INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Cypress Preserve Community Development District

October 7, 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, 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, October 7, 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:

Teams Meeting Information
Join the meeting now
Meeting ID: 273 114 677 672 054 **Passcode:** 8QP2JY2N
Dial in by phone: +1 314-798-1835,,5703913#

THE REGULAR MEETING OF THE 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 September 2, 2026..... Page 3
   - **B.** Acceptance of August 2026 Financial Statements ..... Page 7
   - **C.** Acceptance of August 2026 Check Register ..... Page 15
   - **D.** Acceptance of August 2026 O&M Report ..... Page 16
5. **Staff Reports**
   - **A.** Field Inspection Report ..... Page 58
   - **B.** Yellowstone
   - **C.** Clearvue Pond Report ..... Page 92
   - **D.** District Counsel
   - **E.** District Engineer
   - **F.** District Manager
6. **Business Items**
   - **A.** Consideration of Inframark Vinyl Fence Panel Repair Proposal #569 ..... Page 96
   - **B.** Consideration of FY2026 Completed Goals and Objectives..... Page 97
   - **C.** Ratification of FIA Egis Insurance Proposal..... Page 99
7. **Board of Supervisor Requests and Comments**
8. **Adjournment**

The next meeting is scheduled for Wednesday, November 4, 2026, at 1:30 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, September 2, 2026, and was called to order at 1:32 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

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

Michael Perez	District Manager, Inframark
John Fowler	Field Inspection Coordinator, Inframark
Nikkolas Hamilton	Field Inspection, 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 September 2, 2026, agenda carried. (4-0)

THIRD ORDER OF BUSINESS **Public Comments**

A resident stated that the shrubs behind his fence on Mossy Timber Boulevard were not being maintained.

FOURTH ORDER OF BUSINESS **Consent Agenda**

A. Consideration of the Regular Meeting Minutes for August 5, 2026

> On MOTION by Mr. Sutphin, seconded by Mr. Weed, the motion to approve the Regular Meeting Minutes for August 5, 2026, carried. (4-0)

B. Acceptance of July 2026 Financial Statements

C. Acceptance of July 2026 Check Register

D. Acceptance of July 2026 O&M Report

Mr. Perez reviewed the District's financial status with the Board and discussed the CrossCreek repairs, advising the cost was not included yet in the Financial Statements.

Discussion ensued regarding extending the pool monitoring services until the end of September 2026.

> On MOTION by Ms. Hurley, seconded by Mr. Weed, the motion to extend the pool monitoring services until the end of September 2026, carried. (4-0)

> On MOTION by Mr. Sutphin, seconded by Mr. Weed, the motion to accept the July 2026 financial documents, carried. (4-0)

FIFTH ORDER OF BUSINESS **Staff Reports**

A. Field Inspection Report

Mr. Fowler presented his report to the Board and advised which items were complete and which would be completed by Monday.

Discussion ensued regarding the gate between the playground and pool, and if permanently securing it would be within the budget.

> On MOTION by Ms. Hurley, seconded by Mr. Weed, the motion to permanently secure that gate if the cost fits the budget carried. (4-0)

Mr. Hamilton discussed items in the report with the Board.

Mr. Sutphin advised that weed eating by the picket fence is not maintained.

Discussion ensued regarding the broken tables in the pool area, and it was decided not to

replace the ones around the pool, just the ones under the cover.

B. Yellowstone

Mr. Garcia advised the Board that Yellowstone crews were catching up on projects that were delayed due to weather or crew members being out of office.

Discussion ensued regarding items that need to be fixed around and in the pool area.

Mr. Perez stated that work was the pool vendor's responsibility to complete.

Discussion ensued regarding the mulch running into the pool during rain being caused by the runoff from the roof.

C. Clearvue Pond Report

The Board had no questions or comments regarding the Clearvue Pond Report.

D. District Counsel

The District Counsel was not present. Mr. Perez discussed the status of the agreement with Neptune Multi Services LLC.

E. District Engineer

The District Engineer was not present. Mr. Perez discussed the flooding of the pool deck.

F. District Manager

Mr. Perez discussed the Fiscal Year 2027 meeting schedule and advised that Heritage Park was not available for the August 2027 Budget meeting. Options for locations and times were discussed.

SIXTH ORDER OF BUSINESS **Business Items**

There being none, the next order of business followed.

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

Mr. Sutphin asked about security hours by the pool.

EIGHTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Sutphin, seconded by Ms. Hurley, with all in favor, the motion to adjourn the meeting at 2:44 p.m. carried. (4-0)

_____ _____

Secretary / Assistant Secretary Chairperson / Vice Chairperson

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Cypress Preserve Community Development District

Financial Report

August 31, 2026

CLEAR PARTNERSHIPS



CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 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	$ 195,401	$ -	$ -	$ -	$ -	$ -	$ -	$ 195,401
Investments:								
Acquisition & Construction Account	-	-	-	-	15,044	-	-	15,044
Reserve Fund	-	310,678	194,066	-	-	-	-	504,744
Revenue Fund	-	542,392	444,080	-	-	-	-	986,472
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	**$ 202,152**	**$ 853,070**	**$ 638,146**	**$ -**	**$ 15,044**	**$ 14,185,620**	**$ 14,812,709**	**$ 30,706,741**
LIABILITIES								
Accounts Payable	$ 25,469	$ -	$ -	$ -	$ -	$ -	$ -	$ 25,469
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	**95,469**	**1**	**-**	**-**	**-**	**-**	**14,812,709**	**14,908,179**
FUND BALANCES								
Restricted for:								
Debt Service	-	853,069	638,146	-	-	-	-	1,491,215
Capital Projects	-	-	-	-	15,044	-	-	15,044
Unassigned:	106,683	-	-	-	-	14,185,620	-	14,292,303
TOTAL FUND BALANCES	**106,683**	**853,069**	**638,146**	**-**	**15,044**	**14,185,620**	**-**	**15,798,562**
TOTAL LIABILITIES & FUND BALANCES	**$ 202,152**	**$ 853,070**	**$ 638,146**	**$ -**	**$ 15,044**	**$ 14,185,620**	**$ 14,812,709**	**$ 30,706,741**

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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	$ -	$ 14,552	$ 14,552	0.00%
Special Assmnts- Tax Collector	740,658	752,061	11,403	101.54%
Other Miscellaneous Revenues	-	75	75	0.00%
TOTAL REVENUES	**740,658**	**766,688**	**26,030**	**103.51%**
EXPENDITURES				
Administration				
Supervisor Fees	13,000	9,600	3,400	73.85%
ProfServ-Arbitrage Rebate	700	1,200	(500)	171.43%
ProfServ-Trustee Fees	8,200	7,920	280	96.59%
Field Services	12,360	11,330	1,030	91.67%
Disclosure Report	8,400	7,700	700	91.67%
District Counsel	15,000	3,900	11,100	26.00%
District Engineer	5,000	4,983	17	99.66%
District Manager	43,775	40,127	3,648	91.67%
Accounting Services	6,180	5,665	515	91.67%
Auditing Services	7,400	7,400	-	100.00%
Postage, Phone, Faxes, Copies	250	9	241	3.60%
Public Officials Insurance	3,356	3,356	-	100.00%
Legal Advertising	1,000	405	595	40.50%
Bank Fees	200	-	200	0.00%
Payroll Services	-	123	(123)	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	198,817	12,856	93.93%
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 August 31, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment				
Pond Maintenance Contracts	28,200	26,025	2,175	92.29%
Insurance -Property & Casualty	22,589	23,708	(1,119)	104.95%
Landscape Maintenance Contracts	209,000	252,385	(43,385)	120.76%
Reserves	82,000	-	82,000	0.00%
Miscellaneous Maintenance	20,000	23,480	(3,480)	117.40%
Holiday Decoration	10,000	-	10,000	0.00%
Capital Improvements	28,691	-	28,691	0.00%
Total Other Physical Environment	400,480	325,598	74,882	81.30%
Road and Street Facilities				
Sidewalk and Pavement R&M	3,500	4,025	(525)	115.00%
Total Road and Street Facilities	3,500	4,025	(525)	115.00%
Parks and Recreation				
Janitorial Contracts	13,200	16,768	(3,568)	127.03%
Pool Operations and Maintenance	20,000	32,161	(12,161)	160.81%
Recreation / Park Facility Maintenance	-	675	(675)	0.00%
Security	15,000	12,991	2,009	86.61%
Total Parks and Recreation	48,200	62,595	(14,395)	129.87%
Reserves				
Capital Reserve	55,000	-	55,000	0.00%
Total Reserves	55,000	-	55,000	0.00%
TOTAL EXPENDITURES & RESERVES	**740,658**	**613,368**	**127,290**	**82.81%**
Excess (deficiency) of revenues Over (under) expenditures	-	153,320	153,320	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**(46,637)**		
FUND BALANCE, ENDING		**$ 106,683**		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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	$ -	$ 26,068	$ 26,068	0.00%
Special Assmnts- Tax Collector	623,708	624,832	1,124	100.18%
TOTAL REVENUES	**623,708**	**650,900**	**27,192**	**104.36%**
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	36,462	32,942	1035.85%
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	$ 36,462	$ 25,902	1035.85%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**816,607**		
FUND BALANCE, ENDING		**$ 853,069**		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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	$ -	$ 19,609	$ 19,609	0.00%
Special Assmnts- Tax Collector	389,513	390,167	654	100.17%
TOTAL REVENUES	**389,513**	**409,776**	**20,263**	**105.20%**
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	26,407	22,900	752.98%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(6,054)	(6,054)	0.00%
Contribution to (Use of) Fund Balance	3,507	-	(3,507)	0.00%
TOTAL FINANCING SOURCES (USES)	**3,507**	**(6,054)**	**(9,561)**	**-172.63%**
Net change in fund balance	$ 3,507	$ 20,353	$ 9,832	580.35%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**617,793**		
FUND BALANCE, ENDING		**$ 638,146**		

