests and Comments

There were no supervisor requests or comments.

Mr. Perez discussed Sunshine Law and how the Board members can attend resident meetings but cannot speak to CDD business outside of a formal meeting.

Cypress Preserve CDD
July 1, 2026

138

139 **EIGHTH ORDER OF BUSINESS**

Adjournment

140

On MOTION by Ms. Hurley, seconded by Mr. Weed, with all in favor, the meeting was adjourned at 3:04 p.m. (5-0)

141

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145

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147 Michael Perez

Justin Sutphin

148 Assistant Secretary

Chairperson

Cypress Preserve Community Development District

Financial Report

June 30, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 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	\$ 255,858	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 255,858
Investments:							
Acquisition & Construction Account	-	-	-	13,912	-	-	13,912
Reserve Fund	-	310,678	194,066	-	-	-	504,744
Revenue Fund	-	537,781	441,680	-	-	-	979,461
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	\$ 262,609	\$ 848,459	\$ 635,746	\$ 13,912	\$ 14,185,620	\$ 14,812,709	\$ 30,759,055
LIABILITIES							
Accounts Payable	\$ 1,422	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,422
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	71,422	1	-	-	-	14,812,709	14,884,132
FUND BALANCES							
Restricted for:							
Debt Service	-	848,458	635,746	-	-	-	1,484,204
Capital Projects	-	-	-	13,912	-	-	13,912
Unassigned:	191,187	-	-	-	14,185,620	-	14,376,807
TOTAL FUND BALANCES	191,187	848,458	635,746	13,912	14,185,620	-	15,874,923
TOTAL LIABILITIES & FUND BALANCES	\$ 262,609	\$ 848,459	\$ 635,746	\$ 13,912	\$ 14,185,620	\$ 14,812,709	\$ 30,759,055

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

For the Period Ending June 30, 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	\$ -	\$ 13,161	\$ 13,161	0.00%
Special Assmnts- Tax Collector	740,658	752,061	11,403	101.54%
Other Miscellaneous Revenues	-	50	50	0.00%
TOTAL REVENUES	740,658	765,272	24,614	103.32%

EXPENDITURES**Administration**

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	9,270	3,090	75.00%
Disclosure Report	8,400	6,300	2,100	75.00%
District Counsel	15,000	2,752	12,248	18.35%
District Engineer	5,000	4,983	17	99.66%
District Manager	43,775	32,831	10,944	75.00%
Accounting Services	6,180	4,635	1,545	75.00%
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	-	100	(100)	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	183,595	28,078	86.74%

Utility Services

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 June 30, 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	21,325	6,875	75.62%
Insurance -Property & Casualty	22,589	23,708	(1,119)	104.95%
Landscape Maintenance Contracts	209,000	205,940	3,060	98.54%
Reserves	82,000	-	82,000	0.00%
Miscellaneous Maintenance	20,000	18,532	1,468	92.66%
Holiday Decoration	10,000	-	10,000	0.00%
Capital Improvements	28,691	-	28,691	0.00%
Total Other Physical Environment	400,480	269,505	130,975	67.30%
<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	14,568	(1,368)	110.36%
Pool Operations and Maintenance	20,000	27,971	(7,971)	139.86%
Recreation / Park Facility Maintenance	-	345	(345)	0.00%
Security	15,000	10,749	4,251	71.66%
Total Parks and Recreation	48,200	53,633	(5,433)	111.27%
<u>Reserves</u>				
Capital Reserve	55,000	-	55,000	0.00%
Total Reserves	55,000	-	55,000	0.00%
TOTAL EXPENDITURES & RESERVES	740,658	527,448	213,210	71.21%
Excess (deficiency) of revenues				
Over (under) expenditures	-	237,824	237,824	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		(46,637)		
FUND BALANCE, ENDING		\$ 191,187		

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

For the Period Ending June 30, 2026

Series 2017 Debt Service Fund (200)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 21,457	\$ 21,457	0.00%
Special Assmnts- Tax Collector	623,708	624,832	1,124	100.18%
TOTAL REVENUES	623,708	646,289	22,581	103.62%
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	31,851	28,331	904.86%
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	\$ 31,851	\$ 21,291	904.86%
FUND BALANCE, BEGINNING (OCT 1, 2025)		816,607		
FUND BALANCE, ENDING		\$ 848,458		

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

For the Period Ending June 30, 2026

Series 2019 Debt Service Fund (201)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 16,154	\$ 16,154	0.00%
Special Assmnts- Tax Collector	389,513	390,167	654	100.17%
TOTAL REVENUES	389,513	406,321	16,808	104.32%
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	22,952	19,445	654.46%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(4,999)	(4,999)	0.00%
Contribution to (Use of) Fund Balance	3,507	-	(3,507)	0.00%
TOTAL FINANCING SOURCES (USES)	3,507	(4,999)	(8,506)	-142.54%
Net change in fund balance	\$ 3,507	\$ 17,953	\$ 7,432	511.92%
FUND BALANCE, BEGINNING (OCT 1, 2025)		617,793		
FUND BALANCE, ENDING		\$ 635,746		

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

For the Period Ending June 30, 2026
 Series 2019 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 282	\$ 282	0.00%
TOTAL REVENUES	-	282	282	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	282	282	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	4,999	4,999	0.00%
TOTAL FINANCING SOURCES (USES)	-	4,999	4,999	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 5,281</u>	<u>\$ 5,281</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		8,631		
FUND BALANCE, ENDING		<u>\$ 13,912</u>		

Total Outstanding Deposits

Total Checks Paid	\$76,139.74
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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	6/1/2026	982282	\$2,000.00			JUNE 2026 POOL MAINT SVCS
CHARTER COMMUNICATIONS ACH	6/1/2026	1422940060126-ACH	\$165.35			INTERNET
COMPLETE I.T. CORP	6/1/2026	20249	\$1,121.00			JUNE 2026 CAMERA/MONITORING SERVICES
dba CLEARVUE ENVIROMENTAL LLC	6/1/2026	1235	\$2,350.00			JUNE 2026 POND SVCS
INFRAMARK LLC	6/3/2026	180983	\$515.00			JUNE 2026 ACCOUNTING SVCS
INFRAMARK LLC	6/3/2026	180983	\$700.00			JUNE 2026 DISSEMINATION SVCS
INFRAMARK LLC	6/3/2026	180983	\$3,647.92			JUNE 2026 DISTRICT MGNT SVCS
INFRAMARK LLC	6/3/2026	180983	\$1,030.00	\$5,892.92	\$5,892.92	JUNE 2026 FIELD MGNT SVCS
JAYMAN ENTERPRISES LLC	6/1/2026	4596	\$1,100.00			MAY 2026 JANITORIAL SVCS
STRALEY ROBIN VERICKER	6/15/2026	28571	\$827.00			May 2026 District counsel services
WASTE CONNECTIONS ACH	5/20/2026	8881651W425-ACH	\$180.52			June 2026 Trash Services
YELLOWSTONE LANDSCAPE	6/30/2026	1201682	\$23,222.10			June 2026 Monthly landscaping services
Monthly Contract Subtotal			\$36,858.89			
Variable Contract						
JOHNSON ENGINEERING INC.	6/23/2026	9666	\$35.00			MAY 2026 ENGINEERING SVCS
Variable Contract Subtotal			\$35.00			
Utilities						
PASCO COUNTY UTILITIES ACH	6/3/2026	24580050	\$314.11			4/14-5/14 WATER
Utilities Subtotal			\$314.11			
Regular Services						
ADP, Inc.	6/5/2026	060526-1870-ACH	\$20.40			MAY 2026 ADP PAYROLL SVCS
PASCO COUNTY UTILITIES ACH	6/3/2026	24581348	\$356.53			4/14-5/14 WATER
PASCO COUNTY UTILITIES ACH	6/3/2026	24579897	\$332.34			4/14-5/14/2026 WATER
PASCO COUNTY UTILITIES ACH	6/3/2026	24579898	\$177.76		\$866.63	4/14-5/14/2026 WATER
WITHLACOOCHEE RIVER ELECTRIC ACH	6/4/2026	060426-9647	\$40.83			5/1-6/1/26 ELECTRIC SVCS
WITHLACOOCHEE RIVER ELECTRIC ACH	6/4/2026	060426-9650	\$50.69			5/1-6/1/26 ELECTRIC SVCS

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	6/4/2026	060426-4854	\$550.12			5/1-6/1/26 ELECTRIC SVCS
WITHLACOOCHEE RIVER ELECTRIC ACH	6/4/2026	060426-4006	\$41.38			5/1-6/1/26 ELECTRIC SVCS
WITHLACOOCHEE RIVER ELECTRIC ACH	6/4/2026	060426-4012	\$47.58			5/1-6/1/26 ELECTRIC SVCS
WITHLACOOCHEE RIVER ELECTRIC ACH	6/4/2026	060426-6573	\$53.03		\$783.63	5/1-6/1/26 ELECTRIC SVCS
Regular Services Subtotal			\$1,670.66			
Additional Services						
A-QUALITY POOL SERVICE	6/1/2026	982482	\$1,582.80			POOL PUMP LID/SEAL REPLACEMENT
CYPRESS PRESERVE CDD	6/5/2026	06052026-25-13	\$680.89			SERIES 2017 FY26 TAX DIST ID 25-13
CYPRESS PRESERVE CDD	6/5/2026	06052026-25-13	\$425.17	\$1,106.06		SERIES 2019 FY26 TAX DIST ID 25-13
CYPRESS PRESERVE CDD	6/15/2026	06152026-2514	\$3,288.17			SERIES 2017 FY26 TAX DIST ID 25-14
CYPRESS PRESERVE CDD	6/15/2026	06152026-2514	\$2,053.25	\$5,341.42	\$6,447.48	SERIES 2019 FY26 TAX DIST ID 25-14
WASTE CONNECTIONS ACH	5/20/2026	8881651W425-ACH	\$63.03			June 2026 Trash Services FUEL SURCHARE
YELLOWSTONE LANDSCAPE	6/23/2026	1202462	\$598.48			5/28/26 Irrigation repairs
Additional Services Subtotal			\$8,691.79			
TOTAL						
			\$47,570.45			

