INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Cypress Preserve Community Development District

September 2, 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, September 2, 2026, at 1:30 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. **Consent Agenda**
   - **A.** Consideration of Regular Meeting Minutes from August 5 2026 ..... Page 3
   - **B.** Acceptance of July 2026 Financial Statements ..... Page 9
   - **C.** Acceptance of July 2026 Check Register ..... Page 17
   - **D.** Acceptance of July 2026 O&M Report ..... Page 18
5. **Staff Reports**
   - **A.** Field Inspection Report ..... Page 64
   - **B.** Yellowstone
   - **C.** Clearvue Pond Report ..... Page 82
   - **D.** District Counsel
   - **E.** District Engineer
   - **F.** District Manager
6. **Business Items**
7. **Board of Supervisor Requests and Comments**
8. **Adjournment**

The next meeting is scheduled for Wednesday, October 7, 2026, at 6:00 p.m.

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, August 5, 2026, and was called to order at 6:00 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. Sutphin, with all in favor, the motion to approve the August 5, 2026, meeting agenda carried. 4-0

THIRD ORDER OF BUSINESS **Public Comments**

Resident #1 commented on items in the pool area that need repair.

Resident #2 stated the pool is being used by non-community residents, is dirty, and asked about the bulk trash pickup. They request that this service be provided and spoke about not having a dog park.

Resident #3 stated there was debris at the bottom of the pool.

Discussion ensued regarding the list of items that need to be addressed regarding the pool and pool area. The Board decided not to have any additional signs added.

Ms. Lynch arrived at 6:08 p.m.

Resident #4 asked about the cameras in the community. Mr. Sutphin addressed the residents' questions.

Resident #5 inquired about the message board at the pool area.

FOURTH ORDER OF BUSINESS **Public Hearing on FY2027 Budget and Levying O&M Assessments**

A. Open Public Hearing

> On MOTION by Mr. Sutphin, seconded by Ms. Lynch, with all in favor, the motion to open the Public Hearing on FY2027 Budget and Levying O&M Assessments carried. 5-0

Resident #1 inquired about the number of homes in the district, the amount of the O&M Assessment increase, and what items the O&M Assessments covered.

Resident #2 inquired about line-item amounts and wether those amounts can be allocated to other line-items if necessary.

Resident #3 inquired about the increase letter and requested clarification on the reason for the increase.

Resident #4 stated the letters needed to be more specific moving forward. They also inquired why holiday lights were on the budget.

Resident #5 inquired about where the key fob revenue was allocated to and the increase in fees.

B. Consideration of Resolution 2026-09; Adopting FY2027 Final Budget

> On MOTION by Ms. Hurley, seconded by Mr. Weed, with all in favor, the motion to adopt Resolution 2026-09; Adopting FY2027 Final Budget carried. 5-0

C. Consideration of Resolution 2026-10; Levying O&M Assessments

> On MOTION by Mr. Sutphin, seconded by Mr. Weed, with all in favor, the motion to adopt Resolution 2026-10; Levying O&M Assessments carried. 5-0

D. Close Public Hearing

> On MOTION by Ms. Hurley, seconded by Ms. Sutphin, with all in favor, the motion to close the Public Hearing on FY2027 Budget and Levying O&M Assessments carried. 5-0

FIFTH ORDER OF BUSINESS **Consent Agenda**

A. Consideration of Regular Meeting Minutes from July 1, 2026

B. Acceptance of June 2026 Financial Statements

C. Acceptance of June 2026 Check Register

D. Acceptance of June 2026 O&M Report

> On MOTION by Mr. Sutphin, seconded by Ms. Lynch, with all in favor, the motion to approve the Consent Agenda containing the Regular Meeting Minutes from July 1, 2026, June 2026 Financial Statements, June 2026 Check Register, and June 2026 O&M Report carried. 5-0

SIXTH ORDER OF BUSINESS **Staff Reports**

A. Field Inspection Report

Mr. Fowler introduced a new member of the field service team and presented his report to the Board.

Mr. Garcia advised that recent weather conditions were the reason some areas have not been addressed.

Discussion ensued regarding the erosion of pond banks in the community.

> On MOTION by Mr. Sutphin, seconded by Ms. Sutphin, with all in favor, the motion to allow Mr. Fowler to work outside of a meeting to approve additional erosion repairs carried. 5-0

i. Consideration of Dog Waste Station Services Proposal #440

Discussion ensued regarding the liners not being installed at the waste stations. It also appears that trash is not being emptied at regular intervals.

Mr. Sutphin requested more information on Proposal #440 and what the current service schedule is.

Discussion ensued regarding a previously submitted proposal from Neptune.

On MOTION by Ms. Hurley, seconded by Mr. Weed, with Mr. Sutphin opposed, the motion to terminate Jaymen Enterprises with an end date of September 15, 2026, carried. 4-1

On MOTION by Ms. Hurley, seconded by Ms. Lynch, with all in favor, the motion to move forward with Neptune carried. 5-0

On MOTION by Mr. Sutphin, seconded by Mr. Weed, with all in favor, the motion to allow Ms. Hurley and staff to work outside of a meeting for Neptune items included in the contract carried. 5-0

Discussion ensued regarding getting a proposal from Krispy Klean to clean the pool deck.

ii. Consideration of New Locking Outdoor Cork Message Board Proposal #441

The Board agreed that Mr. Sutphin can work outside of a meeting on this item.

iii. Consideration of Replace Aluminum Cap & Repair Metal Mesh at Pool Proposal #442

The Board agreed that Mr. Sutphin can work outside of a meeting on this item and the metal meshing can be removed.

iv. Consideration of Pool Fan Control & Shower Repair/Replacement Proposal #444

On MOTION by Mr. Sutphin, seconded by Mr. Weed, with all in favor, the motion to approve the Pool Fan Control & Shower Repair/Replacement Proposal #444 in the amount of $300.00 carried. 5-0

v. Consideration of 10 Fence Picket Replacement Proposal #445

On MOTION by Mr. Sutphin, seconded by Mr. Weed, with all in favor, the motion to approve the 10 Fence Picket Replacement Proposal #445 in the amount of $300.00 carried. 5-0

Ms. Hurley discussed the repairs needed for the tables at the pool area and the cost of the repairs.

B. Yellowstone

Mr. Garcia provided updates to the Board and advised that landscaping will be caught up from the delays caused by recent rains.

Mr. Sutphin inquired about the items in the irrigation report.

Ms. Hurley inquired about the ornamental grass cutbacks.

C. Clearvue Pond Report

Mr. Perez reviewed the Clearvue Pond Report with the Board and discussed the condition of the ponds and erosion.

D. District Counsel

The District Counsel was not present. Mr. Perez will contact Ms. Sousa regarding the Neptune agreement.

E. District Engineer

The District Engineer was not present. Mr. Perez discussed the standing water issue in the pool area with the Board. It was decided that Mr. Reed needed to come out and inspect the areas of concern when it rains.

F. District Manager

Mr. Perez announced the meeting is scheduled for September 2, 2026, at 6:00 p.m.

Mr. Sutphin discussed installing a manual exit gate by the pool if it is required.

The Board decided to table the pool vendor proposals.

SEVENTH ORDER OF BUSINESS **Business Items**

A. Consideration of Resolution 2026-11; FY2027 Goals and Objectives

On MOTION by Ms. Lynch, seconded by Mr. Sutphin, with all in favor, the motion to adopt Resolution 2026-11; FY2027 Goals and Objectives carried. 5-0

B. Consideration of Resolution 2026-12; Setting FY2027 Meeting Schedule

> On MOTION by Ms. Lynch, seconded by Mr. Sutphin, with all in favor, the motion to adopt Resolution 2026-12; Setting FY2027 Meeting Schedule with the addition of a July 7, 2027, meeting to be held at the Wesley Chapel office carried. 5-0

C. Review of Hughes Exterminators Service Inspection Report

Mr. Perez reviewed the Hughes Exterminators Service Inspection Report with the Board.

D. Ratification of CompleteIT Electric Magnetic Lock Replacement Proposal #6439

> On MOTION by Mr. Sutphin, seconded by Mr. Weed, with all in favor, the motion to ratify the CompleteIT Electric Magnetic Lock Replacement Proposal #6439 in the amount of $1,440.00 carried. 5-0

E. Acceptance of Eugenia Lynch's Resignation Letter

> On MOTION by Mr. Sutphin, seconded by Mr. Weed, with all in favor, the motion to accept Eugenia Lynch's resignation letter with an effective date of October 31, 2026, carried. 5-0

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

Mr. Sutphin spoke about making assessments equal for lots instead of based on size.