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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	$ -	$ 359	$ 359	0.00%
TOTAL REVENUES	**-**	**359**	**359**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	359	359	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	6,054	6,054	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**6,054**	**6,054**	**0.00%**
Net change in fund balance	$ -	$ 6,413	$ 6,413	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**8,631**		
FUND BALANCE, ENDING		**$ 15,044**		

Bank Account Statement

Cypress Preserve CDD

Bank Account No.	4224		
Statement No.	08-26	**Statement Date**	08/31/2026

G/L Account No. 101002 Balance	195,400.55	**Statement Balance**	200,387.55
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	200,387.55
Subtotal	195,400.55	**Outstanding Checks**	-4,987.00
Negative Adjustments	0.00	**Ending Balance**	195,400.55
Ending G/L Balance	195,400.55		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Adjustments							
Total Adjustments							
Outstanding Checks							
08/10/2026	Payment	100243	KRISPY KLEAN PRESSURE WASHING LLC	Inv: 367			-575.00
08/18/2026	Payment	100250	COMPLETE I.T. CORP	Inv: 21020			-1,440.00
08/25/2026	Payment	100252	A-QUALITY POOL SERVICE	Inv: 983334			-2,000.00
08/25/2026	Payment	100253	STRALEY ROBIN VERICKER	Inv: 28939			-642.00
08/28/2026	Payment	100254	COMPLETE I.T. CORP	Inv: 21029			-330.00
Total Outstanding Checks							-4,987.00
Outstanding Deposits							
Total Outstanding Deposits							

CYPRESS PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2026 to 08/31/2026

(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	100242	08/10/26	JAYMAN ENTERPRISES LLC	4692	July 2026 Janitorial services	Janitorial Contracts	531154-57201	$1,100.00
001	100243	08/10/26	KRISPY KLEAN PRESSURE WASHING LLC	367	August 2026 Pressure washing	Sidewalk and Pavement R&M	546376-54101	$575.00
001	100244	08/10/26	INFRAMARK LLC	184666	Aug & Sep 2026 Meeting room rental	Miscellaneous Maintenance	546922-53908	$123.43
001	100245	08/10/26	COMPLETE I.T. CORP	20882	August 2026 Monthly gate services	Security	546479-57201	$1,121.00
001	100246	08/10/26	dba CLEARVUE ENVIROMENTAL LLC	1295	August 2026 Monthly pond service	Pond Maintenance Contracts	534114-53908	$2,350.00
001	100247	08/11/26	YELLOWSTONE LANDSCAPE	1240751	7/28/26 - Irrigation Inspection and repairs	Miscellaneous Maintenance	546922-53908	$563.00
001	100248	08/11/26	INFRAMARK LLC	186091	AUGUST 2026 MANAGMENT SVCS	Accounting Services	532001-51301	$515.00
001	100248	08/11/26	INFRAMARK LLC	186091	AUGUST 2026 MANAGMENT SVCS	Disclosure Report	531142-51301	$700.00
001	100248	08/11/26	INFRAMARK LLC	186091	AUGUST 2026 MANAGMENT SVCS	District Manager	531150-51301	$3,647.92
001	100248	08/11/26	INFRAMARK LLC	186091	AUGUST 2026 MANAGMENT SVCS	Field Services	531122-51301	$1,030.00
001	100249	08/11/26	A-QUALITY POOL SERVICE	982817	JULY 2026 POOL MAINT SVCS	Pool Operations and Maintenance	546074-57201	$2,000.00
001	100250	08/18/26	COMPLETE I.T. CORP	21020	PLAYGROUND GATE MAG LOCK REPAIR	Miscellaneous Maintenance	546922-53908	$1,440.00
001	100251	08/18/26	INFRAMARK LLC	1169665	8/6/2026 Fence repairs	Miscellaneous Maintenance	546922-53908	$175.00
001	100252	08/25/26	A-QUALITY POOL SERVICE	983334	AUGUST 2026 POOL MAINT SVCS	Pool Operations and Maintenance	546074-57201	$2,000.00
001	100253	08/25/26	STRALEY ROBIN VERICKER	28939	JULY 2026 LEGAL SVCS	District Counsel	531146-51301	$642.00
001	100254	08/28/26	COMPLETE I.T. CORP	21029	8/18/2026 Dog park gate repairs	Recreation / Park Facility Maintenance	546414-57201	$330.00
001	300229	08/10/26	WITHLACOOCHEE RIVER ELECTRIC ACH	080626-6573-ACH	7/1 - 8/3/2026 Electric	Utility - Electric	543041-53150	$53.80
001	300230	08/10/26	WITHLACOOCHEE RIVER ELECTRIC ACH	080626-4012-ACH	7/1 - 8/3/2026 Electric	Utility - Electric	543041-53150	$48.58
001	300231	08/10/26	WITHLACOOCHEE RIVER ELECTRIC ACH	080626-4006-ACH	7/1-8/3/26 ELECTRIC SVCS	Utility - Electric	543041-53150	$41.64
001	300232	08/10/26	WITHLACOOCHEE RIVER ELECTRIC ACH	080626-4854-ACH	7/1-8/3/26 ELECTRIC SVCS	Utility - StreetLights	543062-53150	$1,216.62
001	300233	08/10/26	WITHLACOOCHEE RIVER ELECTRIC ACH	080626-9650-ACH	7/1-8/3/26 ELECTRIC SVCS	Utility - Electric	543041-53150	$51.43
001	300234	08/10/26	WITHLACOOCHEE RIVER ELECTRIC ACH	080626-9647-ACH	7/1-8/3/26 ELECTRIC SVCS	Utility - Electric	543041-53150	$40.85
001	300235	08/10/26	PASCO COUNTY UTILITIES ACH	24923142-ACH	6/15 - 7/15/2026 Water	Utility - Potable Water	543095-53150	$384.81
001	300236	08/10/26	PASCO COUNTY UTILITIES ACH	24922987-ACH	6/15-7/15/26 RECLAIM WATER	Utility - Potable Water	543095-53150	$171.70
001	300237	08/10/26	PASCO COUNTY UTILITIES ACH	24922984-ACH	6/15 - 7/15/2026 Water	Utility - Potable Water	543095-53150	$266.68
001	300238	08/18/26	CHARTER COMMUNICATIONS ACH	1422940080126-ACH	AUGUST 2026 INTERNET SVCS	Miscellaneous Maintenance	546922-53908	$165.35
001	300239	08/31/26	WASTE CONNECTIONS ACH	9045009W425-ACH	September 2026 Trash services	Miscellaneous Maintenance	546922-53908	$259.39
							Fund Total	**$21,013.20**