Invoice

**A-Quality Pool Service**

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

Invoice Date	Invoice #
6/1/2026	982282
Balance	\$2,000.00

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

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

P.O. Number	Terms	Rep	Due Date	Via	F.O.B.	Project
	Due on receipt		6/1/2026			
Quantity	Description				Price Each	Amount
	JUNE Commercial Pool Service				2,000.00	2,000.00
	- 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					
	Payment received after the 20th is subject to a 5% Late Fee					
	Sales Tax				7.00%	0.00

Total	\$2,000.00
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Payments/Credits	\$0.00
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Balance Due	\$2,000.00
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Thank you for choosing A-Quality Pool Service!
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June 1, 2026
 Invoice Number: 1422940060126
 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 06/01/26 through 06/30/26
 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
YOUR AUTO PAY WILL BE PROCESSED 06/18/26	
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 06022026 NNNNNNNN 01 002734 0009

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

JUN 08 2026

June 1, 2026

Cypress Preserve CDD

Invoice Number: 1422940060126
 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: 1422940060126
 Account Number: 8337 13 062 1422940
 Security Code: 1256

**Contact Us**

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

8633 2390 DY RP 01 06022026 NNNNNNNN 01 002734 0009

Charge Details

Previous Balance		165.35
EFT Payment	05/18	-165.35
Remaining Balance		\$0.00

Payments received after 06/01/26 will appear on your next bill.

Service from 06/01/26 through 06/30/26

Spectrum Business™ Internet

Spectrum Business	200.00
Internet Ultra	
Promotional Discount	-50.00
Advanced WiFi	10.00
Web Hosting	0.00
Security Suite	0.00
Spectrum WiFi	0.00
Domain Name	0.00
Vanity Email	0.00
	\$160.00

Spectrum Business™ Internet Total \$160.00

Other Charges

Payment Processing	10.00
Auto Pay Discount	-10.00
Paper Bill Statement Charge	5.00
Other Charges Total	\$5.00

Taxes, Fees and Charges

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 #	20249
Invoice Date	06-01-26
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





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: 1235
Invoice Date: June 1, 2026
Payment Due: July 1, 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/gsw8qj-nrdmry



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

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

INVOICE#

180983

CUSTOMER ID

C2297

PO#**DATE**

6/3/2026

NET TERMS

Due On Receipt

DUE DATE

6/3/2026

Services provided for the Month of: June 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 #
6/1/2026	4596

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

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

June 15, 2026

Client: 001490

Matter: 000001

Invoice #: 28571

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
5/5/2026	WAS	REVIEW AGENDA PACKAGE FOR BOARD OF SUPERVISORS MEETING.	0.4	\$122.00
5/11/2026	WAS	REVIEW TERMITE TREATMENT SERVICES AGREEMENT WITH HUGHES EXTERMINATORS AND DRAFT DISTRICT FORM OF ADDENDUM.	0.8	\$244.00
5/27/2026	MS	REVIEW ADOPTED PROPOSED BUDGET FOR FY 26-27; PREPARE MAILED NOTICE LETTER AND PUBLICATION ADS FOR BUDGET.	1.7	\$272.00
5/28/2026	WAS	REVIEW COMMUNICATIONS REGARDING MEETING CANCELLATION.	0.2	\$61.00
5/28/2026	MS	REVIEW ADOPTED PROPOSED BUDGET FOR FY 26-27; PREPARE RESOLUTION ADOPTING FINAL BUDGET AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS.	0.8	\$128.00
Total Professional Services			3.9	\$827.00

June 15, 2026

Client: 001490

Matter: 000001

Invoice #: 28571

Page: 2

Total Services	\$827.00	
Total Disbursements	\$0.00	
Total Current Charges		\$827.00
Previous Balance		\$661.50
Less Payments		(\$661.50)
PAY THIS AMOUNT		\$827.00

Please Include Invoice Number on all Correspondence



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

ACCOUNT NO.
INVOICE NO.
STATEMENT DATE
DUE DATE
BILLING PERIOD

6425-103179
8881651W425
05/20/26
05/25/26
II-II

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

FOR ASSISTANCE CALL
Customer Service
Fax
One Time Payments

(727) 847-9100
(727) 841-8539
(800) 457-1379

INVOICE STATEMENT

Date	Description	Amount
	Service Location Acct #103179-0001	CYPRESS PRESERVE AMENITY CENTER 18728 MOSSY TIMBER BLVD LAND O L
05/20/26	BASIC SERVICE CHARGE 6/1/2026-6/30/2026	1.00 4.00YD \$ 143.05
05/20/26	BASIC CONTAINER CHARGE 6/1/2026-6/30/2026	1.00 4.00YD \$ 6.00
05/20/26	LOCK CHARGE 6/1/2026-6/30/2026	1.00 4.00YD \$ 15.05
05/20/26	FUEL SURCHARGE	\$ 63.03
05/20/26	ENVIRONMENTAL SURCHARGE	\$ 16.42
	Invoice Total	\$ 243.55
	Account Balance	\$ 243.55

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

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

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

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

NNNNNNNNNN



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

ACCOUNT NO. 6425-103179
INVOICE NO. 8881651W425
STATEMENT DATE 05/20/26
DUE DATE 05/25/26
PAY THIS AMOUNT 243.55

WRITE
AMOUNT
PAID \$

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

MAIL PAYMENT TO:
WASTE CONNECTIONS OF FLORIDA
PO BOX 535233
PITTSBURGH, PA 15253-5233

6425 00000000000000000000X1031797 0000002435500000000000008881651 3

**Bill To:**

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

Property Name: Cypress Preserve CDD

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

INVOICE

INVOICE #	INVOICE DATE
1201682	6/30/2026
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Invoice Due Date: July 30, 2026

Invoice Amount: \$23,222.10

Description	Current Amount
Monthly Landscape Maintenance June 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.

Invoice

**Apex Companies, LLC, by and through its wholly
owned subsidiary "Johnson Engineering, LLC."
PO Box 69142; Baltimore, MD 21264-9142
Payment by EFT: M&T Bank, Buffalo, NY
ABA/Routing #022000046, Account #259000073**



Lisa Castoria
Cypress Preserve CDD
c/o Inframark Infrastructure Management Services
2654 Cypress Ridge Blvd. Ste 101
Wesley Chapel, FL 33544

Invoice Date: June 23, 2026
Project No: 20225171-000
Invoice No: 9666

Additional Information:

Contract No:	Facility:
Proposal No:	GSA Sin No:
Project Manager: Charles R. Reed	Store/Unit No:

Project	20225171-000	Professional Engineering Services
----------------	--------------	-----------------------------------

Professional Services from May 9, 2026 to June 12, 2026

Task	1.	General Engineering Services
-------------	----	------------------------------

Professional Personnel

		Hours	Rate	Amount	
Administrative 1					
Leonard, Carrie	5/15/2026	.50	70.00	35.00	
Project assistance.					
Totals		.50		35.00	
Total Labor					35.00
			Total this Task		\$35.00
			Total this Invoice		\$35.00

Payment Due: Within 30 days of invoice date, or per your contract terms. Overdue balances outside of
agreed contract terms are subject to a 1.5% monthly finance charge, or per your contract terms.



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



125 0 1
22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 24580050

Billing Date: 6/3/2026

Billing Period: 4/14/2026 to 5/14/2026

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18035595	4/14/2026	29979	5/14/2026	30290	30	311

Usage History
Reclaimed

May 2026	311
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

Transactions

Previous Bill	376.73
Payment 05/22/26	-376.73 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	311 Thousand Gals X \$1.01 314.11
Total Current Transactions	314.11
TOTAL BALANCE DUE	\$314.11

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.

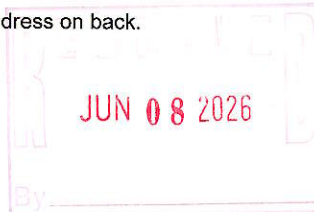
Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a



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Account # 0993870
Customer # 01372506
Balance Forward 0.00
Current Transactions 314.11

Total Balance Due \$314.11
Due Date 6/22/2026

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

The Total Due will be electronically transferred on 06/22/2026.