Discussion ensued regarding lot assessments.

NINTH ORDER OF BUSINESS **Adjournment**

> On MOTION by Ms. Lynch, seconded by Mr. Sutphin, with all in favor, the motion to adjourn the meeting at 8:32 p.m. carried. 5-0

_____ _____

Secretary / Assistant Secretary Chairperson/ Vice Chairperson

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Cypress Preserve Community Development District

Financial Report

July 31, 2026

CLEAR PARTNERSHIPS



CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2017 CAPITAL PROJECTS FUND	SERIES 2019 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS								
Cash In Bank	$ 216,767	$ -	$ -	$ -	$ -	$ -	$ -	$ 216,767
Investments:								
Acquisition & Construction Account	-	-	-	-	14,468	-	-	14,468
Reserve Fund	-	310,678	194,066	-	-	-	-	504,744
Revenue Fund	-	540,043	442,857	-	-	-	-	982,900
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	**$ 223,518**	**$ 850,721**	**$ 636,923**	**$ -**	**$ 14,468**	**$ 14,185,620**	**$ 14,812,709**	**$ 30,723,959**
LIABILITIES								
Accounts Payable	$ 3,786	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,786
Accrued Expenses	2,276	-	-	-	-	-	-	2,276
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	**76,062**	**1**	**-**	**-**	**-**	**-**	**14,812,709**	**14,888,772**
FUND BALANCES								
Restricted for:								
Debt Service	-	850,720	636,923	-	-	-	-	1,487,643
Capital Projects	-	-	-	-	14,468	-	-	14,468
Unassigned:	147,456	-	-	-	-	14,185,620	-	14,333,076
TOTAL FUND BALANCES	**147,456**	**850,720**	**636,923**	**-**	**14,468**	**14,185,620**	**-**	**15,835,187**
TOTAL LIABILITIES & FUND BALANCES	**$ 223,518**	**$ 850,721**	**$ 636,923**	**$ -**	**$ 14,468**	**$ 14,185,620**	**$ 14,812,709**	**$ 30,723,959**

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 13,907	$ 13,907	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**	**766,018**	**25,360**	**103.42%**
EXPENDITURES				
Administration				
Supervisor Fees	13,000	8,600	4,400	66.15%
ProfServ-Arbitrage Rebate	700	1,200	(500)	171.43%
ProfServ-Trustee Fees	8,200	7,920	280	96.59%
Field Services	12,360	10,300	2,060	83.33%
Disclosure Report	8,400	7,000	1,400	83.33%
District Counsel	15,000	3,258	11,742	21.72%
District Engineer	5,000	4,983	17	99.66%
District Manager	43,775	36,479	7,296	83.33%
Accounting Services	6,180	5,150	1,030	83.33%
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	405	595	40.50%
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	191,259	20,414	90.36%
Utility Services				
Utility - Electric	3,737	2,359	1,378	63.13%
Utility - StreetLights	8,220	10,744	(2,524)	130.71%
Utility - Potable Water	9,848	9,230	618	93.72%
Total Utility Services	21,805	22,333	(528)	102.42%

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment				
Pond Maintenance Contracts	28,200	23,675	4,525	83.95%
Insurance -Property & Casualty	22,589	23,708	(1,119)	104.95%
Landscape Maintenance Contracts	209,000	229,163	(20,163)	109.65%
Reserves	82,000	-	82,000	0.00%
Miscellaneous Maintenance	20,000	20,483	(483)	102.42%
Holiday Decoration	10,000	-	10,000	0.00%
Capital Improvements	28,691	-	28,691	0.00%
Total Other Physical Environment	400,480	297,029	103,451	74.17%
Road and Street Facilities				
Sidewalk and Pavement R&M	3,500	3,450	50	98.57%
Total Road and Street Facilities	3,500	3,450	50	98.57%
Parks and Recreation				
Janitorial Contracts	13,200	15,668	(2,468)	118.70%
Pool Operations and Maintenance	20,000	29,971	(9,971)	149.86%
Recreation / Park Facility Maintenance	-	345	(345)	0.00%
Security	15,000	11,870	3,130	79.13%
Total Parks and Recreation	48,200	57,854	(9,654)	120.03%
Reserves				
Capital Reserve	55,000	-	55,000	0.00%
Total Reserves	55,000	-	55,000	0.00%
TOTAL EXPENDITURES & RESERVES	**740,658**	**571,925**	**168,733**	**77.22%**
Excess (deficiency) of revenues Over (under) expenditures	-	194,093	194,093	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**(46,637)**		
FUND BALANCE, ENDING		**$ 147,456**		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

Series 2017 Debt Service Fund (200)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 23,719	$ 23,719	0.00%
Special Assmnts- Tax Collector	623,708	624,832	1,124	100.18%
TOTAL REVENUES	**623,708**	**648,551**	**24,843**	**103.98%**
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	34,113	30,593	969.12%
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	$ 34,113	$ 23,553	969.12%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**816,607**		
FUND BALANCE, ENDING		**$ 850,720**		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

Series 2019 Debt Service Fund (201)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 17,850	$ 17,850	0.00%
Special Assmnts- Tax Collector	389,513	390,167	654	100.17%
TOTAL REVENUES	**389,513**	**408,017**	**18,504**	**104.75%**
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	24,648	21,141	702.82%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(5,518)	(5,518)	0.00%
Contribution to (Use of) Fund Balance	3,507	-	(3,507)	0.00%
TOTAL FINANCING SOURCES (USES)	**3,507**	**(5,518)**	**(9,025)**	**-157.34%**
Net change in fund balance	$ 3,507	$ 19,130	$ 8,609	545.48%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**617,793**		
FUND BALANCE, ENDING		**$ 636,923**		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

Series 2019 Capital Projects Fund (301)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 319	$ 319	0.00%
TOTAL REVENUES	**-**	**319**	**319**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	319	319	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	5,518	5,518	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**5,518**	**5,518**	**0.00%**
Net change in fund balance	$ -	$ 5,837	$ 5,837	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**8,631**		
FUND BALANCE, ENDING		**$ 14,468**		

Bank Account Statement

Cypress Preserve CDD

Bank Account No.	4224		
Statement No.	07-26	**Statement Date**	07/31/2026

G/L Account No. 101002 Balance	216,766.68	**Statement Balance**	242,844.28
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	242,844.28
Subtotal	216,766.68	**Outstanding Checks**	-26,077.60
Negative Adjustments	0.00	**Ending Balance**	216,766.68
Ending G/L Balance	216,766.68		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Adjustments							
Total Adjustments							
Outstanding Checks							
07/08/2026	Payment	100235	dba CLEARVUE ENVIROMENTAL LLC	Inv: 1265			-2,350.00
07/29/2026	Payment	100240	STRALEY ROBIN VERICKER	Inv: 28741			-505.50
07/31/2026	Payment	100241	YELLOWSTONE LANDSCAPE	Inv: 1226199			-23,222.10
Total Outstanding Checks							-26,077.60
Outstanding Deposits							
Total Outstanding Deposits							