Total Checks Paid $21,013.20

CYPRESS PRESERVE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
A-QUALITY POOL SERVICE	7/1/2026	982817	$2,000.00			JULY 2026 POOL MAINT SVCS
A-QUALITY POOL SERVICE	8/1/2026	983334	$2,000.00			AUGUST 2026 POOL MAINT. SVCS
CHARTER COMMUNICATIONS ACH	8/1/2026	1422940080126-ACH	$165.35			AUGUST 2026 INTERNET SVCS
COMPLETE I.T. CORP	8/1/2026	20882	$1,121.00			August 2026 Monthly gate services
dba CLEARVUE ENVIROMENTAL LLC	8/1/2026	1295	$2,350.00			August 2026 Monthly pond service
INFRAMARK LLC	8/1/2026	186091	$515.00			AUGUST 2026 ACCOUNTING SVCS
INFRAMARK LLC	8/1/2026	186091	$700.00			AUGUST 2026 DISSEMINATION SVCS
INFRAMARK LLC	8/1/2026	186091	$3,647.92			AUGUST DISTRICT MGNT SVCS
INFRAMARK LLC	8/1/2026	186091	$1,030.00	$5,892.92	$5,892.92	AUGUST 2026 FIELD MGNT SVCS
JAYMAN ENTERPRISES LLC	8/1/2026	4692	$1,100.00			July 2026 Janitorial services
KRISPY KLEAN PRESSURE WASHING LLC	8/3/2026	367	$575.00			August 2026 Pressure washing
Monthly Contract Subtotal			**$15,204.27**			
Utilities						
PASCO COUNTY UTILITIES ACH	8/6/2026	24923142-ACH	$384.81			6/15 - 7/15/2026 Water
PASCO COUNTY UTILITIES ACH	8/6/2026	24922987-ACH	$171.70			6/15-7/15/26 RECLAIM WATER
PASCO COUNTY UTILITIES ACH	8/6/2026	24922984-ACH	$266.68			6/15 - 7/15/2026 Water
WITHLACOOCHEE RIVER ELECTRIC ACH	8/6/2026	080626-9647-ACH	$40.85			7/1-8/3/26 ELECTRIC SVCS
WITHLACOOCHEE RIVER ELECTRIC ACH	8/6/2026	080626-6573-ACH	$53.80			7/1 - 8/3/2026 Electric
WITHLACOOCHEE RIVER ELECTRIC ACH	8/6/2026	080626-4012-ACH	$48.58			7/1 - 8/3/2026 Electric
WITHLACOOCHEE RIVER ELECTRIC ACH	8/6/2026	080626-4006-ACH	$41.64			7/1-8/3/26 ELECTRIC SVCS
WITHLACOOCHEE RIVER ELECTRIC ACH	8/6/2026	080626-4854-ACH	$1,216.62			7/1-8/3/26 ELECTRIC SVCS
Utilities Subtotal			**$2,224.68**			
Regular Services						
WITHLACOOCHEE RIVER ELECTRIC ACH	8/6/2026	080626-9650-ACH	$51.43			7/1-8/3/26 ELECTRIC SVCS
Regular Services Subtotal			**$51.43**			

August 2026 Meeting

CYPRESS PRESERVE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Additional Services						
COMPLETE I.T. CORP	8/16/2026	21020	$1,440.00			PLAYGROUND GATE MAG LOCK REPAIR
INFRAMARK LLC	8/13/2026	1169665	$175.00			8/6/2026 Fence repairs
YELLOWSTONE LANDSCAPE	8/7/2026	1240751	$563.00			7/28/26 - Irrigation Inspection and repairs
Additional Services Subtotal			**$2,178.00**			
TOTAL			**$19,658.38**			

Invoice

A-Quality Pool Service

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

Invoice Date	Invoice #
7/1/2026	982817
Balance	$2,000.00

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

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

P.O. Number	Terms	Rep	Due Date	Via	F.O.B.	Project
	PAST DUE		7/20/2026			

Quantity	Description	Price Each	Amount
	JULY Commercial Pool Service - Repairs under $300 that are needed per DOH regulations and for proper operation of the pool will be replaced or repaired and billed accordingly. -Enzymes are extra	2,000.00	2,000.00
	Payment received after the 20th is subject to a 5% Late Fee		
	Sales Tax	7.00%	0.00

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

Thank you for choosing A-Quality Pool Service!

Invoice

A-Quality Pool Service

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

Invoice Date	Invoice #
8/1/2026	983334
Balance	$2,000.00

Bill To

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

Ship To

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

P.O. Number	Terms	Rep	Due Date	Via	F.O.B.	Project
	Net 20		8/21/2026			

Quantity	Description	Price Each	Amount
	AUGUST Commercial Pool Service - Repairs under $300 that are needed per DOH regulations and for proper operation of the pool will be replaced or repaired and billed accordingly. -Enzymes are extra	2,000.00	2,000.00
	Note: Payment is based on a monthly basis with the understanding of approx. 50 weeks serviced per year. Weeks of Xmas or New Years and Thanksgiving are typically non-serviceable weeks.		0.00
	Sales Tax	7.00%	0.00

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

Thank you for choosing A-Quality Pool Service!

Spectrum BUSINESS

August 1, 2026
Invoice Number: 1422940080126
Account Number: **8337 13 062 1422940**
Security Code: **1256**
Service At: 18728 MOSSY TIMBER BLVD
CBHS
LAND O LAKES FL 34638

Auto Pay Notice

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

NEWS AND INFORMATION

Stay connected to your business on the go with Spectrum Mobile for $30/mo. Plus, get a free mobile line by calling 1-877-401-6420.

Summary *Service from 08/01/26 through 08/31/26 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 08/18/26	
Total Due by Auto Pay	**$165.35**

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

Auto Pay - Thank you for signing up for Auto Pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 01 08022026 NNNNNNNN 01 002810 0011

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

RECEIVED
AUG 10 2026
By

August 1, 2026
Cypress Preserve CDD
Invoice Number: 1422940080126
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

83371306214229400016535 7

August 1, 2026

Spectrum BUSINESS

Cypress Preserve CDD
Invoice Number: 1422940080126
Account Number: 8337 13 062 1422940
Security Code: **1256**

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

8633 2390 DY RP 01 08022026 NNNNNNNN 01 002810 0011

Charge Details

Previous Balance		165.35
EFT Payment	07/18	-165.35
Remaining Balance		**$0.00**

Payments received after 08/01/26 will appear on your next bill.

Service from 08/01/26 through 08/31/26

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 #	20882
Invoice Date	08-01-26
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:	1295
Invoice Date:	August 1, 2026
Payment Due:	August 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/wrywbt-pckuec

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
186091	8/1/2026
CUSTOMER ID	**NET TERMS**
C2297	Due On Receipt
PO#	**DUE DATE**
	8/1/2026

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

Services provided for the Month of: August 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 #
8/1/2026	4692

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
	July 2026 Janitorial services	1,100.00	1,100.00

All work is complete!

Total	$1,100.00

INVOICE

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

Bill To

Cypress Presserve

Cypress Preserve
Land O' Lakes, FL, USA

Invoice details

Invoice no.: 367
Terms: Due Upon Receipt
Invoice date: 08/03/2026

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

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

126 0 1
22-70345

CYPRESS PRESERVE CDD

Service Address: **18620 MOSSY TIMBER BOULEVARD RECLAIM**
Bill Number: 24923142
Billing Date: 8/6/2026
Billing Period: 6/15/2026 to 7/15/2026

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	6/15/2026	30713	7/15/2026	31094	30	381

Usage History

	Reclaimed
July 2026	381
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

Transactions

Previous Bill		427.23
Payment 07/23/26		-427.23 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	381 Thousand Gals X $1.01	384.81
Total Current Transactions		384.81
TOTAL BALANCE DUE		**$384.81**

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
AUG 10 2026
BY

Account #	0993870
Customer #	01372506
Balance Forward	0.00
Current Transactions	384.81
Total Balance Due	**$384.81**
Due Date	**8/24/2026**

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

The Total Due will be electronically transferred on 08/24/2026.

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

01372506609938702249231427000384810

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

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

125 0 1
22-70345

CYPRESS PRESERVE AMENITY CENTER

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

Bill Number: 24922987
Billing Date: 8/6/2026
Billing Period: 6/15/2026 to 7/15/2026

Account #	Customer #
0986160	01366618

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

098616001366618

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	12441247	6/15/2026	17452	7/15/2026	17622	30	170

Usage History

	Reclaimed
July 2026	170
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

Transactions

Previous Bill		220.18
Payment 07/23/26		-220.18 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	170 Thousand Gals X $1.01	171.70
Total Current Transactions		171.70
TOTAL BALANCE DUE		**$171.70**

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
AUG 10 2026
By

Account #	0986160
Customer #	01366618
Balance Forward	0.00
Current Transactions	171.70
Total Balance Due	**$171.70**
Due Date	**8/24/2026**

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

The Total Due will be electronically transferred on 08/24/2026.