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

013725066099387022458005080000314118

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



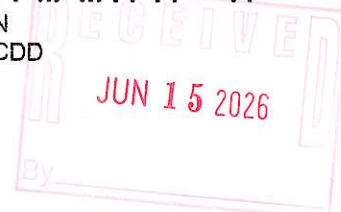
ADVICE OF DEBIT

Client Name	INFRAMARK, LLC
Client Number	2991870
Advice of Debit Number	722974835
Advice of Debit Date	06/05/2026
Advice of Debit Due Date	06/12/2026
Total Debited This Invoice	\$20.40

0006278 01 MB 0.672 01 TR 00026 R2BDDC11 000000



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



Inquiries

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

CURRENT CHARGES

ADP PAYROLL SERVICES

COMPANY CODE 0062-10-9SY	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
Processing Charges for Period Ending Date: 05/06/2026					
Workforce Now Payroll Solution Bundle	4	\$2.60 each		\$10.40	
Includes: Enhanced Payroll Delivery	1	\$10.00 each		\$10.00	

TOTAL CHARGES FOR COMPANY CODE: 0062-10-9SY **\$20.40**

Total Debited **\$20.40**

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

This amount will be processed for debit from your account # XXXXXX4224 on 06/12/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

X



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



127 0 1
22-70345

CYPRESS PRESERVE CDD

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

Bill Number: 24581348

Billing Date: 6/3/2026

Billing Period: 4/14/2026 to 5/14/2026

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161995	4/14/2026	21133	5/14/2026	21486	30	353

Usage History

Reclaimed

May 2026 353
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

Transactions

Previous Bill 396.93
Payment 05/22/26 -396.93 CR
Balance Forward 0.00
Current Transactions
Reclaimed
Reclaimed 353 Thousand Gals X \$1.01 356.53
Total Current Transactions 356.53
TOTAL BALANCE DUE \$356.53

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.

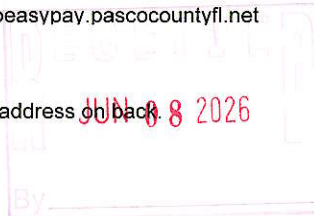
Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a



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Account # 1096180
Customer # 01413628
Balance Forward 0.00
Current Transactions 356.53

Total Balance Due \$356.53
Due Date 6/22/2026

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

The Total Due will be electronically transferred on 06/22/2026.

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

014136283109618012458134850000356536



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



123 0 1
22-70345

CYPRESS PRESERVE AMENITY CENTER

Service Address: **18728 MOSSY TIMBER BOULEVARD**

Bill Number: 24579897

Billing Date: 6/3/2026

Billing Period: 4/14/2026 to 5/14/2026

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	14328617	4/14/2026	1699	5/14/2026	1719	30	20

Usage History

	Water
May 2026	20
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

Transactions

Previous Bill	219.78
Payment 05/22/26	-219.78 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	41.29
Water Tier 1	20.0 Thousand Gals X \$2.18 43.60
Sewer	
Sewer Base Charge	103.45
Sewer Charges	20.0 Thousand Gals X \$7.20 144.00
Total Current Transactions	332.34
TOTAL BALANCE DUE	\$332.34

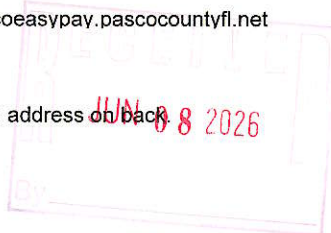
Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a

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Account # 0986155
Customer # 01366618

Balance Forward 0.00
Current Transactions 332.34

Total Balance Due \$332.34
Due Date 6/22/2026

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

The Total Due will be electronically transferred on 06/22/2026.



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

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

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PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
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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



124 0 1
22-70345

CYPRESS PRESERVE AMENITY CENTER

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

Bill Number: 24579898

Billing Date: 6/3/2026

Billing Period: 4/14/2026 to 5/14/2026

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12441247	4/14/2026	17058	5/14/2026	17234	30	176

Usage History

Reclaimed

May 2026	176
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

Transactions

Previous Bill	232.30
Payment 05/22/26	-232.30 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	176 Thousand Gals X \$1.01 177.76
Total Current Transactions	177.76
TOTAL BALANCE DUE	\$177.76

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.

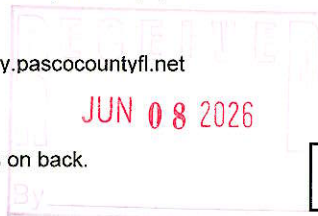
Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a



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Account # 0986160
Customer # 01366618
Balance Forward 0.00
Current Transactions 177.76

Total Balance Due \$177.76
Due Date 6/22/2026

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

The Total Due will be electronically transferred on 06/22/2026.

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

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

013666187098616042457989880000177764

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2039647** Cycle **03**
Meter Number **81918949**
Customer Number **20026869**
Customer Name **CYPRESS PRESERVE CDD**

Bill Date **06/04/2026**
Amount Due **40.83**
Current Charges Due **06/26/2026**

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**

Comparative Usage Information

Period	Days	Average kWh Per Day
Jun 2026	31	0
May 2026	30	0
Jun 2025	32	0

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



2 0 0 2 6 8 6 9

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

ELECTRIC SERVICE							
Date	From	Reading	Date	To	Reading	Multiplier	Dem. Reading
05/01		461	06/01		467		

Previous Balance **40.70**
Payment **40.70CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 6 KWH @ 0.06090 **0.37**
Fuel Adjustment 6 KWH @ 0.04700 **0.28**
FL Gross Receipts Tax **1.02**

Total Current Charges **40.83**
Total Due **E.F.T. 40.83**

DO NOT PAY
Total amount will be electronically transferred on or after 06/19/2026.

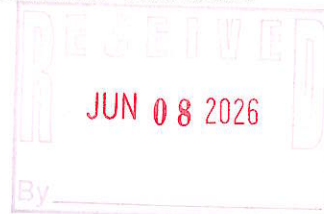
**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: **06/04/2026**



District: BP03

Use above space for address change ONLY.



34
9 - 10584

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

BP03



Electronic Funds Transfer on or after **06/19/2026**
TOTAL CHARGES DUE 40.83
DO NOT PAY

000203964700000408300000408303

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **06/04/2026**
Amount Due **50.69**
Current Charges Due **06/26/2026**

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**

Comparative Usage Information

Average kWh

Period	Days	Per Day
Jun 2026	31	3
May 2026	30	3
Jun 2025	32	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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855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	6020	06/01	6115				95

Previous Balance **50.37**
Payment **50.37CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 95 KWH @ 0.06090 **5.79**
Fuel Adjustment 95 KWH @ 0.04700 **4.47**
FL Gross Receipts Tax **1.27**

Total Current Charges **50.69**
Total Due **50.69** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 06/19/2026.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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Bill Date: 06/04/2026

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District: BP03

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

BP03

Electronic Funds Transfer on or after **06/19/2026**
TOTAL CHARGES DUE 50.69
DO NOT PAY

000203965000000506900000506907

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **06/04/2026**
Amount Due **550.12**
Current Charges Due **06/26/2026**

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**

Comparative Usage Information

Period	Days	Average kWh Per Day
Jun 2026	31	90
May 2026	30	88
Jun 2025	32	190

**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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payment using your credit card, please call
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Secure Pay-By-Phone system.

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	30596	06/01	33396		10.36	10	2800

Previous Balance **523.42**
Payment **523.42CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 2,800 KWH @ 0.06090 **170.52**
Fuel Adjustment 2,800 KWH @ 0.04700 **131.60**
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 @ 0.04700 **7.05**
Poles (QTY 6) **63.00**
FL Gross Receipts Tax **9.07**

Total Current Charges **550.12**
Total Due **E.F.T. 550.12**

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

DO NOT PAY

Total amount will be electronically transferred on or after 06/19/2026.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Please Detach and Return This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: **06/04/2026**

Use above space for address change ONLY.

District: BP03

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

BP03

Electronic Funds Transfer on or after **06/19/2026**
TOTAL CHARGES DUE 550.12
DO NOT PAY

000204485400005501200005501206

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Page 66
Bill Date **06/04/2026**
Amount Due **41.38**
Current Charges Due **06/26/2026**

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				
05/01	763	06/01	774				11

Comparative Usage Information

Average kWh

Period	Days	Per Day
Jun 2026	31	0
May 2026	30	0
Jun 2025	32	0

**BILLS ARE DUE
WHEN RENDERED**

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



2 0 0 2 6 8 6 9

Previous Balance **41.46**
Payment **41.46CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 11 KWH @ 0.06090 **0.67**
Fuel Adjustment 11 KWH @ 0.04700 **0.52**
FL Gross Receipts Tax **1.03**

Total Current Charges **41.38**
Total Due **E.F.T. 41.38**

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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 06/19/2026.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: 06/04/2026

Use above space for address change ONLY.

District: BP03

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

BP03

Electronic Funds Transfer on or after **06/19/2026**
TOTAL CHARGES DUE 41.38
DO NOT PAY

000214400600000413800000413807

**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **06/04/2026**
Amount Due **47.58**
Current Charges Due **06/26/2026**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	2686	06/01	2753				67

Comparative Usage Information

Period	Days	Average kWh Per Day
Jun 2026	31	2
May 2026	30	2
Jun 2025	32	2

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



2 0 0 2 6 8 6 9

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Previous Balance 47.25
Payment 47.25CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 67 KWH @ 0.06090 4.08
Fuel Adjustment 67 KWH @ 0.04700 3.15
FL Gross Receipts Tax 1.19

Total Current Charges 47.58
Total Due E.F.T. 47.58

DO NOT PAY
Total amount will be electronically transferred on or after 06/19/2026.

**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 06/04/2026

Use above space for address change ONLY.