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2026 to 07/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100232	07/06/26	YELLOWSTONE LANDSCAPE	1205551	6/23/26 Irrigation repairs	Miscellaneous Maintenance	546922-53908	$587.12
001	100233	07/06/26	JAYMAN ENTERPRISES LLC	4637	JUNE 2026 JANITORIAL SVCS	Janitorial Contracts	531154-57201	$1,100.00
001	100234	07/08/26	COMPLETE I.T. CORP	20572	July 2026 Gate system	Security	546479-57201	$1,121.00
001	100235	07/08/26	dba CLEARVUE ENVIROMENTAL LLC	1265	July 2026 Monthly Pond Services	Pond Maintenance Contracts	534114-53908	$2,350.00
001	100236	07/08/26	BUSINESS OBSERVER INC	26-01505P	7/3/26 PUBLIC HEARING NOTICE	Legal Advertising	548002-51301	$196.88
001	100237	07/10/26	INFRAMARK LLC	183742	JULY 2026 MANAGEMENT SVCS	Accounting Services	532001-51301	$515.00
001	100237	07/10/26	INFRAMARK LLC	183742	JULY 2026 MANAGEMENT SVCS	Disclosure Report	531142-51301	$700.00
001	100237	07/10/26	INFRAMARK LLC	183742	JULY 2026 MANAGEMENT SVCS	District Manager	531150-51301	$3,647.92
001	100237	07/10/26	INFRAMARK LLC	183742	JULY 2026 MANAGEMENT SVCS	Field Services	531122-51301	$1,030.00
001	100238	07/14/26	BUSINESS OBSERVER INC	26-01569P	7/10/26 - PUBLIC HEARING NOTICE	Legal Advertising	548002-51301	$67.81
001	100239	07/17/26	KRISPY KLEAN PRESSURE WASHING LLC	344	July 2026 FENCE CLEANING	Miscellaneous Maintenance	546922-53908	$575.00
001	100239	07/17/26	KRISPY KLEAN PRESSURE WASHING LLC	349	July 2026 POOL CEILING PRESSURE WASHING	Sidewalk and Pavement R&M	546376-54101	$575.00
001	100240	07/29/26	STRALEY ROBIN VERICKER	28741	JUNE 2026 LEGAL SVCS	District Counsel	531146-51301	$505.50
001	100241	07/31/26	YELLOWSTONE LANDSCAPE	1226199	JULY 2026 LANDSCAPE MAINT SVCS	Landscape Maintenance Contracts	546300-53908	$23,222.10
001	300217	07/06/26	PASCO COUNTY UTILITIES ACH	24757841-ACH	5/14-6/15/26 RECLAIM WATER	Utility - Potable Water	543095-53150	$435.31
001	300218	07/06/26	PASCO COUNTY UTILITIES ACH	24756647-ACH	5/14-6/15/26 RECLAIM WATER	Utility - Potable Water	543095-53150	$427.23
001	300219	07/06/26	PASCO COUNTY UTILITIES ACH	24756495-ACH	5/14-6/15/26 RECLAIM WATER	Utility - Potable Water	543095-53150	$220.18
001	300220	07/06/26	PASCO COUNTY UTILITIES ACH	24756494-ACH	5/14-6/15/26 RECLAIM WATER	Utility - Potable Water	543095-53150	$219.78
001	300221	07/10/26	CHARTER COMMUNICATIONS ACH	1422940070126-ACH	JULY 2026 INTERNET SVCS	Miscellaneous Maintenance	546922-53908	$165.35
001	300222	07/13/26	WITHLACOOCHEE RIVER ELECTRIC ACH	070726-9647-ACH	6/1-7/1/26 ELECTRIC SVCS	Utility - Electric	543041-53150	$40.73
001	300223	07/13/26	WITHLACOOCHEE RIVER ELECTRIC ACH	070726-9650-ACH	6/1-7/1/26 ELECTRIC SVCS	Utility - Electric	543041-53150	$50.29
001	300224	07/13/26	WITHLACOOCHEE RIVER ELECTRIC ACH	070726-4854-ACH	6/1-7/1/26 ELECTRIC SVCS	Utility - StreetLights	543062-53150	$680.89
001	300225	07/13/26	WITHLACOOCHEE RIVER ELECTRIC ACH	070726-4006-ACH	6/1-7/1/26 ELECTRIC SVCS	Utility - Electric	543041-53150	$41.53
001	300226	07/13/26	WITHLACOOCHEE RIVER ELECTRIC ACH	070726-4012-ACH	6/1-7/1/26 ELECTRIC SVCS	Utility - Electric	543041-53150	$47.45
001	300227	07/13/26	WITHLACOOCHEE RIVER ELECTRIC ACH	070726-6573-ACH	6/1-7/1/26 ELECTRIC SVCS	Utility - Electric	543041-53150	$52.57
001	300228	07/20/26	WASTE CONNECTIONS ACH	8989338W425-ACH	July 2026 Trash Service	Miscellaneous Maintenance	546922-53908	$196.25
001	300228	07/20/26	WASTE CONNECTIONS ACH	8989338W425-ACH	July 2026 Trash Service	Miscellaneous Maintenance	546922-53908	$63.80
							Fund Total	**$38,834.69**

Total Checks Paid $38,834.69

CYPRESS PRESERVE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
CHARTER COMMUNICATIONS ACH	7/1/2026	1422940070126-ACH	$165.35			JULY 2026 INTERNET SVCS
COMPLETE I.T. CORP	7/1/2026	20572	$1,121.00			July 2026 Gate system
dba CLEARVUE ENVIROMENTAL LLC	7/1/2026	1265	$2,350.00			July 2026 Monthly Pond Services
INFRAMARK LLC	7/6/2026	183742	$515.00			JULY 2026 ACCOUNTING SVCS
INFRAMARK LLC	7/6/2026	183742	$700.00			JULY 2026 DISSEMINATION SVCS
INFRAMARK LLC	7/6/2026	183742	$3,647.92			JULY 2026 DISTRICT MGMT SVCS
INFRAMARK LLC	7/6/2026	183742	$1,030.00	$5,892.92	$5,892.92	JULY 2026 FIELD MGMT SVCS
JAYMAN ENTERPRISES LLC	7/1/2026	4637	$1,100.00			JUNE 2026 JANITORIAL SVCS
STRALEY ROBIN VERICKER	7/21/2026	28741	$505.50			JUNE 2026 LEGAL SVCS
WASTE CONNECTIONS ACH	6/20/2026	8938439W425-ACH	$264.77			July 2026 Trash Service
WASTE CONNECTIONS ACH	7/20/2026	8989338W425-ACH	$196.25			July 2026 Trash Service
WASTE CONNECTIONS ACH	7/20/2026	8989338W425-ACH	$63.80	$260.05	$524.82	July 2026 FUEL SURCHARGE
YELLOWSTONE LANDSCAPE	7/31/2026	1226199	$23,222.10			JULY 2026 LANDSCAPE MAINT SVCS
Monthly Contract Subtotal			**$34,881.69**			
Utilities						
PASCO COUNTY UTILITIES ACH	7/6/2026	24756647-ACH	$427.23			5/14-6/15/26 RECLAIM WATER
Utilities Subtotal			**$427.23**			
Regular Services						
BUSINESS OBSERVER INC	7/3/2026	26-01505P	$196.88			7/3/26 PUBLIC HEARING NOTICE
BUSINESS OBSERVER INC	7/10/2026	26-01569P	$67.81		$264.69	7/10/26 - PUBLIC HEARING NOTICE
INFRAMARK LLC	7/21/2026	184666	$123.43			Aug & Sep 2026 Meeting room rental
KRISPY KLEAN PRESSURE WASHING LLC	7/9/2026	344	$575.00			July 2026 FENCE CLEANING
KRISPY KLEAN PRESSURE WASHING LLC	7/14/2026	349	$575.00		$1,150.00	July 2026 POOL CEILING PRESSURE WASHING
PASCO COUNTY UTILITIES ACH	7/6/2026	24757841-ACH	$435.31			5/14-6/15/26 RECLAIM WATER
PASCO COUNTY UTILITIES ACH	7/6/2026	24756495-ACH	$220.18			5/14-6/15/26 RECLAIM WATER
PASCO COUNTY UTILITIES ACH	7/6/2026	24756494-ACH	$219.78		$875.27	5/14-6/15/26 RECLAIM WATER

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	7/7/2026	070726-9647-ACH	$40.73			6/1-7/1/26 ELECTRIC SVCS
WITHLACOOCHEE RIVER ELECTRIC ACH	7/7/2026	070726-9650-ACH	$50.29			6/1-7/1/26 ELECTRIC SVCS
WITHLACOOCHEE RIVER ELECTRIC ACH	7/7/2026	070726-4854-ACH	$680.89			6/1-7/1/26 ELECTRIC SVCS
WITHLACOOCHEE RIVER ELECTRIC ACH	7/7/2026	070726-4006-ACH	$41.53			6/1-7/1/26 ELECTRIC SVCS
WITHLACOOCHEE RIVER ELECTRIC ACH	7/7/2026	070726-4012-ACH	$47.45			6/1-7/1/26 ELECTRIC SVCS
WITHLACOOCHEE RIVER ELECTRIC ACH	7/7/2026	070726-6573-ACH	$52.57		$913.46	6/1-7/1/26 ELECTRIC SVCS
YELLOWSTONE LANDSCAPE	6/29/2026	1205551	$587.12			6/23/26 Irrigation repairs
Regular Services Subtotal			**$3,913.97**			
TOTAL			**$39,222.89**			

Spectrum BUSINESS®

July 1, 2026
Invoice Number: 1422940070126
Account Number: **8337 13 062 1422940**
Security Code: [redacted]
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

Stay connected to your business on the go with Spectrum Mobile for $30/mo. Plus, get a free mobile line by calling 1-866-486-9947.