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

01366618709861604249229879000017170 2

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

124 0 1
22-70345

CYPRESS PRESERVE AMENITY CENTER
Service Address: **18728 MOSSY TIMBER BOULEVARD**
Bill Number: 24922984
Billing Date: 8/6/2026
Billing Period: 6/15/2026 to 7/15/2026

Account #	Customer #
0986155	01366618

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

098615501366618

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	14328617	6/15/2026	1727	7/15/2026	1740	30	13

Usage History

	Water
July 2026	13
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

Transactions

Previous Bill		219.78
Payment 07/23/26		-219.78 CR
Balance Forward		0.00
Current Transactions		
Water		
Water Base Charge		41.29
Water Tier 1	13.0 Thousand Gals X $2.18	28.34
Sewer		
Sewer Base Charge		103.45
Sewer Charges	13.0 Thousand Gals X $7.20	93.60
Total Current Transactions		266.68
TOTAL BALANCE DUE		**$266.68**

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 AUG 10 2026 By

Account #	0986155
Customer #	01366618
Balance Forward	0.00
Current Transactions	266.68
Total Balance Due	**$266.68**
Due Date	**8/24/2026**

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

The Total Due will be electronically transferred on 08/24/2026.

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

0136661870986155024922984800002666 80

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	**08/06/2026**
Amount Due	**40.85**
Current Charges Due	**08/31/2026**

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
07/01	472	08/03	478				6

Comparative Usage Information

Period	Days	Average kWh Per Day
Aug 2026	33	0
Jul 2026	30	0
Aug 2025	31	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		40.73
Payment	40.73CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 6 KWH @ 0.06090	0.37	
Fuel Adjustment 6 KWH @ 0.05000	0.30	
FL Gross Receipts Tax	1.02	
Total Current Charges		40.85
Total Due E.F.T.		40.85

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.

DO NOT PAY
Total amount will be electronically transferred on or after 08/21/2026.

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: 08/06/2026

Use above space for address change ONLY.

District: BP03

32
9 - 10644

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

Electronic Funds Transfer on or after	**08/21/2026**
TOTAL CHARGES DUE	**40.85**
DO NOT PAY	

00020396470000040850000040850 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	08/06/2026
Amount Due	53.80
Current Charges Due	08/31/2026

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/01	2770	08/03	2855				85

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2026	33	3
Jul 2026	30	3
Aug 2025	31	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		52.57
Payment	52.57CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 85 KWH @ 0.06090	5.18	
Fuel Adjustment 85 KWH @ 0.05000	4.25	
FL Gross Receipts Tax	1.25	
State Tax	3.46	
Pasco County Tax	0.50	
Total Current Charges		53.80
Total Due E.F.T.		53.80

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

DO NOT PAY
Total amount will be electronically transferred on or after 08/21/2026.

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

Use above space for address change ONLY.

Bill Date: 08/06/2026

RECEIVED
AUG 10 2026
By

District: BP03

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

Electronic Funds Transfer on or after	08/21/2026
TOTAL CHARGES DUE	53.80
DO NOT PAY	

00022265730000053800000053800 4

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	08/06/2026
Amount Due	48.58
Current Charges Due	08/31/2026

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/01	2817	08/03	2891				74

Comparative Usage Information

Period	Days	Average kWh Per Day
Aug 2026	33	2
Jul 2026	30	2
Aug 2025	31	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		47.45
Payment	47.45CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 74 KWH @ 0.06090	4.51	
Fuel Adjustment 74 KWH @ 0.05000	3.70	
FL Gross Receipts Tax	1.21	
Total Current Charges		48.58
Total Due E.F.T.		48.58

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.

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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

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See Reverse Side For Mailing Instructions

Bill Date: 08/06/2026

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District: BP03

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

Electronic Funds Transfer on or after	08/21/2026
TOTAL CHARGES DUE	48.58
DO NOT PAY	

0002144012000000485800000485807

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	08/06/2026
Amount Due	**41.64**
Current Charges Due	**08/31/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/01	786	08/03	799				13

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2026	33	0
Jul 2026	30	0
Aug 2025	31	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		41.53
Payment	41.53CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 13 KWH @ 0.06090	0.79	
Fuel Adjustment 13 KWH @ 0.05000	0.65	
FL Gross Receipts Tax	1.04	
Total Current Charges		41.64
Total Due E.F.T.		41.64

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.

DO NOT PAY
Total amount will be electronically transferred on or after 08/21/2026.

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: 08/06/2026

Use above space for address change ONLY.

District: BP03

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

Electronic Funds Transfer on or after	08/21/2026
TOTAL CHARGES DUE	41.64
DO NOT PAY	

0002144006000004164000004164 05

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	08/06/2026
Amount Due	1,216.62
Current Charges Due	08/31/2026

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/01	37266	08/03	45846		15.49	15	8580

Comparative Usage Information

Period	Days	Average kWh Per Day
Aug 2026	33	260
Jul 2026	30	129
Aug 2025	31	273

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		680.89
Payment	680.89CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 8,580 KWH @ 0.06090	522.52	
Fuel Adjustment 8,580 KWH @ 0.05000	429.00	
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	25.72	
Total Current Charges		1,216.62
Total Due E.F.T.		1,216.62

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

DO NOT PAY
Total amount will be electronically transferred on or after 08/21/2026.

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.

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Bill Date: 08/06/2026

Use above space for address change ONLY.

District: BP03

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

Electronic Funds Transfer on or after	08/21/2026
TOTAL CHARGES DUE	1,216.62
DO NOT PAY	

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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	08/06/2026
Amount Due	51.43
Current Charges Due	**08/31/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/01	6204	08/03	6303				99

Comparative Usage Information

Period	Days	Average kWh Per Day
Aug 2026	33	3
Jul 2026	30	3
Aug 2025	31	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		50.29
Payment	50.29CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 99 KWH @ 0.06090	6.03	
Fuel Adjustment 99 KWH @ 0.05000	4.95	
FL Gross Receipts Tax	1.29	
Total Current Charges		51.43
Total Due E.F.T.		51.43

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DO NOT PAY
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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

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P.O. Box 278 • Dade City, Florida 33526-0278

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See Reverse Side For Mailing Instructions

Bill Date: 08/06/2026

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	**08/21/2026**
TOTAL CHARGES DUE	**51.43**
DO NOT PAY	

00020396500000051430000051430 5

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 #	21020
Invoice Date	08-16-26
Balance Due	**$1,440.00**

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

Subtotal	**$1,440.00**
Tax	$0.00
Invoice Total	$1,440.00
Payments	$0.00
Credits	$0.00
Balance Due	**$1,440.00**



Invoice Ticket

Ticket Date	Fri 07-31-26 02:50 PM
Ticket #	13388
Subject	**Playground - Replacement Magentic Lock**

Ticket Issue

Initial Issue Fri 07-31-26 02:50 PM Thomas Giella	Playground - Replacement Magentic Lock

Ticket Comments

Date	Comment
Update Fri 07-31-26 02:50 PM Thomas Giella	District has approved replacement of magentic lock. Attached is the signed estimate.
Initial Issue Fri 07-31-26 02:50 PM Thomas Giella	Playground - Replacement Magentic Lock

INFRAMARK

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

Client ID Number	

Invoice Number	**1169665**
Invoice Date	**8/13/2026**
Due Date	**9/12/2026**

To: **Cypress Preserve CDD**
2005 Pan Am Cir Ste 300

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	**$175.00**

Subtotal	**$175.00**
Sales Tax	**$0.00**
Total	**$175.00**

Please Pay This Amount

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

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. A surcharge fee may apply

To Pay via ACH or Wire, please refer to our banking information below:
Account Name : INFRAMARK, LLC
ACH - Bank Routing Number : 111000614 / Account Number 912593196
Wire - Bank Routing Number : 021000021 / SWIFT Code : CHASUS33 / Account Number: 912593196

Please include the Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

13 Aug 2026 05:26:01AM CST

DISTRICT : CYPRESS PRESERVE CDD

Go Green! Think before you print.