District: BP03

2144012
CYPRESS PRESERVE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

BP03

Electronic Funds Transfer on or after 06/19/2026
TOTAL CHARGES DUE 47.58
DO NOT PAY

000214401200000475800000475805

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **06/04/2026**
Amount Due **53.03**
Current Charges Due **06/26/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	31	3
May 2026	30	3
Jun 2025	32	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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www.wrec.net. If you would like to make a
payment using your credit card, please call
855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/01	2614	06/01	2695				81

Previous Balance 53.21
Payment 53.21CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 81 KWH @ 0.06090 4.93
Fuel Adjustment 81 KWH @ 0.04700 3.81
FL Gross Receipts Tax 1.23
State Tax 3.41
Pasco County Tax 0.49

Total Current Charges 53.03
Total Due E.F.T. 53.03

DO NOT PAY
Total amount will be electronically transferred on or after 06/19/2026.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 06/04/2026

Use above space for address change ONLY.

District: BP03

2226573 BP03
CYPRESS PRESERVE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Electronic Funds Transfer on or after 06/19/2026
TOTAL CHARGES DUE 53.03
DO NOT PAY

000222657300000530300000530308

Invoice

**A-Quality Pool Service**

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

Invoice Date	Invoice #
6/1/2026	982482
Balance	\$1,582.80

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		6/8/2026			
Quantity	Description				Price Each	Amount
	Installed 2 Pump Lids and 2 Pump Lid O-Rings 2 - Clear EQ Series Strainer Lid 2 - EQ Series Strainer Lid Gasket -Includes Installation Labor and Materials -Quote #5417 -Completed 5/29/2026				1,582.80	1,582.80
					Total \$1,582.80	
					Payments/Credits	\$0.00
					Balance Due	\$1,582.80

Thank you for choosing A-Quality Pool Service!

Thank you for choosing A-Quality Pool Service!

CYPRESS PRESERVE CDD

DISTRICT CHECK REQUEST

Today's Date 6/5/2026
Payable To Cypress Preserve CDD
Check Description Series 2017 - FY26 Roll 2025 Tax Dist. #25-13 (5/1/26-5/31/26)
Payment Amount **\$680.89**
Check Description Series 2019 - FY26 Roll 2025 Tax Dist. #25-13 (5/1/26-5/31/26)
Payment Amount **\$425.17**

Total Payment Amount **\$1,106.06**

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 _____

CYPRESS PRESERVE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2026, Tax Year 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	\$ 750,657.84	42.56%	0.425600	96%
Net DS 17	\$ 623,707.77	35.36%	0.353600	
Net DS 19	\$ 389,512.50	22.08%	0.220800	
Net Total	1,763,878.11	100.00%	100.00%	
			200	201

Date Received	Amount Received	42.56%	35.36%	22.08%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Raw Numbers 2017 Debt Service Revenue	Raw Numbers 2019 Debt Service Revenue			
11/6/2025	6,288.57	2,676.42	2,223.64	1,388.52	0.01	DIST #25-1 (6/1/25 - 11/1/25)	1239
11/14/2025	66,815.92	28,436.86	23,626.11	14,752.96	0.01	DIST #25-2 (11/1/25 - 11/8/25)	1250
11/20/2025	\$52,768.65	22,458.34	18,658.99	11,651.32	-	DIST #25-3 (11/9/25 - 11/15/25)	1251
11/26/2025	16,381.59	6,972.00	5,792.53	3,617.06	(0.00)	DIST #25-4 (11/16/25 - 11/19/25)	1252
12/5/2025	1,491,901.99	634,953.49	527,536.54	329,411.96	-	DIST #25-5 (11/20/25 - 11/26/25)	1253
12/10/2025	67,032.26	28,528.93	23,702.61	14,800.72	-	DIST #25-6 (11/27/25 - 12/02/25)	1254
12/18/2025	12,026.48	5,118.47	4,252.56	2,655.45	-	DIST #25-7 (12/03/25 - 12/10/25)	1260
1/9/2026	9,532.09	4,056.86	3,370.55	2,104.69	0.01	DIST #25-8 (12/11/25 - 12/31/25)	1262
2/11/2026	7,566.99	3,220.51	2,675.69	1,670.79	0.00	DIST #25-9 (1/1/26 - 1/31/26)	1264
3/12/2026	6,909.01	2,940.47	2,443.03	1,525.51	-	DIST #25-10 (2/1/26 - 2/28/26)	1265
4/9/2026	15,946.02	6,786.63	5,638.51	3,520.88	-	DIST #25-11 (3/1/26 - 3/31/26)	1266
5/12/2026	2,665.14	1,134.28	942.39	588.46	(0.01)	DIST #25-12 (4/1/26 - 4/30/26)	1268
6/5/2026	1,925.58	819.53	680.89	425.17	0.01	DIST #25-13 (5/1/26 - 5/31/26)	
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
TOTAL	1,684,655.80	716,989.51	595,694.29	371,972.00	0.01		
Net Total on Roll	1,763,878.11	\$ 750,657.84	\$ 623,707.77	389,512.50			
Collection Surplus / (Deficit)	(79,222.31)	(33,668.33)	(28,013.48)	(17,540.50)			

CYPRESS PRESERVE CDD

DISTRICT CHECK REQUEST

Today's Date	<u>6/15/2026</u>
Payable To	<u>Cypress Preserve CDD</u>
Check Description	<u>Series 2017 - FY26 Roll 2025 Tax Dist. #25-14</u>
Payment Amount	<u>\$3,288.17</u>
Check Description	<u>Series 2019 - FY26 Roll 2025 Tax Dist. #25-14</u>
Payment Amount	<u>\$2,053.25</u>
Total Payment Amount	<u>\$5,341.42</u>
Special Instructions	<u>Mail check with US Bank letter</u>

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

Stephen Rudd

Authorization

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

**INVOICE**

INVOICE #	INVOICE DATE
1202462	6/23/2026
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: July 23, 2026

Invoice Amount: \$598.48

Description	Current Amount
Irrigation Inspection for repairs created on 5/28/26	
Irrigation Repairs	\$598.48

Invoice Total **\$598.48**

Excellence

IN COMMERCIAL LANDSCAPING

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

Please note: Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. Please do not reply "to all".

 **Go Green:** Please do not print this e-mail unless you really need to!

From: Garcia, Carlos <cagarcia@yellowstonelandscape.com>
Sent: Tuesday, June 2, 2026 8:08 AM
To: Perez, Michael <michael.perez@inframark.com>
Subject: FW: Cypress Preserve CDD - Irrigation Inspection 5/28/26
Importance: High

This Message Is From an External Sender

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

Good morning, Michael

I have forwarded the latest irrigation report for Cypress Preserve! I know we have a DO NOT EXCEED \$1,000 irrigation repairs limit, but JB needs an email saying that he's good to do repairs up to \$1,000. Anything over would have to go to the board. Please let me know if you can help with that or if you have any questions about the report. Thank you!

Carlos Garcia
 Account Manager



 30319 Commerce Drive, San Antonio, FL 33576
 cagarcia@yellowstonelandscape.com
 352-999-1709



 Visit Us Online

From: Perez, Juan Basilio <jperez@yellowstonelandscape.com>
Sent: Tuesday, June 2, 2026 7:52 AM
To: Garcia, Carlos <cagarcia@yellowstonelandscape.com>
Cc: Riendeau, Brad <briendeau@yellowstonelandscape.com>
Subject: Cypress Preserve CDD - Irrigation Inspection 5/28/26
Importance: High

Hello Cypress, Preserve

Please see the Irrigation Inspection for Repairs Created on **5/28/26**. We have identified by the Club House a Stock Valve Zone **#14** the needs to be replace due to stay stock open, we manually closed the Valve to prevent water waste until the necessary can be completed.

Zone **#17** needs to be Troubleshoot due to a bad decoder on the field the needs to be replaced and check all wire connection as necessary to restore the power back from the Irrigation timer.

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:
Last Updated:
Inspector:

5/28/2026
6/2/2026
Alvaro Mariano

Estimate Summary

Labor:	5 hours, 9 minutes - \$386.25
Materials:	\$212.23
Total:	\$598.48 (plus applicable taxes)

Service Summary

Service	Quantity	Cost
Audit Zone	69	\$0.00
Repair Drip Line	1	\$80.00
Replace Sprinkler Head	1	\$13.48
Replace Valve	1	\$355.00
Troubleshoot Valve	1	\$150.00
Total (plus applicable taxes):		\$598.48

Signature

Date

Service Detail

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 11 Sprays

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 2	<u>Replace</u>	Part: Nozzle Hours: 0.15 clogged nozzle	\$11.25	\$2.23	\$13.48

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

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

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 3	<u>Troubleshoot</u>	Hours: 2 zone not coming on need to track & locate bad decoder	\$150.00	\$0.00	\$150.00

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 22 Rotor's

Asset	Service	Notes	Labor	Materials	Total
Zone 22 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 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 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	Audit	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	Audit	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	Audit	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	Audit	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	Audit	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
Zone 32 Rotors	Audit	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	Audit	Hours: 0 Audit performed, but no issues were identified	\$0.00	\$0.00	\$0.00

Controller 1 - Grand Live Oak Blvd > Zone 35 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 35 Sprays	Audit	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 37 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 37 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 38 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 38 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 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 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 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 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 14 Drip

Asset	Service	Notes	Labor	Materials	Total
Drip Line 18	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/4" Hours: 1 multiple drip cuts by side of dog park	\$75.00	\$5.00	\$80.00
Valve 1	<u>Replace</u>	Valve Size: 2" Hours: 2 need to change out guts from valve stuck on throttle off	\$150.00	\$205.00	\$355.00

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
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 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 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
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 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 4 - Mossy Timber Blvd > Zone 12 Rotors

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

Controller 4 - Mossy Timber Blvd > Zone 13 Rotor's

Asset	Service	Notes	Labor	Materials	Total
Zone 13 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 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





Cypress Preserve CDD July 2026

Field Inspection Report

Tuesday, July 14 2026

Prepared For Board Of Supervisors

42 Issues Identified

42 Issues Incomplete

Nikk Hamilton

Inframark

Issue 1

Assigned To: Maintenance

Observation:

The pool enclosure gate was observed to not self-close as intended. The gate remained open after being released, preventing proper latching and creating a potential safety concern.