Summary

Service from 07/01/26 through 07/31/26 details on following pages

Previous Balance	165.35
Payments Received -Thank You!	-165.35
Remaining Balance	**$0.00**
Spectrum Business™ Internet	160.00
Other Charges	5.00
Taxes, Fees and Charges	0.35
Current Charges	$165.35
YOUR AUTO PAY WILL BE PROCESSED 07/18/26	
Total Due by Auto Pay	**$165.35**

RECEIVED
JUL 10 2026
By

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.

Spectrum BUSINESS®

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 01 07022026 NNNNNNNN 01 003028 0010

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

July 1, 2026
Cypress Preserve CDD
Invoice Number: 1422940070126
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

8337130621422940000165357

 July 1, 2026

Cypress Preserve CDD
Invoice Number: 1422940070126
Account Number: 8337 13 062 1422940
Security Code: [redacted]

Spectrum BUSINESS

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

8633 2390 DY RP 01 07022026 NNNNNNNN 01 003028 0010

Charge Details

Previous Balance		165.35
EFT Payment	06/18	-165.35
Remaining Balance		**$0.00**

Payments received after 07/01/26 will appear on your next bill.

Service from 07/01/26 through 07/31/26

Spectrum Business™ Internet

Spectrum Business Internet Ultra	200.00
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

Spectrum BUSINESS

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

Complete I.T.
SERVICE & SOLUTIONS

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

Invoice #	20572
Invoice Date	07-01-26
Balance Due	**$1,121.00**

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

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



INVOICE

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

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

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

656-247-8573
inframarkcms@payableslockbox.com

Invoice Number:	1265
Invoice Date:	July 1, 2026
Payment Due:	July 31, 2026
Amount Due (USD):	**$2,350.00**

Pay Securely Online

Services	Quantity	Price	Amount
Lake and Pond Service	1	$2,350.00	$2,350.00

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

Pay Securely Online

link.waveapps.com/2e3xjz-vgve53

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
183742	7/6/2026
CUSTOMER ID	**NET TERMS**
C2297	Due On Receipt
PO#	**DUE DATE**
	7/6/2026

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

Services provided for the Month of: July 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.

Invoice

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Date	Invoice #
7/1/2026	4637

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
	June 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

July 21, 2026
Client: 001490
Matter: 000001
Invoice #: 28741

Page: 1

RE: General

For Professional Services Rendered Through June 30, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
6/1/2026	WAS	REVIEW PRELIMINARY BUDGET AND ASSESSMENT CHART, REVIEW MAILED NOTICE LETTER AND PUBLICATION ADS FOR BUDGET INCREASE; COMMUNICATIONS WITH M. PEREZ REGARDING EDITS TO ASSESSMENT CHART FOR INCLUSION IN LEGAL BUDGET NOTICES.	0.9	$274.50
6/1/2026	MS	FINALIZE PUBLICATION ADS AND MAILED NOTICE LETTER FOR FY 26/27 BUDGET; CALCULATE PUBLICATION DATES AND MAILING DATE; PREPARE CORRESPONDENCE WITH INSTRUCTIONS FOR PUBLICATION AND MAILING TO THE DISTRICT ADMIN; TRANSMIT LETTER AND ADS.	0.3	$48.00
6/8/2026	WAS	COMMUNICATIONS WITH M. PEREZ AND B. BURGESS REGARDING ASSESSMENT CHART FOR INCLUSION IN MAILED NOTICE LETTER.	0.2	$61.00
6/29/2026	WAS	REVIEW AGENDA PACKAGE FOR BOARD OF SUPERVISORS MEETING.	0.4	$122.00
		Total Professional Services	1.8	$505.50

July 21, 2026
Client: 001490
Matter: 000001
Invoice #: 28741

Total Services	$505.50	
Total Disbursements	$0.00	
Total Current Charges		$505.50
Previous Balance		$827.00
Less Payments		*($827.00)*
PAY THIS AMOUNT		**$505.50**

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.	6425-103179
INVOICE NO.	8938439W425
STATEMENT DATE	06/20/26
DUE DATE	Upon Receipt

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

Scan to pay online

FOR ASSISTANCE

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

3779

000678 1/1

INVOICE STATEMENT

Date	Description			Amount
	Service Location	**CYPRESS PRESERVE AMENITY CENTER**		
	Acct #103179-0001	**18728 MOSSY TIMBER BLVD LAND O L**		
06/20/26	BASIC SERVICE CHARGE 7/1/2026-7/31/2026	1.00 4.00YD	$	157.35
06/20/26	BASIC CONTAINER CHARGE 7/1/2026-7/31/2026	1.00 4.00YD	$	6.00
06/20/26	LOCK CHARGE 7/1/2026-7/31/2026	1.00 4.00YD	$	15.05
06/20/26	FUEL SURCHARGE		$	68.52
06/20/26	ENVIRONMENTAL SURCHARGE		$	17.85
	Invoice Total		$	264.77
	Account Balance		$	264.77

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.

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

RECEIVED
JUN 26 2026
By

ACCOUNT NO. 6425-103179
INVOICE NO. 8938439W425
STATEMENT DATE 06/20/26
DUE DATE Upon Receipt

Do Not Pay - Auto Pay Enabled

AB 01 000678 81382 H 7 A

WRITE IN AMOUNT PAID $

CYPRESS PRESERVE AMENITY CENTER
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

☐ TO CHANGE ADDRESS
Check here and complete the information on the reverse side.

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

6425 00000000000000000X1031797 00000026477000000000008938439 8

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

ACCOUNT NO.	6425-103179
INVOICE NO.	8989338W425
STATEMENT DATE	07/20/26
DUE DATE	Upon Receipt

Scan to pay online

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

FOR ASSISTANCE

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

3427

001323 1/1

INVOICE STATEMENT

Date	Description			Amount
	Service Location	**CYPRESS PRESERVE AMENITY CENTER**		
	Acct #103179-0001	**18728 MOSSY TIMBER BLVD LAND O L**		
07/20/26	BASIC SERVICE CHARGE 8/1/2026-8/31/2026	1.00 4.00YD	$	157.35
07/20/26	BASIC CONTAINER CHARGE 8/1/2026-8/31/2026	1.00 4.00YD	$	6.00
07/20/26	LOCK CHARGE 8/1/2026-8/31/2026	1.00 4.00YD	$	15.05
07/20/26	FUEL AND MATERIAL SURCHARGE		$	63.80
07/20/26	ENVIRONMENTAL SURCHARGE		$	17.85
	Invoice Total		**$**	**260.05**
	Account Balance		**$**	**260.05**

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.

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

ACCOUNT NO. 6425-103179
INVOICE NO. 8989338W425
STATEMENT DATE 07/20/26
DUE DATE Upon Receipt

AB 01 001323 32030 H 9 A

RECEIVED
JUL 24 2026
By

Do Not Pay - Auto Pay Enabled

WRITE IN AMOUNT PAID $

CYPRESS PRESERVE AMENITY CENTER
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

☐ TO CHANGE ADDRESS
Check here and complete the information on the reverse side.

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

6425 00000000000000000X1031797 00000026005000000000008989338 4

YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1226199	7/31/2026
TERMS	**PO NUMBER**
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Cypress Preserve CDD

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

Invoice Due Date: August 30, 2026

Invoice Amount: $23,222.10

Description	Current Amount
Monthly Landscape Maintenance July 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.

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

121 0 1
22-70345

CYPRESS PRESERVE CDD

Service Address: **18620 MOSSY TIMBER BOULEVARD RECLAIM**
Bill Number: 24756647
Billing Date: 7/6/2026
Billing Period: 5/14/2026 to 6/15/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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	5/14/2026	30290	6/15/2026	30713	32	423

Usage History

	Reclaimed
June 2026	423
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

Transactions

Previous Bill		314.11
Payment 06/22/26		-314.11 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	423 Thousand Gals X $1.01	427.23
Total Current Transactions		427.23
TOTAL BALANCE DUE		**$427.23**

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

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

RECEIVED
JUL 09 2026
By

Account #	0993870
Customer #	01372506
Balance Forward	0.00
Current Transactions	427.23
Total Balance Due	**$427.23**
Due Date	**7/23/2026**

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

The Total Due will be electronically transferred on 07/23/2026.