INVOICE NO. 1169665 - DETAIL

INVOICE DATE: 8/13/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	8/6/2026	4650012	CPRCDD District Area	General Maintenance; Fence repairs	$0.00	$0.00	$175.00	$0.00	$175.00	N
				General Maintenance & Repairs Total	**$0.00**	**$0.00**	**$175.00**	**$0.00**	**$175.00**	
				BWO Total	**$0.00**	**$0.00**	**$175.00**	**$0.00**	**$175.00**	
				Invoice Total	**$0.00**	**$0.00**	**$175.00**	**$0.00**	**$175.00**	

YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1240751	8/7/2026
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: September 6, 2026

Invoice Amount: $563.00

Description	Current Amount
Irrigation Inspection and repairs made on 7/28/26	
Irrigation Repairs	$563.00

Invoice Total **$563.00**

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: 7/28/2026
Last Updated: 7/28/2026
Inspector: Alvaro Mariano

Estimate Summary

Labor:	4 hours, 45 minutes - $356.25
Materials:	$206.75
Total:	$563.00 (plus applicable taxes)

Service Summary

Service	Quantity	Cost
Audit Zone	77	$0.00
Repair Lateral Line	1	$47.50
Replace Sprinkler Head	1	$35.50
Troubleshoot Valve	2	$480.00
Total (plus applicable taxes):		$563.00

Signature _____ **Date** _____

Service Detail

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 9 Rotor's

Asset	Service	Notes	Labor	Materials	Total
Zone 9 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 11 Sprays

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 3	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 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 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
Zone 25 Rotor's	Audit	Hours: 0 Audit performed, but no issues were identified	$0.00	$0.00	$0.00

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

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

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

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

Controller 1 - Grand Live Oak Blvd > Zone 29 Rotors

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

Controller 1 - Grand Live Oak Blvd > Zone 30 Rotors

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

Controller 1 - Grand Live Oak Blvd > Zone 32 Rotors

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

Controller 1 - Grand Live Oak Blvd > Zone 34 Sprays

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

Controller 1 - Grand Live Oak Blvd > Zone 35 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 35 Sprays	Audit	Hours: 0 Audit performed, but no issues were identified	$0.00	$0.00	$0.00

Controller 1 - Grand Live Oak Blvd > Zone 36 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 36 Sprays	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 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 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
Zone 8 Sprays	Audit	Hours: 0 Audit performed, but no issues were identified	$0.00	$0.00	$0.00

Controller 2 - Clubhouse > Zone 10 Sprays

Asset	Service	Notes	Labor	Materials	Total
Zone 10 Sprays	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
Valve 1	Troubleshoot	Hours: 1 bad solenoid zone not coming on from control	$75.00	$80.00	$155.00

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 2	Repair	Part: Line Line Length (ft.): 0 Line Size: 1/2" Hours: 0.5 broken funny 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 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
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 21 Drip

Asset	Service	Notes	Labor	Materials	Total
Valve 1	Troubleshoot	Hours: 3 bad decoder alarm at control need to track & locate valve	$225.00	$100.00	$325.00

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 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

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Cypress Preserve CDD September 2026

Field Inspection Report

Wednesday, September 9 2026

Prepared For Board Of Supervisors

40 Issues Identified

40 Issues Incomplete

Nikk Hamilton

Inframark

Issue 1

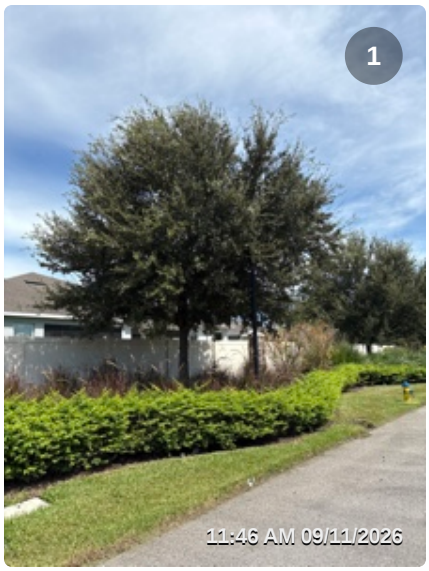
Assigned To: Yellowstone

Location

Mossy Timber Blvd

Observation

Prune trees currently impeding light poles.





Issue 2

Assigned To: Maintenance

Location

Land O’Lakes Blvd

Observation

Several fence panels are down along Land O’Lakes Blvd and require repair or reinstallation.


1
11:25 AM 09/11/2026


2
11:26 AM 09/11/2026


3
11:27 AM 09/11/2026


4
11:27 AM 09/11/2026


5
11:28 AM 09/11/2026


6
11:31 AM 09/11/2026









Issue 3

Assigned To: Yellowstone

Location

Bed in front of pool

Observation

Ensure the area affected by rutting has been fully repaired and restored to its previous appearance and condition.





Issue 4

Assigned To: Maintenance

Location

Dog park across from pool

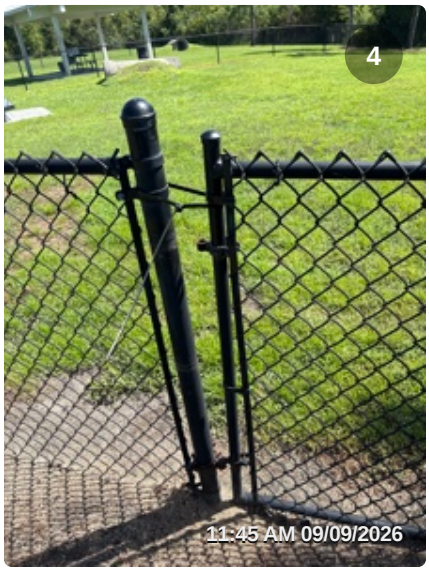
Observation

The chain-link fence is not properly secured and requires the correct parts to ensure it is securely fastened.











Issue 5

Assigned To: Board

Location

Dog park across from the pool / Grand Live Oak dog park

Observation

A homeowner requested the installation of a water station at the dog park across from the pool. A water source is available in close proximity to this dog park. The dog park on Grand Live Oak currently has access only to reclaimed water.











Issue 6

Assigned To: Clearvue

Location

Pond 7

Observation

Treat submerged weeds within the pond.









Issue 7

Assigned To: Clearvue

Location

Pond 7

Observation

Noting the current state of washout for monitoring.







Issue 8

Assigned To: Clearvue

Location

Pond 8

Observation

Treat algae bloom observed.







Issue 9

Assigned To: Yellowstone

Location

Between Ponds 7 and 8, behind Gliding Eagle Way

Observation

Potential area being missed.





Issue 10

Assigned To: Clearvue

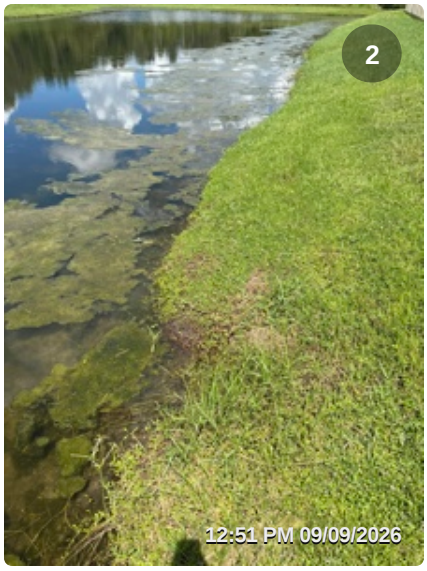
Location

Pond 8

Observation

Noting current washouts for monitoring.









Issue 11

Assigned To: Yellowstone

Location

Between Pond 8 and reservation area

Observation

Potentially missed area.













Issue 12

Assigned To: Cleavue

Location

Pond 9

Observation

Noting washouts for monitoring.


1
1:00 PM 09/09/2026


2
1:00 PM 09/09/2026


3
1:01 PM 09/09/2026


4
1:01 PM 09/09/2026


5
1:01 PM 09/09/2026


6
1:01 PM 09/09/2026













Issue 13

Assigned To: Clearvue

Location

Pond 9

Observation

Treat algae present in pond.