Issue 2

Assigned To: Maintenance

Observation:

The pool gate paneling was observed to be damaged/broken. The damaged paneling should be repaired or replaced to maintain a secure barrier.



Issue 3

Assigned To: Maintenance

REPEAT ITEM

Observation:

The outdoor pool deck shower head was observed to be loose and not securely fastened to the support pole.



Issue 4

Assigned To: Maintenance

REPEAT ITEM

Observation:

The ceiling fan control panel located at the entryway of the covered area was observed to be no longer in use. The unused control panel should be removed, and the wall surface properly restored or covered, as appropriate.



Issue 5

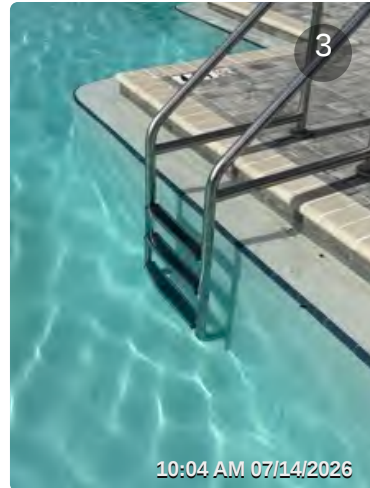
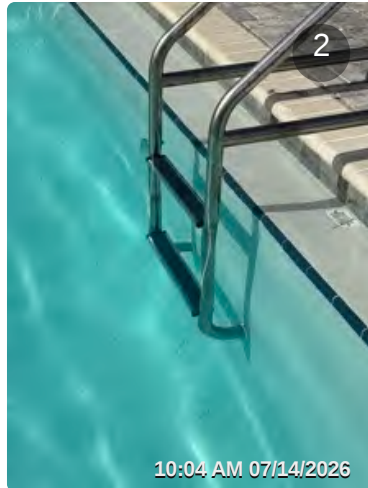
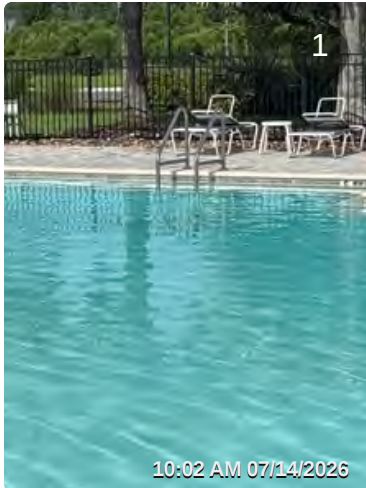
Assigned To: Aquality/ Maintenance

REPEAT ITEM

Observation:

The middle rung of the pool entry ladder on the north side of the pool was observed to be

missing. The missing rung creates a potential safety hazard and should be replaced to restore safe access and proper functionality of the pool ladder.



Issue 6

Assigned To: Aquality/Board

REPEAT ITEM

Observation:

The pool depth marker tiles were observed to be damaged. The damaged depth markers should be repaired or replaced to ensure pool depths remain clearly visible and legible for user safety



Issue 7

Assigned To: Maintenance

Observation:

Sections of the pool perimeter fence were observed to have bent fence bars.



Issue 8

Assigned To: Board

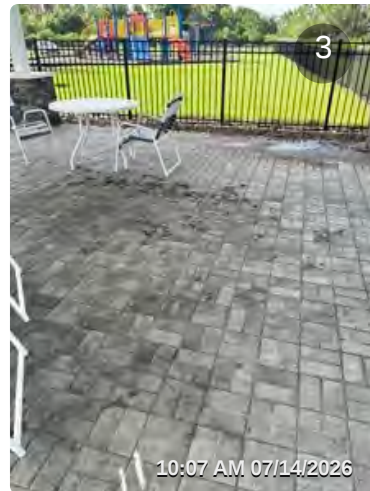
Observation:

Standing water was observed within the pool area for multiple days following rainfall events.

Location:

Under both covered area opposite the main entry gate.

Along the fence in front of the park entrance gate from the pool area.



Issue 9

Assigned To: Yellowstone

Observation:

Weeds were observed growing within the pool area.

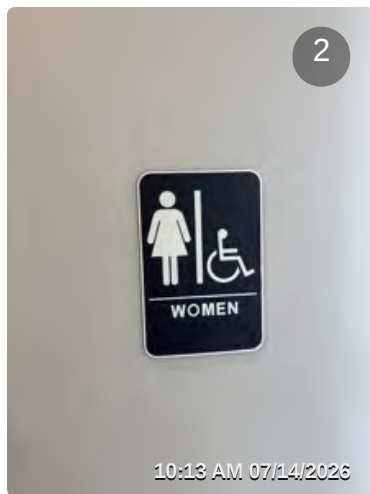


Issue 10

Assigned To: Aquality

Observation:

The restroom stall shown in the provided photo was observed to be locked and inaccessible.

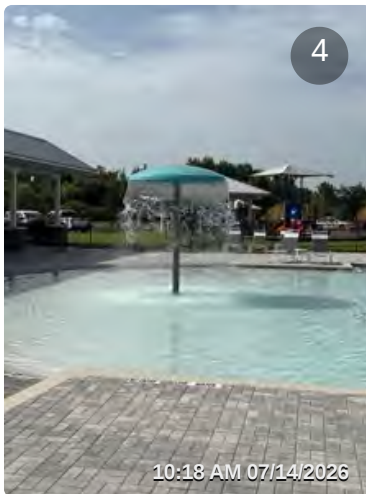
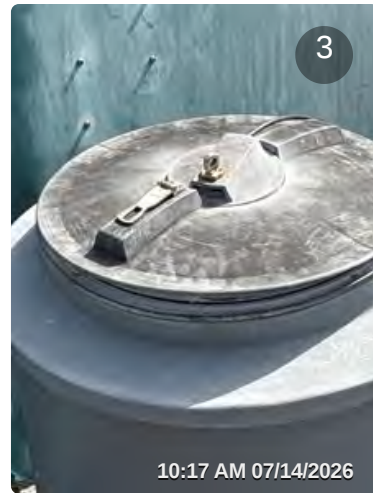
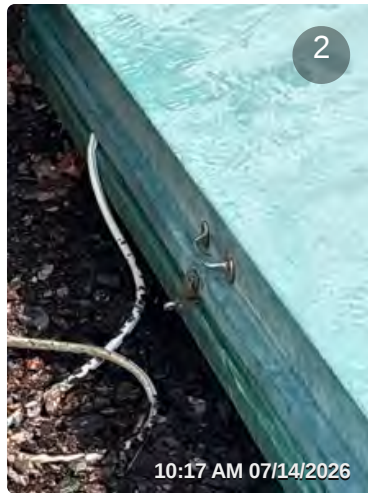


Issue 11

Assigned To: Aquality

Observation:

The pool pump area requires attention. The mushroom fountain was observed to be running continuously.



Issue 12

Assigned To: Maintenance

Observation:

The gate magnetic latch was observed to not be functioning properly. Magnet does not release when pass is scanned.



Issue 13

Assigned To: Maintenance

Observation:

Fence bars near the park entrance were observed to be bent.

**Issue 14**

Assigned To: Yellowstone

Observation:

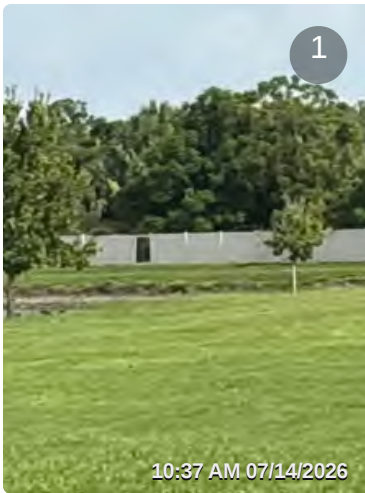
Weeds were observed growing within the landscape bed in front of the pool area.

**Issue 15**

Assigned To: Maintenance

Observation:

The fencing paneling at the back of Pond 13 was observed to be down.



Issue 16

Assigned To: Yellowstone

Observation:

Weeds and overgrown vegetation were observed along the fence line west of Pond 13.



Issue 17

Assigned To: Maintenance

Observation:

Fence paneling was observed to be down along Grand Live Oak Blvd.



Issue 18

Assigned To: Maintenance

Observation:

The fence separating the pool area and park was observed to be unstable and potentially damaged.

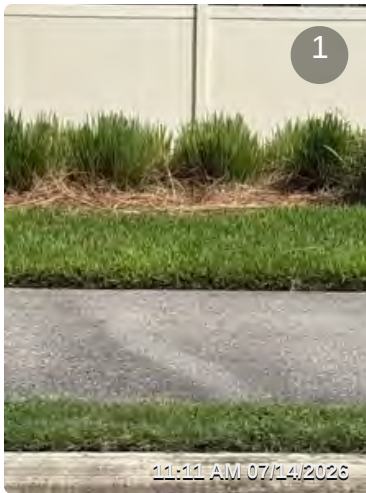


Issue 19

Assigned To: Yellowstone

Observation:

Debris was observed remaining within the ornamental grasses along Mossy Timber Blvd.