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

01372506609938702247566479000042723 8

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-01505P **Date 07/03/2026**

Attn:
Cypress Preserve Inframark
313 CAMPUS STREET
CELEBRATION FL 34747

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

Description	Amount
Serial # 26-01505P **Notice of Public Hearing and Board of Supervisors Meeting of the Cypress Preserve Community Development District** **RE:** Public Hearing and Meeting on August 5, 2026 at 6:00 p.m. **Published:** 7/3/2026	$196.88

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$196.88**

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

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

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

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

INVOICE

Legal Advertising

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

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

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-01569P **Date 07/10/2026**

Attn:
Cypress Preserve Inframark
313 CAMPUS STREET
CELEBRATION FL 34747

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

Description	Amount
Serial # 26-01569P **Notice of Public Hearing and Board of Supervisors Meeting of the Cypress Preserve Community Development District** **RE:** Public Hearing and Meeting on August 5, 2026 at 6:00 p.m. **Published:** 7/10/2026	$67.81

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$67.81**

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

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

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

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

INVOICE

Legal Advertising

Notice of Public Hearing and Board of Supervisors Meeting of the Cypress Preserve Community Development District

The Board of Supervisors (the **"Board"**) of the Cypress Preserve Community Development District (the **"District"**) will hold a public hearing and a meeting on Wednesday, August 5, 2026, at 6:00 p.m. at the Land O'Lakes Heritage Park located at 5401 Land O' Lakes Blvd., Land O' Lakes, FL 34639.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting at www.cypresspreservecdd.com, or may be obtained by contacting the District Manager's office via email at Michael.Perez@inframark.com or via phone at (656) 209-7919.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Michael Perez
District Manager
July 10, 2026 26-01569P

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

NOTICE

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

INVOICE

Krispy Klean Pressure Washing LLC
10466 Hawks Landing Dr, Land O Lakes Florida 34638
service@thekkpw.com
(813) 422 2272

Bill To

Cypress Presserve

Cypress Preserve
Land O' Lakes, FL, USA

Invoice details

Invoice no.: 344
Terms: Due Upon Receipt
Invoice date: 07/09/2026

PRODUCT OR SERVICE	AMOUNT
Fence Cleaning	$575.00

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

Payment Required

Click To View Online Invoice

INVOICE

Krispy Klean Pressure Washing LLC
10466 Hawks Landing Dr, Land O Lakes Florida 34638
service@thekkpw.com
(813) 422 2272

Bill To

Cypress Presserve

Cypress Preserve
Land O' Lakes, FL, USA

Invoice details

Invoice no.: 349
Terms: Due Upon Receipt
Invoice date: 07/14/2026

PRODUCT OR SERVICE	AMOUNT
Pool area ceiling cleanings	$575.00

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

Payment Required

Click To View Online Invoice

Attachments



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 CDD

Service Address: **18325 GRAND LIVE OAK BOULEVARD**
Bill Number: 24757841
Billing Date: 7/6/2026
Billing Period: 5/14/2026 to 6/15/2026

Account #	Customer #
1096180	01413628

Please use the 15-digit number below when making a payment through your bank

109618001413628

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161995	5/14/2026	21486	6/15/2026	21917	32	431

Usage History

	Reclaimed
June 2026	431
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

Transactions

Previous Bill		
Payment 06/22/26		356.53
Balance Forward		-356.53 CR
Current Transactions		0.00
Reclaimed		
Reclaimed	431 Thousand Gals X $1.01	435.31
Total Current Transactions		435.31
TOTAL BALANCE DUE		**$435.31**

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

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

RECEIVED
JUL 09 2026
By_____

Account #	1096180
Customer #	01413628
Balance Forward	0.00
Current Transactions	435.31
Total Balance Due	**$435.31**
Due Date	**7/23/2026**

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

The Total Due will be electronically transferred on 07/23/2026.

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

01413628310961801247578412000043531O

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

120 0 1
22-70345

CYPRESS PRESERVE AMENITY CENTER

Service Address: **18728 MOSSY TIMBER BOULEVARD RECLAIM**
Bill Number: 24756495
Billing Date: 7/6/2026
Billing Period: 5/14/2026 to 6/15/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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	5/14/2026	17234	6/15/2026	17452	32	218

Usage History

	Reclaimed
June 2026	218
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

Transactions

Previous Bill		177.76
Payment 06/22/26		-177.76 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	218 Thousand Gals X $1.01	220.18
Total Current Transactions		220.18
TOTAL BALANCE DUE		**$220.18**

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

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

RECEIVED
JUL 09 2026
By

Account #	0986160
Customer #	01366618
Balance Forward	0.00
Current Transactions	220.18
Total Balance Due	**$220.18**
Due Date	**7/23/2026**

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

The Total Due will be electronically transferred on 07/23/2026.

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

01366618709861604247564952000022018 1

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

119 0 1
22-70345

CYPRESS PRESERVE AMENITY CENTER

Service Address: **18728 MOSSY TIMBER BOULEVARD**

Bill Number: 24756494

Billing Date: 7/6/2026

Billing Period: 5/14/2026 to 6/15/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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	5/14/2026	1719	6/15/2026	1727	32	8

Usage History

	Water
June 2026	8
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

Transactions

Previous Bill		332.34
Payment 06/22/26		-332.34 CR
Balance Forward		0.00
Current Transactions		
Water		
Water Base Charge		41.29
Water Tier 1	8.0 Thousand Gals X $2.18	17.44
Sewer		
Sewer Base Charge		103.45
Sewer Charges	8.0 Thousand Gals X $7.20	57.60
Total Current Transactions		219.78
TOTAL BALANCE DUE		**$219.78**

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

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

RECEIVED
JUL 09 2026
By

Account #	0986155
Customer #	01366618
Balance Forward	0.00
Current Transactions	219.78
Total Balance Due	**$219.78**
Due Date	**7/23/2026**

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

The Total Due will be electronically transferred on 07/23/2026.

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

01366618709861550247564945000021978 1

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	07/07/2026
Amount Due	40.73
Current Charges Due	07/29/2026

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/01	467	07/01	472				5

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2026	30	0
Jun 2026	31	0
Jul 2025	29	0

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

Previous Balance		40.83
Payment	40.83CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 5 KWH @ 0.06090	0.30	
Fuel Adjustment 5 KWH @ 0.05000	0.25	
FL Gross Receipts Tax	1.02	
Total Current Charges		40.73
Total Due E.F.T.		40.73

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.

RECEIVED
JUL 13 2026
By

DO NOT PAY
Total amount will be electronically transferred on or after 07/24/2026.

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: 07/07/2026

Use above space for address change ONLY.

District: BP03

34 9 - 10642

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

Electronic Funds Transfer on or after	07/24/2026
TOTAL CHARGES DUE	40.73
DO NOT PAY	

00020396470000040730000040730 7

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	07/07/2026
Amount Due	50.29
Current Charges Due	07/29/2026

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/01	6115	07/01	6204				89

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2026	30	3
Jun 2026	31	3
Jul 2025	29	3

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

Previous Balance		50.69
Payment	50.69CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 89 KWH @ 0.06090	5.42	
Fuel Adjustment 89 KWH @ 0.05000	4.45	
FL Gross Receipts Tax	1.26	
Total Current Charges		50.29
Total Due E.F.T.		50.29

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.

RECEIVED
JUL 13 2026
By

DO NOT PAY
Total amount will be electronically transferred on or after 07/24/2026.

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: 07/07/2026

Use above space for address change ONLY.

District: BP03

2039650 **BP03**
CYPRESS PRESERVE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Electronic Funds Transfer on or after	07/24/2026
TOTAL CHARGES DUE	50.29
DO NOT PAY	

00020396500000050290000050290 1

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	**07/07/2026**
Amount Due	**680.89**
Current Charges Due	**07/29/2026**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/01	33396	07/01	37266		15.42	15	3870

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2026	30	129
Jun 2026	31	90
Jul 2025	29	188

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.

Previous Balance		550.12
Payment	550.12CR	
Balance Forward		0.00
Customer Charge		39.16
Energy Charge 3,870 KWH @ 0.06090		235.68
Fuel Adjustment 3,870 KWH @ 0.05000		193.50
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 @ 0.05000		7.50
Poles(QTY 6)		63.00
FL Gross Receipts Tax		12.33
Total Current Charges		680.89
Total Due E.F.T.		680.89

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

RECEIVED
JUL 13 2026
By

DO NOT PAY
Total amount will be electronically transferred on or after 07/24/2026.

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: 07/07/2026

Use above space for address change ONLY.