Issue 14

Assigned To: Clearvue

Location

Pond behind 10486 Red Tail Hawk Lane across from pond 11

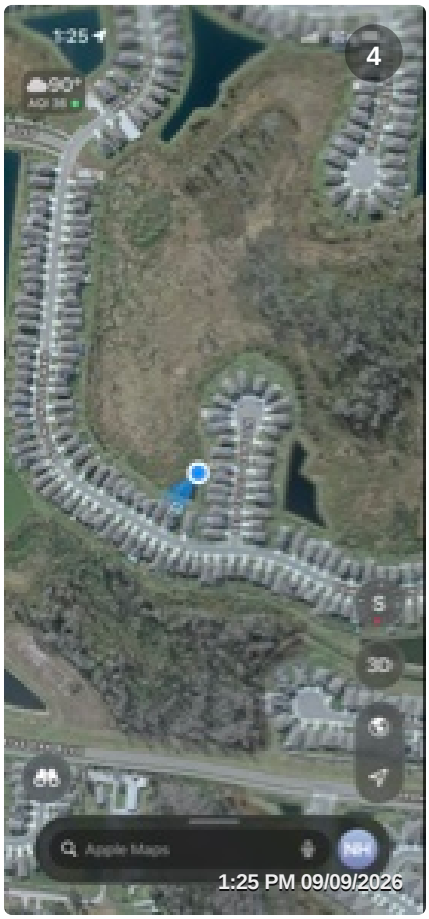
Observation

Pond is not labeled on the pond map and appears to have been missing maintenance.









Issue 15

Assigned To: Yellowstone

Location

Pond 11

Observation

Ensure string trimming around pond.





Issue 16

Assigned To: Yellowstone

Location

Pond 10

Observation

Ensure string trim around pond.







Issue 17

Assigned To: Clearvue

Location

Pond 10

Observation

Algae bloom present; treat algae and remove trash from pond.











Issue 18

Assigned To: Yellowstone

Location

Behind 10529 Gliding Eagle Way

Observation

Potentially missed area.





Issue 19

Assigned To: Clearvue

Location

Pond 6

Observation

Noting washouts for monitoring.













Issue 20

Assigned To: Clearvue

Location

Pond 6

Observation

Treat algae bloom and submerged weeds present.







Issue 21

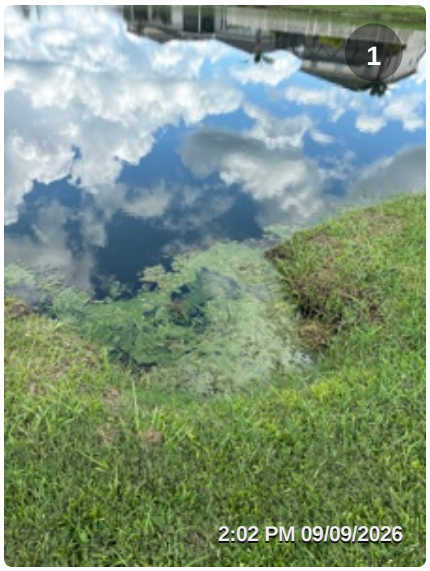
Assigned To: Clearvue

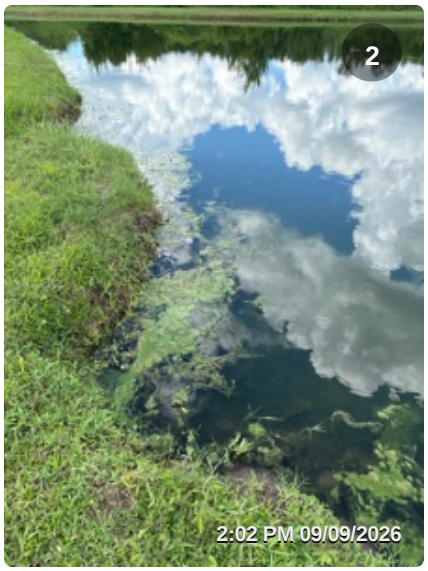
Location

Pond 4

Observation

Treat algae bloom present.







Issue 22

Assigned To: Clearvue

Location

Pond 4

Observation

Noting washouts for monitoring.











Issue 23

Assigned To: Clearvue

Location

Pond 3

Observation

Treat algae bloom present.





Issue 24

Assigned To: Clearvue

Location

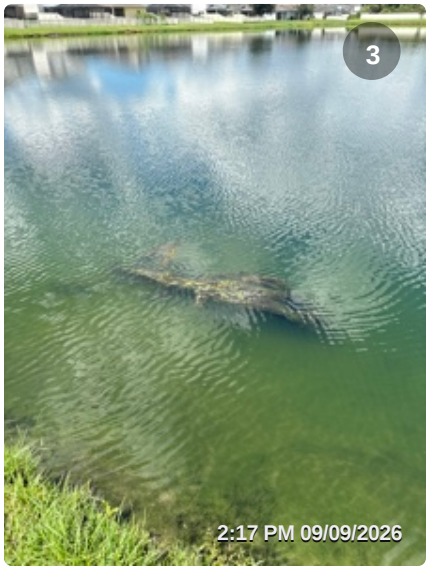
Pond 13

Observation

Submerged weeds present; treatment is required. Remove accumulated debris.







Issue 25

Assigned To: Clearvue

Location

Pond 13

Observation

Noting current washout for monitoring.





Issue 26

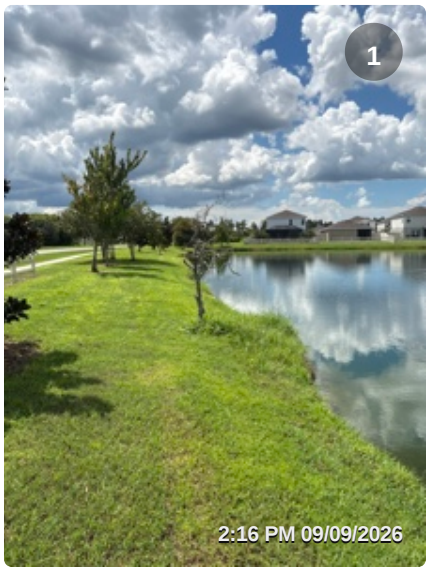
Assigned To: Yellowstone

Location

Pond 13

Observation

Provide proposal to remove dead tree.





Issue 27

Assigned To: Clearvue

Location

Pond 2

Observation

Treat algae bloom present.











Issue 28

Assigned To: Yellowstone/ Board

Location

Mossy Timber Blvd, across from Pond 13

Observation

Inquiring about removal of dead tree.





Issue 29

Assigned To: Yellowstone

Location

Pond 13

Observation

Diagnose and treat declining tree.





Issue 30

Assigned To: Clearvue

Location

Pond 5

Observation

Treat major algae bloom present.





Issue 31

Assigned To: Yellowstone

Location

Pond 5

Observation

Ensure sting trimming is occurring every service.







Issue 32

Assigned To: Yellowstone

Location

Outbound side of Mossy Timber Blvd

Observation

Replace lid for irrigation box.





Issue 33

Assigned To: Yellowstone

Location

Throughout the district

Observation

Requesting an update on pruning ornamental grasses and shrubs from Yellowstone.





Issue 34

Assigned To: Maintenance

Location

Grand Live Oak, northwest end

Observation

Damaged fence panels in need of replacement.





Issue 35

Assigned To: Yellowstone

Location

Hiking trail on Grand Live Oak, northwest end

Observation

Treat weeds observed along the path between the road and pond 18.





Issue 36

Assigned To: Yellowstone/ Maintenance

Location

Grand Live Oak, east end / Fence in front of Pond 20

Observation

Trim preserve off fence along Grand Live Oak on the east end. One fence panel is broken on the fence in front of Pond 20.









Issue 37

Assigned To: Yellowstone

Location

Infront of pond 20

Observation

Replace lid for electrical or irrigation box.





Issue 38

Assigned To: Clearvue

Location

Pond 20

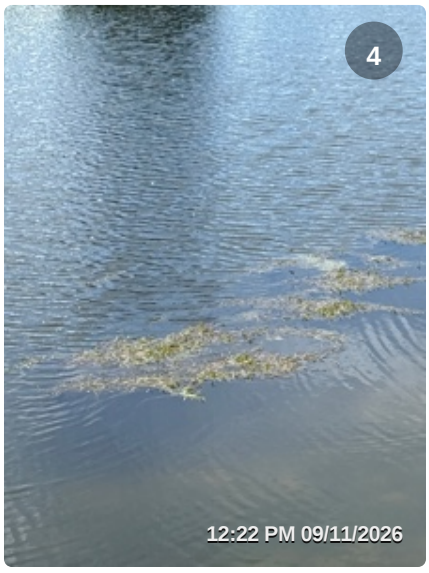
Observation

Treat for submerged weeds and minor algae bloom; remove accumulated debris.











Issue 39

Assigned To: Yellowstone

Location

Pond 20

Observation

Ensure string trim around pond.