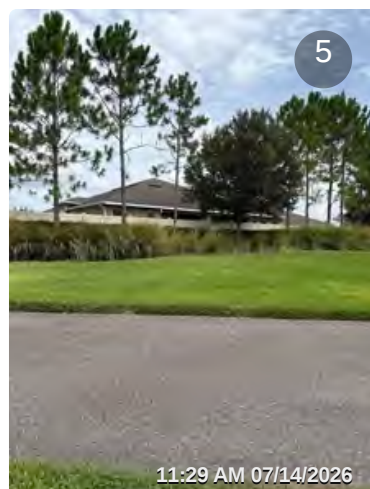


Issue 20

Assigned To: Yellowstone

Observation:

Landscape pruning was observed to be incomplete, with vines growing within the bushes along Mossy Timber Blvd.



Issue 21

Assigned To: Maintenance

Observation:

A fence panel was observed to be down near the front entrance of Mossy Timber Blvd outbound lane.

**Issue 22**

Assigned To: Maintenance

REPEAT ITEM

Observation:

The fence gate at the large dog park was observed to be off its hinges.

**Issue 23**

Assigned To: Maintenance

Observation:

A large and active wasp nest was observed at the pavilion in the large dog park near the pool center.



Issue 24

Assigned To: Yellowstone

Observation:

Trees were observed encroaching on the fence line of the large dog park near the pool center.

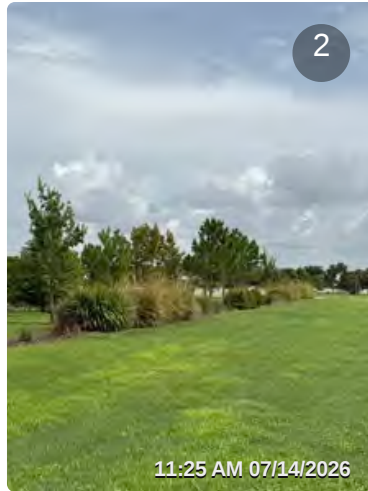
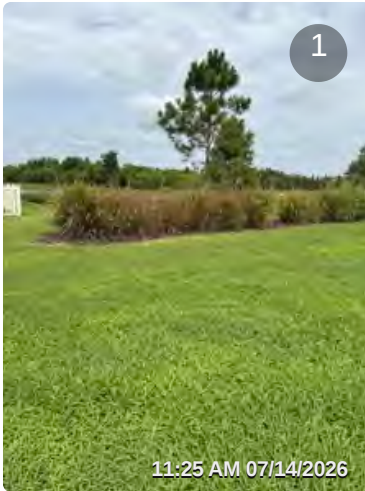


Issue 25

Assigned To: Yellowstone

Observation:

Ornamental grasses in front of Pond 2 were observed to require pruning.



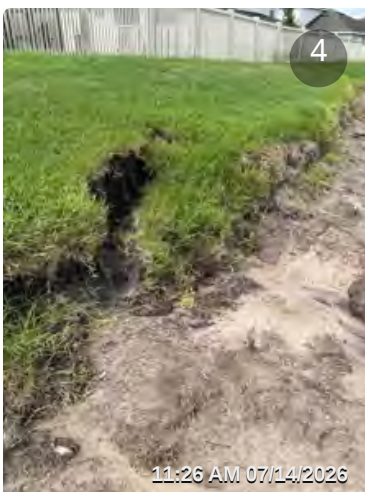
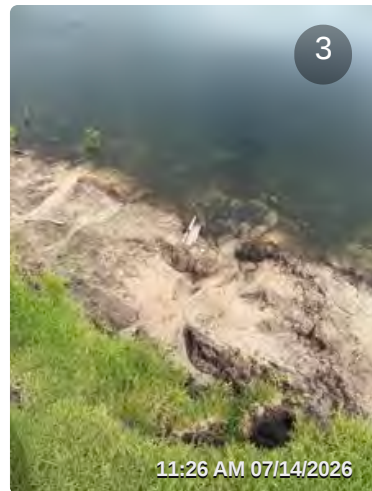
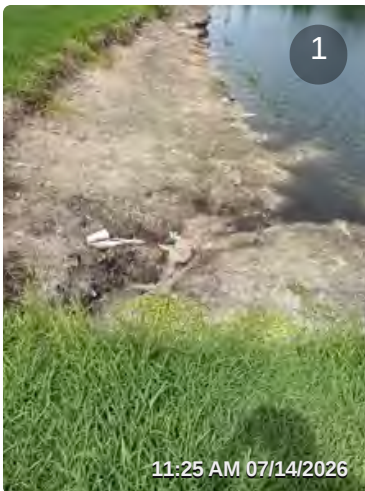
Issue 26

Assigned To: Clearview

Location: Southwest side of Pond 2

Observation:

A new washout area was observed on the southwest side of Pond 2.

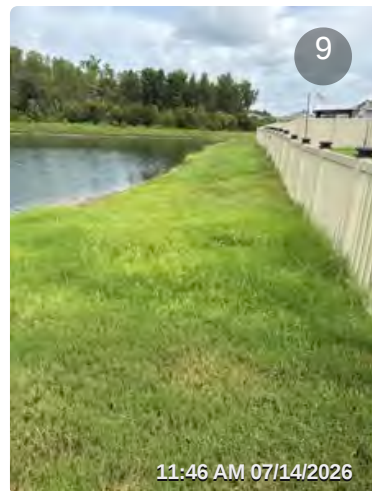
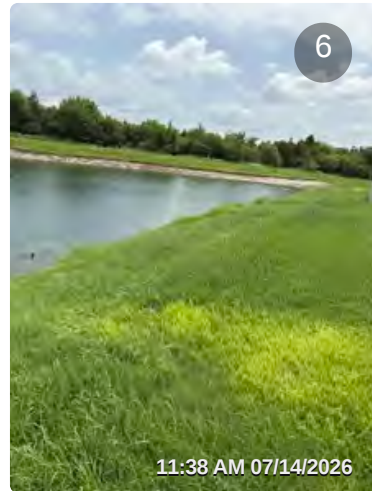
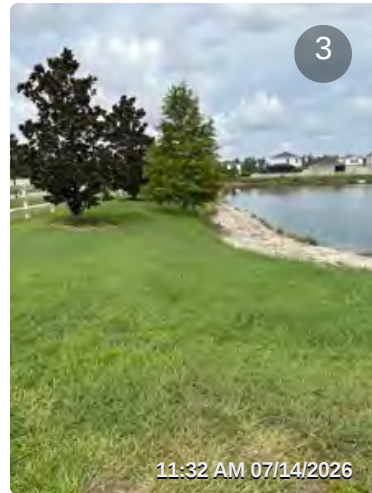


Issue 27

Assigned To: Yellowstone

Observation:

Multiple pond areas throughout the community were observed to have overgrown vegetation and require mowing.





Issue 28

Assigned To: Yellowstone

Observation:

Sucker growth was observed on trees along Mossy Timber Blvd.



Issue 29

Assigned To: Yellowstone

Observation:

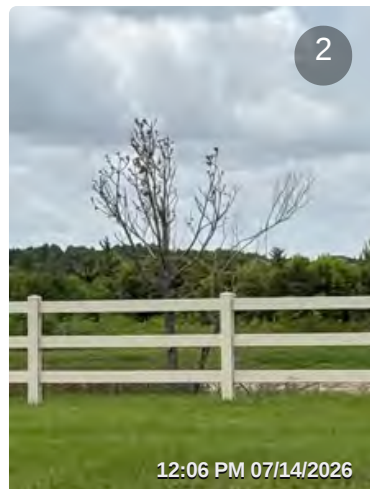
The sidewalk area in front of Pond 13 was observed to require edging.

**Issue 30**

Assigned To: Yellowstone

Observation:

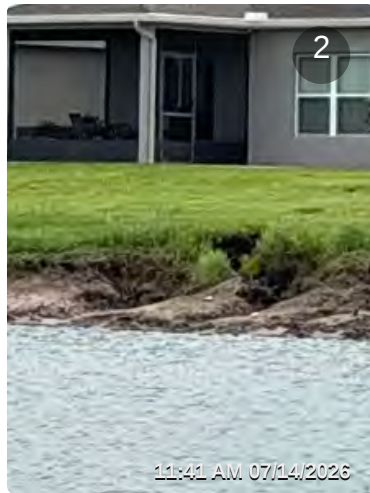
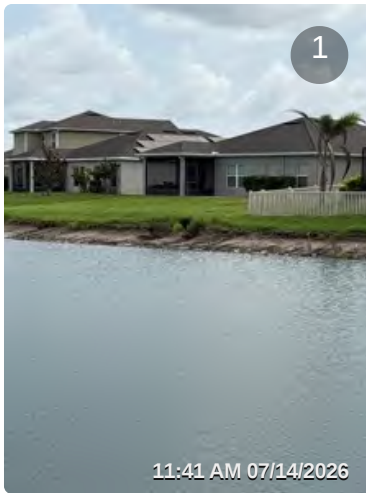
Follow-up is requested with Yellowstone regarding the status and scheduled timeline for removal of the approved trees.

**Issue 31**

Assigned To: Clearview

Observation:

A new washout area was observed at Pond 4.