District: BP03

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

Electronic Funds Transfer on or after	**07/24/2026**
TOTAL CHARGES DUE	**680.89**
DO NOT PAY	

0002044854000006808900006808902

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

Bill Date	07/07/2026
Amount Due	41.53
Current Charges Due	07/29/2026

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/01	774	07/01	786				12

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2026	30	0
Jun 2026	31	0
Jul 2025	29	0

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

Previous Balance		41.38
Payment	41.38CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 12 KWH @ 0.06090	0.73	
Fuel Adjustment 12 KWH @ 0.05000	0.60	
FL Gross Receipts Tax	1.04	
Total Current Charges		41.53
Total Due E.F.T.		41.53

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.

RECEIVED
JUL 13 2026
By

DO NOT PAY
Total amount will be electronically transferred on or after 07/24/2026.

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: 07/07/2026

Use above space for address change ONLY.

District: BP03

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

Electronic Funds Transfer on or after	07/24/2026
TOTAL CHARGES DUE	41.53
DO NOT PAY	

00021440060000041530000041530 5

WITHLACOOCHEE 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	07/07/2026
Amount Due	47.45
Current Charges Due	07/29/2026

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 Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/01	2753	07/01	2817				64

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2026	30	2
Jun 2026	31	2
Jul 2025	29	2

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

Previous Balance		47.58
Payment	47.58CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 64 KWH @ 0.06090	3.90	
Fuel Adjustment 64 KWH @ 0.05000	3.20	
FL Gross Receipts Tax	1.19	
Total Current Charges		47.45
Total Due E.F.T.		47.45

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.

RECEIVED
JUL 13 2026
By

DO NOT PAY
Total amount will be electronically transferred on or after 07/24/2026.

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: 07/07/2026

Use above space for address change ONLY.

District: BP03

2144012 **BP03**
CYPRESS PRESERVE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Electronic Funds Transfer on or after	07/24/2026
TOTAL CHARGES DUE	47.45
DO NOT PAY	

00021440120000047450000047450 3

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	**07/07/2026**
Amount Due	**52.57**
Current Charges Due	**07/29/2026**

District Office Serving You
Bayonet Point

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

See Reverse Side For More Information

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/01	2695	07/01	2770				75

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2026	30	3
Jun 2026	31	3
Jul 2025	29	3

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

2 0 0 2 6 8 6 9

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

Previous Balance		53.03
Payment	53.03CR	
Balance Forward		0.00
Customer Charge		39.16
Energy Charge 75 KWH @ 0.06090		4.57
Fuel Adjustment 75 KWH @ 0.05000		3.75
FL Gross Receipts Tax		1.22
State Tax		3.38
Pasco County Tax		0.49
Total Current Charges		52.57
Total Due	E.F.T.	52.57

RECEIVED
JUL 1 8
By

DO NOT PAY
Total amount will be electronically transferred on or after 07/24/2026.

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: 07/07/2026

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	07/24/2026
TOTAL CHARGES DUE	52.57
DO NOT PAY	

00022265730000052570000052570 8

YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1205551	6/29/2026
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 29, 2026

Invoice Amount: $587.12

Description	Current Amount
Irrigation Inspection and repairs made on 6/23/26	
Irrigation Repairs	$587.12

Invoice Total **$587.12**

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
YELLOWSTONE LANDSCAPE
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: 6/23/2026
Last Updated: 6/26/2026
Inspector: Alvaro Mariano

Estimate Summary

Labor: 4 hours, 59 minutes - $373.50
Materials: $213.62

Total: $587.12
(plus applicable taxes)

Service Summary

Service	Quantity	Cost
Audit Zone	77	$0.00
Install Sprinkler Head	1	$155.00
Repair Lateral Line	3	$180.00
Replace Sprinkler Head	4	$127.12
Troubleshoot Valve	1	$125.00
Total (plus applicable taxes):		$587.12

Signature

Date

Service Detail

General

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 5	Install	Head Type: Rotor Line Length (ft.): 0 Hours: 1 need to add big rotors double stream for full coverage of field	$75.00	$80.00	$155.00

Controller 1 - Grand Live Oak Blvd > Zone 1 Rotors

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

Controller 1 - Grand Live Oak Blvd > Zone 4 Sprays

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

Controller 1 - Grand Live Oak Blvd > Zone 5 Sprays

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

Controller 1 - Grand Live Oak Blvd > Zone 6 Sprays

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

Controller 1 - Grand Live Oak Blvd > Zone 7 Sprays

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

Controller 1 - Grand Live Oak Blvd > Zone 11 Sprays

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

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

Asset	Service	Notes	Labor	Materials	Total
Zone 12 Rotor's dog park	Audit	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	Audit	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	Audit	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	Audit	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
Zone 17 Rotor's dog park	Audit	Hours: 0 Audit performed, but no issues were identified	$0.00	$0.00	$0.00

Controller 1 - Grand Live Oak Blvd > Zone 18 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 18 Sprays	Audit	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	Audit	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	Audit	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	Audit	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	Audit	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	Audit	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
Sprinkler Head 2	Replace	Part: Head & Nozzle Head Type: Rotor Line Length (ft.): 0 Hours: 0.33 broken rotor just gushing out water	$24.75	$17.89	$42.64

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	Audit	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	Audit	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	Audit	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	Audit	Hours: 0 Audit performed, but no issues were identified	$0.00	$0.00	$0.00

Controller 1 - Grand Live Oak Blvd > Zone 41 Sprays

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

Controller 1 - Grand Live Oak Blvd > Zone 43 Rotors

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

Controller 2 - Clubhouse > Zone 7 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 7 Sprays	Audit	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
Lateral Line 2	Repair	Part: Line Line Length (ft.): 0 Line Size: 1" Hours: 1 broken lateral line to spray head	$75.00	$10.00	$85.00
Sprinkler Head 4	Replace	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 Hours: 0.25 broken spray head	$18.75	$16.75	$35.50
Sprinkler Head 5	Replace	Part: Nozzle Hours: 0.15 clogged nozzle need to replace	$11.25	$2.23	$13.48
Sprinkler Head 6	Replace	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 Hours: 0.25 broken spray head	$18.75	$16.75	$35.50

Controller 2 - Clubhouse > Zone 10 Sprays

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

Controller 2 - Clubhouse > Zone 15 Bubblers

Asset	Service	Notes	Labor	Materials	Total
Lateral Line 1	Repair	Part: Line Line Length (ft.): 0 Line Size: 1/2" Hours: 0.5 broken funny pipe to bubbler	$37.50	$10.00	$47.50

Controller 2 - Clubhouse > Zone 16 Rotor's

Asset	Service	Notes	Labor	Materials	Total
Zone 16 Rotor's	Audit	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	Audit	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	Audit	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	Audit	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	Audit	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	Audit	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	Audit	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	Audit	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	Audit	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	Audit	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	Audit	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 7 Bubblers

Asset	Service	Notes	Labor	Materials	Total
Lateral Line 17	Repair	Part: Line Line Length (ft.): 0 Line Size: 1/2" Hours: 0.5 broken bubbler	$37.50	$10.00	$47.50

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

Asset	Service	Notes	Labor	Materials	Total
Zone 8 Sprays	Audit	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
Valve 2	Troubleshoot	Hours: 1 need to change out guts in valve or clean out valve not turning off throttled off from valve	$75.00	$50.00	$125.00
Zone 9 Sprays	Audit	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	Audit	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	Audit	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	Audit	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	Audit	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	Audit	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	Audit	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	Audit	Hours: 0 Audit performed, but no issues were identified	$0.00	$0.00	$0.00

Controller 4 - Mossy Timber Blvd > Zone 10 Drip/Emitter(Annuals)

Asset	Service	Notes	Labor	Materials	Total
Zone 10 Drip/Emitter(Annuals)	Audit	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	Audit	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	Audit	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	Audit	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	Audit	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	Audit	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	Audit	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	Audit	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	Audit	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	Audit	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	Audit	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	Audit	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	Audit	Hours: 0 Audit performed, but no issues were identified	$0.00	$0.00	$0.00

Controller 4 - Mossy Timber Blvd > Zone 32 Drip/Emitters

Asset	Service	Notes	Labor	Materials	Total
Zone 32 Drip/Emitters	Audit	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	Audit	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	Audit	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	Audit	Hours: 0 Audit performed, but no issues were identified	$0.00	$0.00	$0.00



Cypress Preserve CDD August 2026

Field Inspection Report

Thursday, August 20 2026

Prepared For Board Of Supervisors

32 Issues Identified

32 Issues Incomplete

Nikk Hamilton

Inframark

Issue 1

Assigned To: Yellowstone

Location: Amenity Center – Front Mulch Bed

Observation: Tire marks were observed in the mulch bed. Ensure string trimming in areas too small for mowers.