Issue 40

Assigned To: Yellowstone

Location

Pond 20

Observation

Diagnose and treat declining trees and provide proposal to remove already dead trees around pond.


1
12:23 PM 09/11/2026


2
12:24 PM 09/11/2026


3
12:24 PM 09/11/2026


4
12:24 PM 09/11/2026

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: September 2, 2026

	VEGETATION TREATED					DAYS
SITE	ALGAE	GRASSES	UNDERWATER	FLOATING	TERRESTRIAL	RESTRICTED
All Sites(Ponds)		X			X	0
3,4,7,21,8,14,6,11	X					

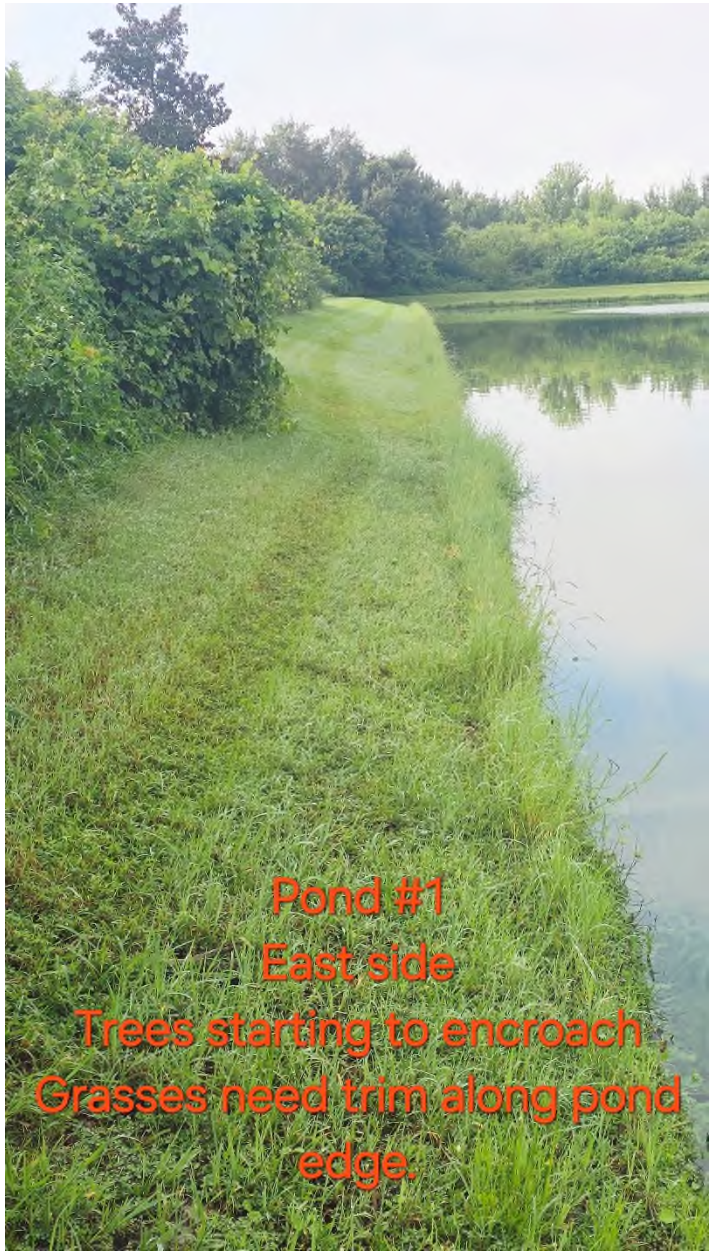
OTHER SERVICES PROVIDED

SITE	Trash Removal	MECHANICAL WEED REMOVAL	Dissolved Oxygen Test	POND DYE

NOTES:
Treated all site(s) for all invasive shoreline vegetation as needed.
Treated sites listed above for Planktonic Algae as needed. I did not dye the ponds due to heavy continuous rains. Reason is dilution and ponds draining out through the out flow structures. Dye will not stay in the water column. Once the rains let up I will continue to dye the ponds.
Erosion on some ponds has prevented me from servicing these areas.

Customers Signature: Email Pond Report DATE: September 2, 2026

Email: michael.perez@inframark.com


Pond #1
East side
Trees starting to encroach
Grasses need trim along pond edge.


Pond #1
East side


Pond #4
East side


Pond #9
West side


Pond #9
West side


Pond #9
West side

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

RECIPIENT:

Nikk Hamilton
Cypress Preserve CDD

Estimate #569

Sent on	Sep 17, 2026
Total	**$275.00**

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	Scope of Work: Vinyl Fence Panel Repair Repair and/or replace damaged vinyl fence panels located behind 10551 Heron Hideaway Loop, Land O' Lakes, FL 34638. Work includes furnishing all necessary labor, materials, equipment, and mobilization to restore the fence to proper working condition and match the existing fence style as closely as possible. All debris generated from the repair will be removed and properly disposed of upon completion of the work. Included Costs Labor Materials Equipment Mobilization Debris removal and disposal	1	$275.00	$275.00

Total **$275.00**

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

Signature: _____ **Date:** _____

Cypress Preserve Community Development District ("District")
Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor ("Board") meetings per year to conduct District-related business and discuss community needs.
Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of four Board meetings were held during the fiscal year.
Achieved: Yes ☑ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).
Achieved: Yes ☑ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management or third party vendor.
Achieved: Yes ☑ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within District Management services agreement
Achieved: Yes ☑ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.
Achieved: Yes ☑ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☑ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☑ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☑ No ☐

SIGNATURES:

Chair/Vice Chair: _____ Date: _____

Printed Name: _____

Cypress Preserve Community Development District

District Manager: _____ Date: _____

Printed Name: _____

Cypress Preserve Community Development District

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FLORIDA INSURANCE ALLIANCE

Egis Insurance & Risk Advisors

Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Cypress Preserve Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

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About FIA

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.
Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage
FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for "alleged" public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?
FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA's primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of $2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?
As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

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Quotation being provided for:

Cypress Preserve Community Development District
c/o Inframark Management Services - Wesley Chapel 2654 Cypress Ridge Blvd,. Suite 101
Wesley Chapel, FL 33544

Term: **October 1, 2026 to October 1, 2027**

Quote Number: 100126349

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	$1,983,955
Loss of Business Income	$1,000,000
Additional Expense	$1,000,000
Inland Marine	
Scheduled Inland Marine	$15,000

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	**Coinsurance**
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of $10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine
	Not Applicable	Golf Course Tees and Greens Deductible on all covered Perils if scheduled.

Special Property Coverages		
Coverage	**Deductibles**	**Limit**
Earth Movement	$2,500	Included
Flood	$2,500 *	Included
Boiler & Machinery	$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM **$16,421**

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Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	$500,000 in any one occurrence
X	B	Animals	$1,000 any one Animal $5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to $250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	$1,250,000 in any one occurrrence
X	F	Duty to Defend	$100,000 any one occurrence
X	G	Errors and Omissions	$250,000 in any one occurrence
X	H	Expediting Expenses	$250,000 in any one occurrence
X	I	Fire Department Charges	$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	$50,000 in any one occurrence
X	Q	Professional Fees	$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	$500,000 in any one occurrence
X	T	Transit	$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

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X	Y	Glass and Sanitary Fittings Extension	$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Glass and Sanitary Fittings Extension	$25,000 in any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Lock and Key Replacement	$2,500 any one occurrence
X	DD	Tracks and fields (except Lawns, Plants, Trees and Srubs covered under code K)	$250,000 any one occurrence and $500,000 in the annual aggregate in any one coverage period. or Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values.
X	EE	Awnings, Gutters and Downspouts	Included
X	FF	Civil or Military Authority	45 consecutive days and one mile.

CRIME COVERAGE

Description	Limit	Deductible
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	$1,000,000	$0
Property Damage	$1,000,000	$0
Crisis Management Services	$250,000	$0

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AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	**8,9**	**$1,000,000**	**Included**
Personal Injury Protection	**N/A**		**Not Included**
Auto Medical Payments	**N/A**		**Not Included**
Uninsured Motorists including Underinsured Motorists	**N/A**		**Not Included**
Physical Damage Comprehensive Coverage	**N/A**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.** See item Four for Hired or Borrowed Autos.	**Not Included**
Physical Damage Specified Causes of Loss Coverage	**N/A**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism** See item Four for Hired or Borrowed Autos.	**Not Included**
Physical Damage Collision Coverage	**N/A**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto** See item Four for Hired or Borrowed Autos.	**Not Included**
Physical Damage Towing And Labor	**N/A**	**$0 For Each Disablement Of A Private Passenger Auto**	**Not Included**

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GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	$1,000,000
Abuse and Molestation Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Retroactive Date	Not Included
Herbicide & Pesticide Aggregate Limit	$1,000,000
Medical Payments Limit	$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	$25,000/$250,000
General Liability Deductible	$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	$1,000,000
	Aggregate	$2,000,000
Public Officials and Employment Practices Liability Deductible		$0

Retroactive Date:

Supplemental Payments: Pre-termination $2,500 per employee - $5,000 annual aggregate.
Non-Monetary $100,000 aggregate.

<u>Cyber Liability sublimit included under POL/EPLI</u>

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: $100,000 each claim/annual aggregate
Fraudulent Instruction: $25,000

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FLORIDA INSURANCE ALLIANCE

PREMIUM SUMMARY

Cypress Preserve Community Development District
c/o Inframark Management Services - Wesley Chapel 2654 Cypress Ridge Blvd,. Suite 101
Wesley Chapel, FL 33544

Term: **October 1, 2026 to October 1, 2027**

Quote Number: 100126349

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	$16,421
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	$4,157
Public Officials and Employment Practices Liability	$3,399
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	**$23,977**

IMPORTANT NOTE
Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)

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FLORIDA INSURANCE ALLIANCE

PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2026, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

(a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;

(b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;

(c) To abide by the rules and regulations adopted by the Board of Directors;

(d) That should the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;

(e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;

(f) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Cypress Preserve Community Development District

(Name of Local Governmental Entity)

By: DocuSigned by: A914FCA6308743D... Signature — Michael Perez, Print Name

Witness By: Signed by: Tabitha Blackwelder 7F5C7F65CFD1442... Signature — Tabitha Blackwelder, Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2026

By: _____
Administrator

Docusign Envelope ID: B8A238F2-0C96-81F9-807F-9BCF8663BADD

FLORIDA INSURANCE ALLIANCE

PROPERTY VALUATION AUTHORIZATION

Cypress Preserve Community Development District
c/o Inframark Management Services - Wesley Chapel 2654 Cypress Ridge Blvd,. Suite 101
Wesley Chapel, FL 33544

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☑	Building and Content TIV	$1,983,955	As per schedule attached
☑	Inland Marine	$15,000	As per schedule attached
☐	Auto Physical Damage	Not Included	

Signature: DocuSigned by: A914FCA6308743D... Date: 9/22/2026

Name: Michael Perez

Title: District Manager

FLORIDA INSURANCE ALLIANCE

Property Schedule

Cypress Preserve Community Development District

Policy No.: 100126349
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
1	**Amenity Cabana** **18728 Mossy Timber Blvd** **Land O Lakes FL 34638**	Complex		**2019** **Joisted masonry**	**10/01/2026** **10/01/2027**	**$787,654** **$0**	Metal panel			**$787,654**
2	**Entry Monument** **Mossy Timber Blvd & Land O Lakes Blvd** **Land O Lakes FL 34638**			**2019** **Masonry non combustible**	**10/01/2026** **10/01/2027**	**$81,161**				**$81,161**
3	**Metal Amenity Fencing** **18728 Mossy Timber Blvd** **Land O Lakes FL 34638**			**2019** **Non combustible**	**10/01/2026** **10/01/2027**	**$50,861**				**$50,861**
4	**Zero Entry Pool w/Splash Pad Water Feature** **18728 Mossy Timber Blvd** **Land O Lakes FL 34638**			**2019** **Below ground liquid storage tank / pool**	**10/01/2026** **10/01/2027**	**$486,640**				**$486,640**
5	**Pool Pavilion** **18728 Mossy Timber Blvd** **Land O Lakes FL 34638**	Pyramid hip		**2019** **Frame**	**10/01/2026** **10/01/2027**	**$32,465**	Metal panel			**$32,465**
6	**Pool Pavilion** **18728 Mossy Timber Blvd** **Land O Lakes FL 34638**	Pyramid hip		**2019** **Frame**	**10/01/2026** **10/01/2027**	**$32,465**	Metal panel			**$32,465**
7	**Pool Furniture in the Open** **18728 Mossy Timber Blvd** **Land O Lakes FL 34638**			**2019** **Property in the Open**	**10/01/2026** **10/01/2027**	**$15,151**				**$15,151**

Sign: DocuSigned by: A914FCA6308743D... Print Name: Michael Perez Date: 9/22/2026

FLORIDA INSURANCE ALLIANCE

Property Schedule

Cypress Preserve Community Development District

Policy No.: 100126349
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
8	Dumpster Enclosure 18728 Mossy Timber Blvd Land O Lakes FL 34638			2019 Masonry non combustible	10/01/2026 10/01/2027	$9,740				$9,740
9	Mail Kiosk Pavilion 18728 Mossy Timber Blvd Land O Lakes FL 34638	Pyramid hip		2019 Frame	10/01/2026 10/01/2027	$97,393	Metal panel			$97,393
10	Playground Pavilion 18728 Mossy Timber Blvd Land O Lakes FL 34638	Pyramid hip		2019 Frame	10/01/2026 10/01/2027	$16,232	Metal panel			$16,232
11	Playground Equipment 18728 Mossy Timber Blvd Land O Lakes FL 34638			2019 Non combustible	10/01/2026 10/01/2027	$50,861				$50,861
12	Dog Park Pavilion 18728 Mossy Timber Blvd Land O Lakes FL 34638	Pyramid hip		2019 Frame	10/01/2026 10/01/2027	$18,938	Metal panel			$18,938
13	Dog Park Fence 18728 Mossy Timber Blvd Land O Lakes FL 34638			2019 Non combustible	10/01/2026 10/01/2027	$12,445				$12,445
14	3-Rail PVC Fence w/Masonry Columns 18728 Mossy Timber Blvd Land O Lakes FL 34638			2019 Non combustible	10/01/2026 10/01/2027	$12,445				$12,445

Sign: DocuSigned by: A914FCA6308743D... Print Name: Michael Perez Date: 9/22/2026

FLORIDA INSURANCE ALLIANCE

Property Schedule

Cypress Preserve Community Development District

Policy No.: 100126349
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address / Roof Shape / Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value / Roof Covering	Covering Replaced	Total Insured Value / Roof Yr Blt
15	6' Vinyl PVC Fence w/Masonry Columns 18728 Mossy Timber Blvd Land O Lakes FL 34638	2019 Non combustible	10/01/2026 10/01/2027	$80,619		$80,619
16	Benches in the Open Various Land O Lakes FL 34638	2019 Non combustible	10/01/2026 10/01/2027	$10,822		$10,822
17	Dog Park Fence Grand Live Oak Blvd. & Gliding Eagle Way Land O Lakes FL 34638	2019 Non combustible	10/01/2026 10/01/2027	$5,253		$5,253
18	Dog Park Fence Grand Live Oak Blvd. & Old Sycamore Loop Land O Lakes FL 34638	2019 Non combustible	10/01/2026 10/01/2027	$12,083		$12,083
19	Picnic Table Pavilion inside the Dog Park Grand Live Oak Blvd. & Old Sycamore Loop Land O Lakes FL 34638	2019 Non combustible	10/01/2026 10/01/2027	$18,386		$18,386
20	Mail Kiosk Pavilion Grand Live Oak Blvd. & Turning Leaf Circle Land O Lakes FL 34638	2019 Property in the Open	10/01/2026 10/01/2027	$73,544		$73,544
21	Pool Equipment 18728 Mossy Timber Blvd Land O Lakes FL 34638	2019 Property in the Open	10/01/2026 10/01/2027	$78,797		$78,797

Total:	Building Value	Contents Value	Insured Value
	$1,983,955	$0	$1,983,955

Sign: DocuSigned by: A914FCA6308743D... Print Name: Michael Perez Date: 9/22/2026

Docusign Envelope ID: B8A238F2-0C96-81F9-807F-9BCF8663BADD

FLORIDA INSURANCE ALLIANCE

Inland Marine Schedule

Cypress Preserve Community Development District

Policy No.: 100126349
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department / Description	Serial Number	Classification Code	Eff. date / Term Date	Value	Deductible
1	Security System		Electronic data processing equipment	10/01/2026 / 10/01/2027	$15,000	$1,000

Total **$15,000**

Sign: DocuSigned by: A914FCA6308743D... Print Name: Michael Perez Date: 9/22/2026