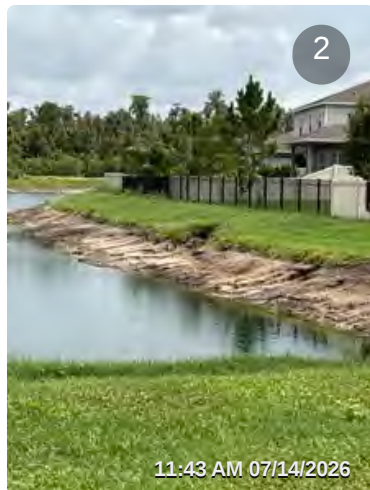


Issue 32

Assigned To: Clearview

Observation:

Pond 6 repairs have not been completed. Follow-up is requested with Cross Creek Environmental regarding the expected completion date and status of the remaining repairs.



Issue 33

Assigned To: Maintenance

Observation:

Dog station liners were observed to be missing throughout the property.



Issue 34

Assigned To: Yellowstone

Observation:

Trees around Pond 9 were observed to require string trimming.

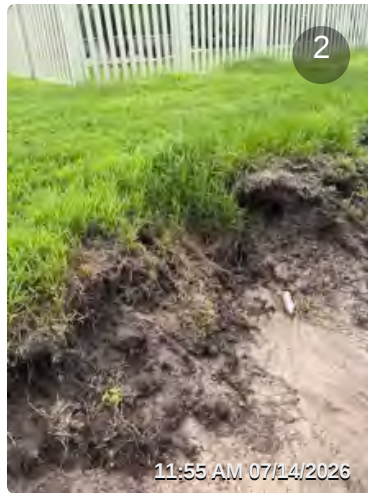


Issue 35

Assigned To: Clearview

Observation:

A new washout area was observed at Pond 11.

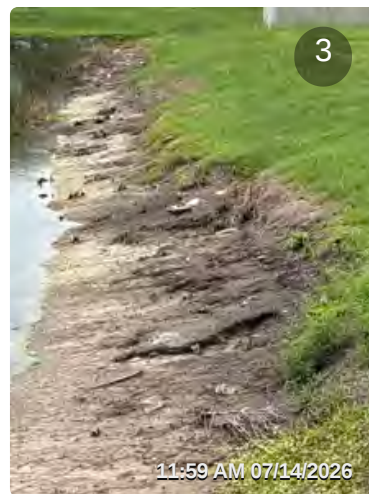


Issue 36

Assigned To: Clearview

Observation:

Trash and debris were observed along the west bank of Pond 11.



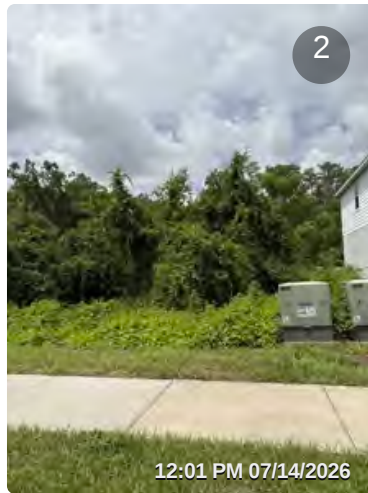
Issue 37

Assigned To: Yellowstone

Observation:

Vegetation was observed encroaching on the electrical box and requires maintenance to maintain proper clearance.

Location: Electrical box on Golden Eagle Way between Falling Pine Needle Ln and Hawks Landing Dr.

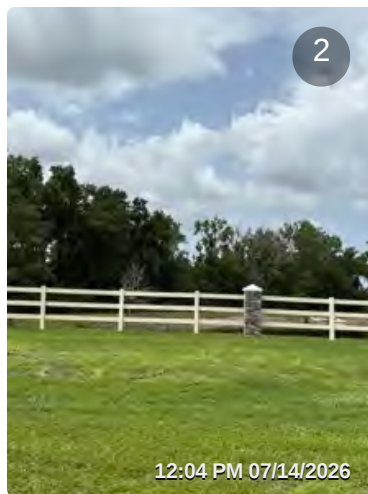


Issue 38

Assigned To: Yellowstone

Observation:

A dead tree was observed in front of Pond 18.



Issue 39

Assigned To: Yellowstone

Observation:

Trees were observed growing through the fence line along Grand Live Oak Blvd.



12:06 PM 07/14/2026



12:06 PM 07/14/2026

Issue 40

Assigned To: Yellowstone

Observation:

The pathway to Cypress Preserve Hiking Trail was observed to require weed treatment. Vegetation along the signs and fence line requires trimming, and downed tree debris was observed along the trail.



12:16 PM 07/14/2026



12:16 PM 07/14/2026



12:16 PM 07/14/2026



12:16 PM 07/14/2026



12:17 PM 07/14/2026



12:17 PM 07/14/2026

Issue 41

Assigned To: Maintenance

Observation:

The small dog park sign was observed to not be displayed properly.



Issue 42

Assigned To: Maintenance

REPEAT ITEM

Observation:

The gate separating the large and small dog parks was observed to be damaged.





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

RECIPIENT:**Inframark**

18728 Mossy Timber Boulevard
 Land O' Lakes, Florida 34638

Estimate #440

Sent on Jul 28, 2026

Total \$340.00

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	Cypress Preserve – Dog Waste Station Service This proposal includes servicing all dog waste stations throughout the Cypress Preserve neighborhood. Service will be performed once per week and includes approximately 11 dog waste stations, including: Dog park on Hunters Meadow Stations on Mossy Timber Stations at Hawks Landing Walking path on Gliding Eagle Stations and dog park on Grand Live Oak Scope of Work: Empty and service all dog waste stations 11 total Fully restock each station with two (2) rolls of Mutts Mitts per visit Replace can liners as needed Wipe down and clean stations to maintain a neat appearance Pricing: \$85 per weekly visit Billed on a 4-week cycle Total: \$340 per billing cycle	1	\$340.00	\$340.00

Total \$340.00

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract. If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of one (1) year from the date of completion. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

Signature: _____ **Date:** _____



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

RECIPIENT:**Inframark**

18728 Mossy Timber Boulevard
 Land O' Lakes, Florida 34638

Estimate #441

Sent on Jul 28, 2026

Total \$250.00

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	Cypress Preserve – Replace Locking Outdoor Cork Message Board (26" x 20") Provide and install one new locking outdoor cork message board, measuring 26" x 20", at Cypress Preserve. Cost includes mobilization, labor, materials, and all necessary equipment for complete installation.	1	\$250.00	\$250.00

Total \$250.00

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract. If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of one (1) year from the date of completion. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

Signature: _____ **Date:** _____



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 77449
 6562473501 | nmontagna@inframark.com |
 www.inframark.com/maintenance

RECIPIENT:**Inframark**

18728 Mossy Timber Boulevard
 Land O' Lakes, Florida 34638

Estimate #442

Sent on Jul 28, 2026

Total \$200.00

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	Replace the damaged aluminum cap (approximately 2½" square) located at the entrance to the community pool. Repair and securely reattach the metal mesh to the aluminum fence at the entrance to the community pool. Cost includes mobilization, labor, and materials.	1	\$200.00	\$200.00

Total \$200.00

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract. If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of one (1) year from the date of completion. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

Signature: _____ **Date:** _____



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

RECIPIENT:**Inframark**

18728 Mossy Timber Boulevard
 Land O' Lakes, Florida 34638

Estimate #444

Sent on Jul 28, 2026

Total \$300.00

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	Remove the existing fan control knobs and install a matching metal cover plate in their place for a clean, finished appearance. The community pool shower head is loose, improperly secured, and not operating correctly. Remove and replace the shower head and valve assembly to restore proper function and ensure a secure installation.	1	\$300.00	\$300.00

Total \$300.00

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract. If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of one (1) year from the date of completion. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

Signature: _____ **Date:** _____



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

RECIPIENT:**Inframark**

18728 Mossy Timber Boulevard
 Land O' Lakes, Florida 34638

Estimate #445

Sent on Jul 28, 2026

Total \$300.00

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	Replace approximately ten (10) bent aluminum fence pickets located between the community pool area and the community playground. Secure the aluminum post located just east of the community gate entrance to the playground from within the pool area.	1	\$300.00	\$300.00

Total \$300.00

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract. If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of one (1) year from the date of completion. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

Signature: _____ **Date:** _____



CLEARVUE

-Environmental- Service Report



P.O. Box 270675

Tampa, FL 33688

813-540-0590

DS.CLEARVUEFL@GMAIL.COM

CUSTOMER: Cypress Preserve CDDTechnician: DanielDate: July 2, 2026

SITE	VEGETATION TREATED					DAYS
	ALGAE	GRASSES	UNDERWATER	FLOATING	TERRESTRIAL	RESTRICTED
All Sites(Ponds)		X			X	0
8,11,15,22	X					0

OTHER SERVICES PROVIDED

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

NOTES:

Treated all site(s) for all invasive shoreline vegetation as needed.

Treated sites listed above for algae as needed, 8,11,15,22. Added Blue Pond Dye to the required ponds 13,2,3,4,5,6,7. Noticed more erosion around some ponds since the recent rains.

Customers Signature: Email Pond ReportDATE: July 2, 2026

Email: _____

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cypress Preserve Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 5th day of August 2026.

ATTEST:

**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A



Memorandum

To: Board of Supervisors

From: District Management

Date:

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

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

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

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

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Cypress Preserve Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

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

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability**Goal 3.1: Annual Budget Preparation**

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____
Printed Name: _____
Cypress Preserve Community Development District

Date: _____

District Manager: _____
Printed Name: _____
Cypress Preserve Community Development District

Date: _____

RESOLUTION 2026-12

A RESOLUTION OF THE CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2026/2027

WHEREAS, the Celebration Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Osceola County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2026/2027 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2026/2027 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 5th DAY OF AUGUST, 2026.

ATTEST:

**CYPRESS PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Asst. Secretary

Chair / Vice Chair

EXHIBIT “A”

**BOARD OF SUPERVISORS MEETING DATES
CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027**

The Board of Supervisors of the Cypress Preserve Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2027 to be held at the **Land O' Lakes Branch Heritage Park located at 5401 Land O' Lakes Blvd, Land O' Lakes FL, 34636** on the following dates and time.:

FISCAL YEAR 2025/2026

October 7, 2026,	1:30 p.m.
November 4, 2026,	1:30 p.m.
December 2, 2026,	1:30 p.m.
January 6, 2027,	1:30 p.m.
February 3, 2027,	1:30 p.m.
March 3, 2027,	1:30 p.m.
April 7, 2027,	1:30 p.m. Budget Workshop
May 5, 2027,	1:30 p.m. Proposed Budget Approval
*June 2, 2027,	1:30 p.m.
August 4, 2027,	6:00 p.m. Budget Public Hearing to Adopt
September 1, 2027,	1:30 p.m.

***= Meeting will be held at the Wesley Chapel Office located at 2654 Cypress Ridge Blvd., Suite 101, Wesley Chapel, Florida 33544 .**



Hughes Exterminators
4625 Land O' Lakes Blvd
Land O' Lakes, FL 34639
813-995-9711

Service Inspection Report

Page 126

ORDER #: 67406598

WORK DATE: 07/08/2026

BILL-TO 3468647

Cypress Preserve CDD Pool
18728 Mossy Timber Blvd
Land O Lakes, FL 34638
Email: michael.perez@inframark.com

Phone: 656-209-7919
Alt. Phone: 656-209-7919
Mobile: 656-209-7919

LOCATION 3468647

Cypress Preserve CDD Pool
18728 Mossy Timber Blvd
Land O Lakes, FL 34638
Email: michael.perez@inframark.com

Phone: 656-209-7919
Alt. Phone: 656-209-7919
Mobile: 656-209-7919

Time In: 07/08/2026 08:27:39 AM

Time Out: 07/08/2026 10:57:04 AM

Customer Signature

Customer is unavailable to sign

Technician Signature

Steven Crouch

License #:

Purchase Order	Terms	Service Description	Quantity
None	DUE UPON RECEIPT	Sentricon Service	1.00

GENERAL COMMENTS / INSTRUCTIONS

Each Sentricon in-ground station contains one Recruit HD termite bait matrix with .5% Noviflumuron EPA Reg No. 62719-608. Each Sentricon AG station contains one flexpack with .5% Noviflumuron EPA Reg No. 62719-652". Put sticker on electrical box on pool clubhouse. Have a great day Thanks Steve

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
None Noted.				

PRODUCTS APPLICATION SUMMARY

None Noted.

DEVICE INSPECTION SUMMARY

Device Type	# Inspected	Inspected w/Activity	# Skipped	# Replaced
Always Active	61 of 61 (100.00%)	0 of 61 (0.00%)	0	0
-Totals:	61 of 61 (100.00%)	0 of 61 (0.00%)	0	0

AREA COMMENTS

None Noted.

DEVICE INSPECTION EXCEPTIONS

None Noted.



Hughes Exterminators
4625 Land O' Lakes Blvd
Land O' Lakes, FL 34639
813-995-9711

Service Inspection Report

Page 127

ORDER #: 67406598

WORK DATE: 07/08/2026

INSPECTION DETAIL

Area	Time	Device	Type	Status	Pest Findings
	9:03:58 AM	1	Always Active	No Activity	
	9:04:48 AM	2	Always Active	No Activity	
	9:05:01 AM	3	Always Active	No Activity	
	9:05:13 AM	4	Always Active	No Activity	
	9:05:26 AM	5	Always Active	No Activity	
	9:05:37 AM	6	Always Active	No Activity	
	9:05:47 AM	7	Always Active	No Activity	
	9:06:01 AM	8	Always Active	No Activity	
	9:06:11 AM	9	Always Active	No Activity	
	9:06:22 AM	10	Always Active	No Activity	
	9:06:35 AM	11	Always Active	No Activity	
	9:06:48 AM	12	Always Active	No Activity	
	9:06:58 AM	13	Always Active	No Activity	
	9:07:13 AM	14	Always Active	No Activity	
	9:07:22 AM	15	Always Active	No Activity	
	9:08:49 AM	16	Always Active	No Activity	
	9:09:04 AM	17	Always Active	No Activity	
	9:09:19 AM	18	Always Active	No Activity	
	9:09:33 AM	19	Always Active	No Activity	
	9:09:46 AM	20	Always Active	No Activity	
	9:09:59 AM	21	Always Active	No Activity	
	9:10:14 AM	22	Always Active	No Activity	
	9:10:33 AM	23	Always Active	No Activity	
	9:10:44 AM	24	Always Active	No Activity	
	9:10:56 AM	25	Always Active	No Activity	
	9:11:07 AM	26	Always Active	No Activity	
	9:11:21 AM	27	Always Active	No Activity	
	9:11:32 AM	28	Always Active	No Activity	
	9:11:42 AM	29	Always Active	No Activity	
	9:11:55 AM	30	Always Active	No Activity	
	9:59:07 AM	31	Always Active	No Activity	
	9:59:34 AM	32	Always Active	No Activity	
	9:59:49 AM	33	Always Active	No Activity	
	10:00:14 AM	34	Always Active	No Activity	
	10:00:28 AM	35	Always Active	No Activity	
	10:00:41 AM	36	Always Active	No Activity	
	10:00:53 AM	37	Always Active	No Activity	
	10:01:13 AM	38	Always Active	No Activity	
	10:01:25 AM	39	Always Active	No Activity	
	10:01:47 AM	40	Always Active	No Activity	
	10:02:12 AM	41	Always Active	No Activity	
	10:02:49 AM	42	Always Active	No Activity	
	10:03:03 AM	43	Always Active	No Activity	
	10:03:17 AM	44	Always Active	No Activity	
	10:03:26 AM	45	Always Active	No Activity	
	10:03:36 AM	46	Always Active	No Activity	
	10:06:33 AM	47	Always Active	No Activity	
	10:06:52 AM	48	Always Active	No Activity	
	10:07:23 AM	49	Always Active	No Activity	
	10:07:38 AM	50	Always Active	No Activity	
	10:07:50 AM	51	Always Active	No Activity	
	10:08:02 AM	52	Always Active	No Activity	
	10:08:18 AM	53	Always Active	No Activity	
	10:08:29 AM	54	Always Active	No Activity	



Hughes Exterminators
4625 Land O' Lakes Blvd
Land O' Lakes, FL 34639
813-995-9711

Service Inspection Report

Page 128

ORDER #: 67406598

WORK DATE: 07/08/2026

INSPECTION DETAIL

Area	Time	Device	Type	Status	Pest Findings
	10:08:40 AM	55	Always Active	No Activity	
	10:08:51 AM	56	Always Active	No Activity	
	10:09:07 AM	57	Always Active	No Activity	
	10:09:17 AM	58	Always Active	No Activity	
	10:09:54 AM	59	Always Active	No Activity	
	10:10:08 AM	60	Always Active	No Activity	
	10:10:23 AM	61	Always Active	No Activity	

PRODUCTS APPLIED

None Noted.

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



Customer Contact Information:

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

Estimate # 6439
Estimate Date 07-22-26
Sales Team Member

Total	\$1,440.00
-------	------------

Item	Description	Unit Cost	Quantity	Line Total
Electric Magnetic Lock	Electric Magnetic Lock	\$950.00	1.0	\$950.00
(none)	REX button	\$160.00	1.0	\$160.00
Tech Labor-Cameras ACS	Hourly Labor Service Minimum 2-hours Cameras/ACS - may have to run new wire from rex to magnetic lock on gate	\$165.00	2.0	\$330.00

THIS IS ONLY AN ESTIMATE

Subtotal	\$1,440.00
Tax (if applicable)	\$0.00
Estimate Total	\$1,440.00

Due to ongoing tariff discussions, final pricing may be subject to change. For any questions, please contact us at info@completeit.io.

For Approval Sign Here:

Signed by:

Justin Sutphin

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Date: 7/24/2026

Billing Contact:

- Cypress Preserve CDD
- Name: Michael Perez
 - Email :

inframarkcms@payableslockbox.com;

Mperez@azuria.com

July 6, 2026

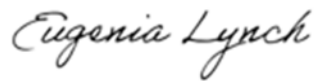
Dear Michael Perez,

This letter is to formally notify you that I'm resigning from the Cypress Preserve CDD board effective October 31, 2026. Thank you to the CDD board members and the Cypress Preserve Community for giving me the opportunity to serve, learn, and contribute to the management of the community. I've enjoyed the meetings and engagement on various topics including security, budgeting, and pond management.

I'm excited to take this knowledge and skill with me as I explore my next community. Over the next months I will attend board meetings in my official capacity and also be available to support the board in whatever capacity needed. Please advise if there is anything I can do on my end.

I hope the Cypress Preserve CDD board and community will continue success.

Sincerely,

A handwritten signature in cursive script that reads "Eugenia Lynch". The ink is dark and the signature is fluid.

Eugenia Lynch