Issue 2

Assigned To: Maintenance

REPEAT ITEM

Location: Amenity Center

Observation: A fence post was observed to be unstable and requires repair between pool and playground.



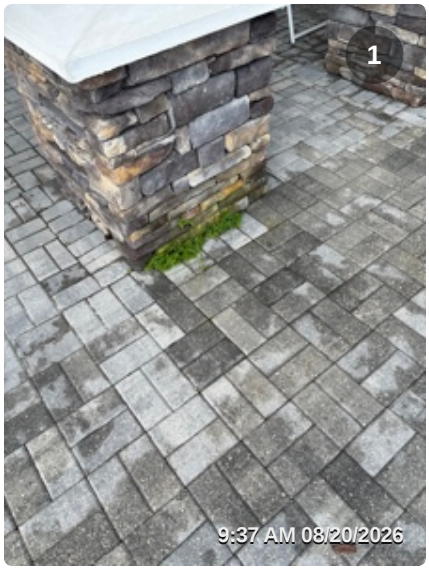


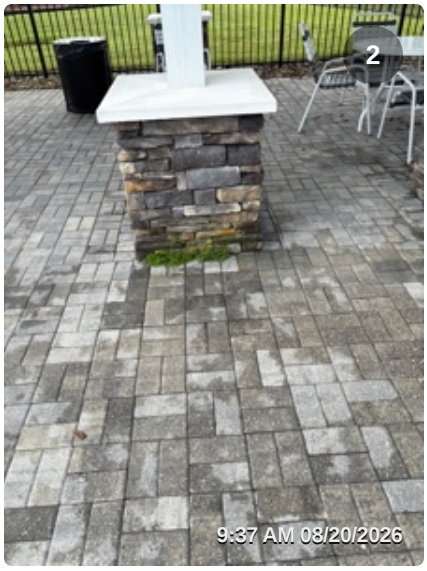
Issue 3

Assigned To: Yellowstone

Location: Pool Area

Observation: Weeds were observed inside the pool area and require treatment.





Issue 4

Assigned To: Maintenance

REPEAT ITEM

Location: Pool Area

Observation: Damaged pool tiles were observed and require repair.





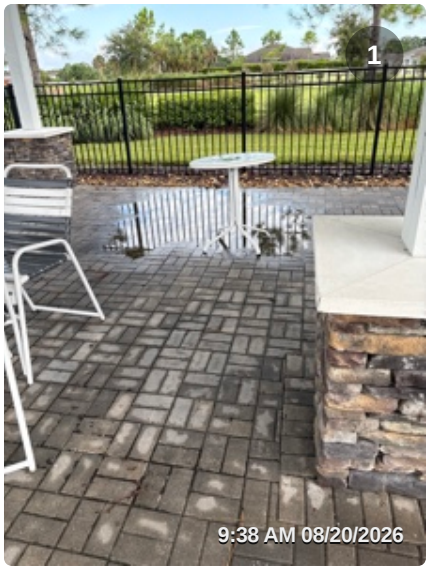
Issue 5

Assigned To: Board

REPEAT ITEM

Location: Pool Area – Covered Area

Observation: Standing water was observed beneath the covered area.



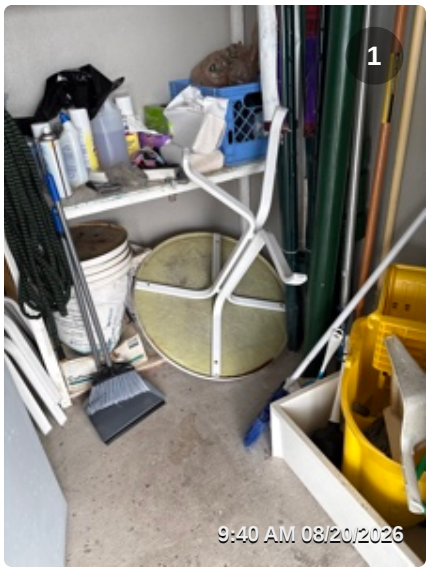


Issue 6

Assigned To: Board

Location: Pool Area

Observation: Two broken tables were observed and require replacement.



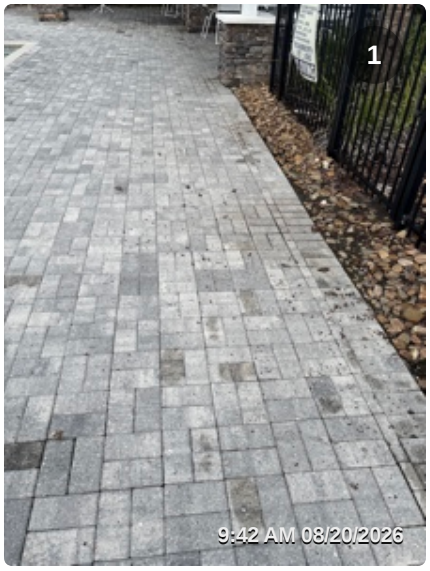


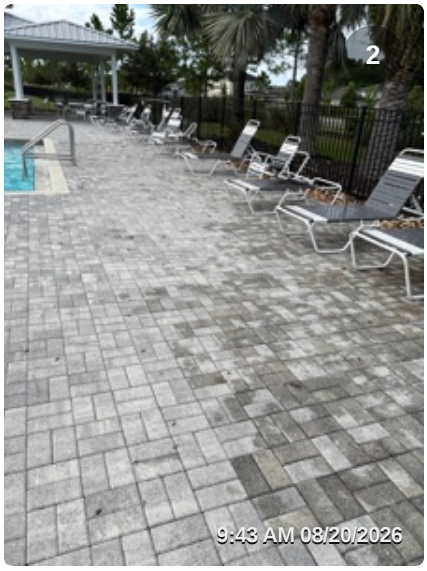
Issue 7

Assigned To: Board

Location: Pool area

Observation: Debris has washed out from the surrounding landscape beds onto the pool deck and into the pool.





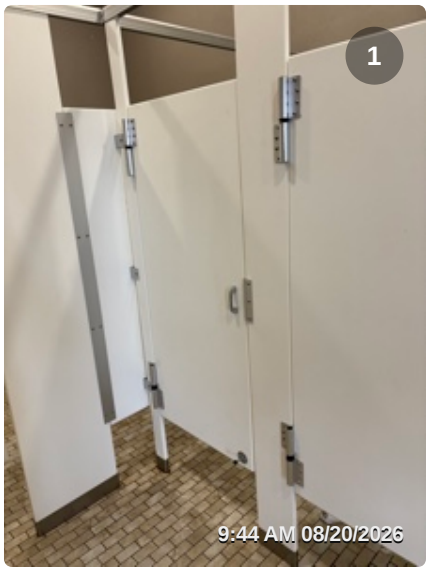
Issue 8

Assigned To: Board

REPEAT ITEM

Location: Women’s Restroom

Observation: The stall door remains locked.





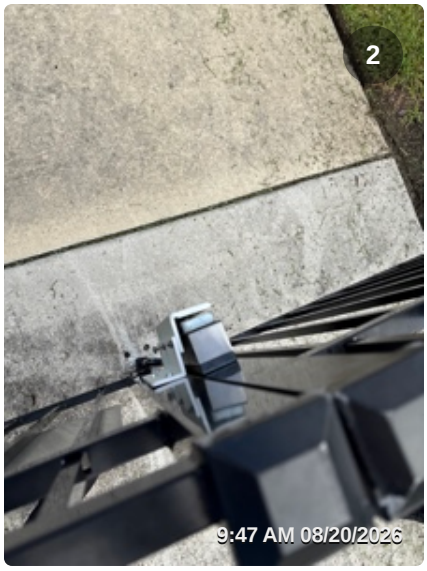
Issue 9

Assigned To: Board

Location: Playground

Observation: The gate is not opening properly when using the key fob and requires attention. Additionally, magnet is missing hardware securing it to the gate, and second swinging gate is unsecured allowing extra wear to magnet apparatus.







Issue 10

Assigned To: Yellowstone

Location: Amenity Center – Front Landscape Beds

Observation: Rutting is causing debris to enter the landscape beds. Use caution when grounds are wet.





Issue 11

Assigned To: Board

Location: Pond 6

Observation: The current condition of the washout was noted for monitoring.



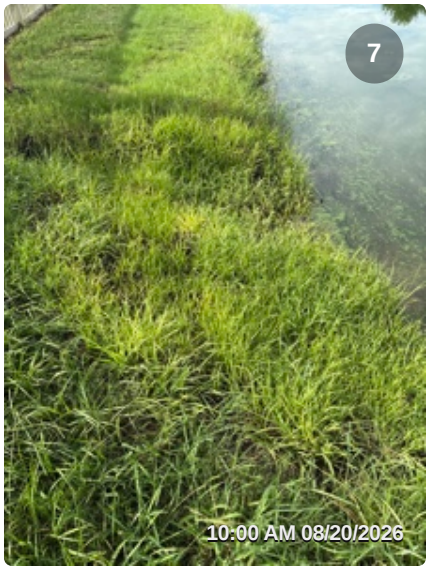














Issue 12

Assigned To: Aquality

Location: Pond 6

Observation: An algae bloom was observed and requires treatment.





Issue 13

Assigned To: Aquality

Location: Pond 6

Observation: Discarded sod was observed in the pond and requires removal.







Issue 14

Assigned To: Yellowstone

Location: Pond 6

Observation: String trimming is needed along the pond edge at the time of this inspection.





Issue 15

Assigned To: Yellowstone

Location: Mossy Timber – Median

Observation: Overspray was observed in the median. Use caution when administering weed treatment and avoid spraying on windy days.





Issue 16

Assigned To: Yellowstone

Location: Mossy Timber Blvd – Median and Roadside Areas

Observation: Sod in the median and along the roadsides requires diagnosis and treatment.









Issue 17

Assigned To: Yellowstone

REPEAT ITEM

Location: Mossy Timber Blvd - Roadside Landscape Beds

Observation: Ornamental grass debris remains in the beds following pruning and requires cleanup.





Issue 18

Assigned To: Yellowstone

Location: Mossy Timber Blvd – Shrub Beds

Observation: Weeds were observed within the bushes along Mossy Timber Blvd and require treatment by spraying or hand-pulling.







Issue 19

Assigned To: Yellowstone

Location: Pond 3

Observation: String trimming is needed along the pond edge at the time of this inspection.





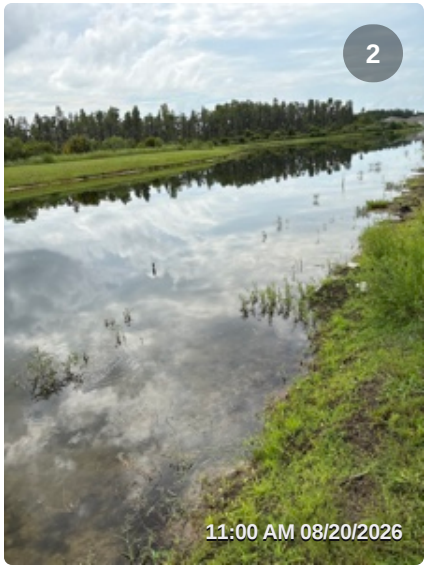
Issue 20

Assigned To: Aquality

Location: Pond 9

Observation: Submerged weeds were observed and require treatment.





Issue 21

Assigned To: Yellowstone

Location: Pond 9

Observation: String trimming is needed along the pond edge at the time of this inspection.





Issue 22

Assigned To: Yellowstone

REPEAT ITEM

Location: Common Area Along Pond 9 – Under Trees

Observation: String trimming is needed beneath the trees in the common area at the time of this inspection.



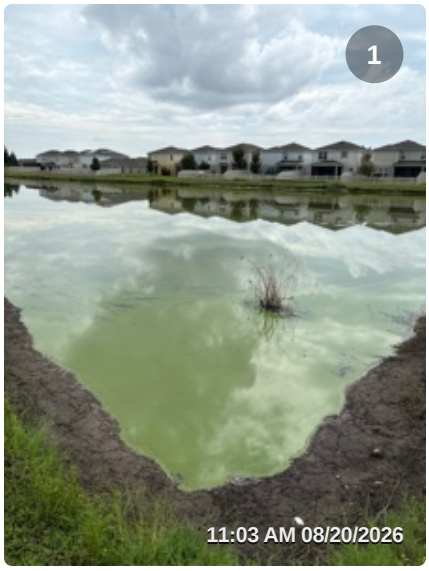


Issue 23

Assigned To: Aquality

Location: Pond 10

Observation: An algae bloom was observed and requires treatment.





Issue 24

Assigned To: Aquality

Location: Pond 17

Observation: An algae bloom was observed and requires treatment.





Issue 25

Assigned To: Maintenance

Location: In Front of Pond 18

Observation: A broken fence post was observed and requires repair.





Issue 26

Assigned To: Yellowstone

Location: Path Along Pond 18

Observation: Weeds were observed along the path and require treatment.





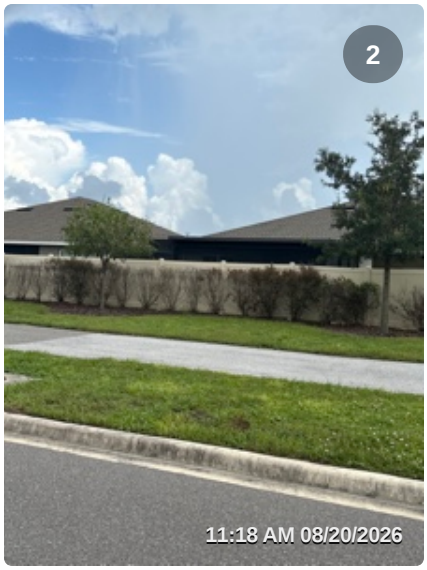
Issue 27

Assigned To: Yellowstone

Location: Cypress Preserve

Observation: An update is requested regarding the removal of dead bushes, including progress made and the specific areas where removals have been completed.





Issue 28

Assigned To: Aquality

Location: Pond 14

Observation: An algae bloom was observed and requires treatment.





Issue 29

Assigned To: Board

Location: Pond 16

Observation: The current condition of the washout was noted for monitoring.







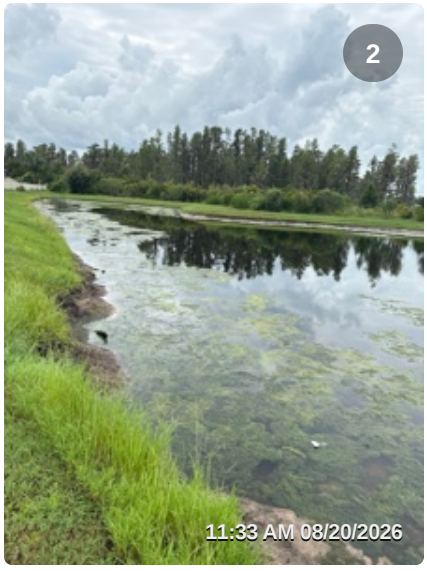
Issue 30

Assigned To: Aquality

Location: Pond 11

Observation: An algae bloom was observed and requires treatment.





Issue 31

Assigned To: Board

Location: Pond 11

Observation: The current condition of the washout was noted for monitoring.







Issue 32

Assigned To: Aquality

Location: Pond 21

Observation: An algae bloom was observed and requires treatment.





CLEARVUE

-Environmental-

Service Report

CLEARVUE
-ENVIRONMENTAL-
P.O. Box 270675
Tampa, FL 33688
813-540-0590
DS.CLEARVUEFL@GMAIL.COM

CUSTOMER: Cypress Preserve CDD

Technician: Daniel Date: August 5, 2026

	VEGETATION TREATED					DAYS
SITE	ALGAE	GRASSES	UNDERWATER	FLOATING	TERRESTRIAL	RESTRICTED
All Sites(Ponds)		X			X	0
13,2,3,4,5,7,8,11	X					0

OTHER SERVICES PROVIDED

SITE	Trash Removal	MECHANICAL WEED REMOVAL	Dissolved Oxygen Test	POND DYE

NOTES:
Treated all site(s) for all invasive shoreline vegetation as needed.
Treated the sites listed above for Planktonic Algae as needed. The majority of ponds on site are showing signs of Planktonic algae blooms.This is due to the run off from the recent rains.There is possibilty that this could create future fliamentous algae blooms. No dye treatments were done on this service due to high water levels and ponds flowing out/Out Flow structures and dilution from rains.It would be wasteful to dye ponds at this time.Some ponds are not fully accessible due to erosion.

Customers Signature: Email Pond Report DATE: August 5, 2026

Email: