

***CYPRESS SHADOWS
Community Development
District***

September 4, 2025 MEETING

AGENDA PACKAGE

The meeting will be held at:
The Preserve at Corkscrew Clubhouse
20021 Cypress Shadows Boulevard
Estero, Florida 33928



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33607

Cypress Shadows

Community Development District

Board of Supervisors

Δ Nicholas Liberto, Chairperson
Δ Vacant, Assistant Secretary
Δ Gary Gauvin, Assistant Secretary
Δ Delos Stapf, Assistant Secretary
Δ Joseph Molsen, Assistant Secretary

District Staff

Δ Justin Faircloth, District Manager
Δ Gregory Urbancic, District Counsel
Δ Jordan Varble, District Engineer

Meeting Agenda

Thursday, September 4, 2025 – 6:00 p.m.-7:00 p.m.

-
- 1. Call to Order and Roll Call**
 - 2. Approval of the Agenda**
 - 3. Audience Comments** *Three (3) Minute Time Limit*
 - 4. Organizational Matters**
 - A. Acceptance of Resignation of Mr. Carlo Fassi from Seat 3, Expiring 11/28
 - B. Discussion of Posting Notification of Vacancy for Community Interest
 - C. Consideration of Resolution 2025-15, Designation of Officers
 - 5. Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - i. Stormwater System Evaluation Proposal Update
 - ii. Water Use Permit Compliance Update
 - iii. Roadway Striping Update
 - C. Landscape & Irrigation Reports
 - i. Pond Report
 - ii. Conservation Report
 - D. District Manager
 - i. Field Inspection Report
 - ii. Follow-Up Items
 - a. Allied Universal Discussion/Gatehouse Contract Update
 - b. Holiday Lighting Agreement Update
 - iii. Discussion of Insurance Renewal
 - 6. Business Items**
 - A. Consideration of RFQs for District Engineering Services
 - i. Discussion of Evaluation Criteria
 - ii. Responses/Statement of Qualifications
 - a. Johnson Engineering Letter
 - b. RWA Engineering Letter
 - c. CPH Consulting

District Office:

Inframark, Infrastructure Management Services
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
813-873-7300

Meeting Location:

The Preserve at Corkscrew Clubhouse
20021 Cypress Shadows Boulevard
Estero, Florida 33928
239-947-9670

- B. Discussion of Village of Estero Debris Removal
- C. Presentation of 2nd Quarter Website Audit Report
- D. Consideration of Fiscal Year 2025 Audit Engagement Letter from Grau & Associates
- E. Discussion of Financial Plan Policy
 - i. 8/7/25 Revised Reserve Study Discussion

7. Business Administration

- A. Consideration of Minutes of the August 7, 2025 Meeting
- B. Consideration of July 2024 Financial Statements and Check Register
- C. Items Approved Under Resolution 2023-09
 - i. Diamond Access Technology Estimate 7231

8. Chairperson's Comments

9. Supervisor Requests

- A. Supervisor Gauvin
- B. Supervisor Molsen
- C. Supervisor Stapf
- D. Vacant

10. Audience Comments – *Three (3) Minute Time Limit*

11. Adjournment

The next meeting is scheduled to be held Thursday, October 2, 2025, at 6:00 p.m.

District Office:

Inframark, Community Management Services
2005 Pan Am Circle, Suite 300
Coral Springs, Florida 33607
813-873-7300

Meeting Location:

The Preserve at Corkscrew Clubhouse
20021 Cypress Shadows Boulevard
Estero, Florida 33928
239-947-9670

Fourth Order of Business

4A

From: Carlo Fassi <cfassi@me.com>

Sent: Thursday, August 21, 2025 2:26:18 PM

To: Faircloth, Justin <justin.faircloth@inframark.com>

Subject: Cypress Shadows CDD Resignation

This Message Is From an External Sender

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

Good afternoon, Justin --

First off, I want to apologize for my sporadic communication since the August 7th Board of Supervisors meeting. I've spent the last few weeks weighing my next steps, given -- what I perceive to be-- regrettable circumstances. Unfortunately, I think it's best I resign my seat. The attached letter explains my thought process. Would you mind forwarding it to Chairman Liberto and the rest of the Board?

I want to thank you for your warm welcome. And for everything you do for the neighborhood I've grown to love. It's truly a lovely place to call home.

I hope to get the chance to work with you in the future.

Carlo

Carlo Fassi

External Affairs

TECO Peoples Gas System

(954) 625-9176

Carlo Fassi

13571 Villa Di Preserve Ln. Estero FL 33928 | 954) 62509176 | cfassi@me.com | www.linkedin.com/carlofassi

August 21st, 2025

Nicholas Liberto
Cypress Shadows CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Dear Mr. Chairman,

I want to thank the Board of Supervisors for my appointment to the Cypress Shadows CDD. It's an honor to have been chosen. However, after much reflection, I feel it's best to submit my resignation. I want to be very clear to you and the rest of the Board that this decision is not made in haste, and I accepted the appointment with the very best intentions.

However, notwithstanding my qualifications, events that occurred during (and following) the August 7th meeting brought me to the conclusion that I am not the best suited Board Member to accomplish what I would like to on the Board of Supervisors.

In my experience, no individual community is immune from neighborhood politics, but I'm convinced a certain level of camaraderie, trust, and "community" can be built and sustained. That was my goal when submitting my July 20th letter of interest. Unfortunately, my appointment didn't help with that objective.

Being a renter in the neighborhood, while *not* disqualifying, still has residents questioning the legitimacy of my service. And let me be very clear – I completely understand why residents would be skeptical of a renter serving on the CDD. Qualifications for service on Community Development District Boards were heavily debated by the Florida Legislature when establishing them in 1980. And while this alone wouldn't typically impact my decision-making, the current resentment between the CDD & HOA Boards of Directors necessitates leaders (in both organizations) that are widely considered legitimate and without preconceived notions.

If my professional career has taught me anything, it's that coalition building is essential to solving problems facing communities. People *must* work together for common purposes, and I refuse to allow my status as a renter to be an obstacle to collaboration.

As I mentioned on August 7th, serving my community has been important to me since attending college. I love the State of Florida. I was raised here and have spent over a decade in politics and public-sector advocacy. I can spend hours bragging about the Sunshine State.

The same can be said about this neighborhood. It's been wonderful to live here too. I had been visiting TPAC for over two years. I was so impressed with its beauty and welcoming residents, that I signed a lease for a home on Villa Di Preserve Lane earlier this year.

I look forward to building even more friendships and community involvement in the neighborhood. I am more than happy to assist the CDD Board, if needed. But I believe it's best I do so as a resident. Again, I appreciate the trust you and your colleagues placed in me.

Sincerely,

A handwritten signature in black ink, appearing to be 'CF' with a large, stylized flourish extending to the right.

Carlo Fassi

4C.

RESOLUTION 2025-15

**A RESOLUTION DESIGNATING OFFICERS OF CYPRESS
SHADOWS COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of Cypress Shadows Community Development District at a regular business meeting, held on September 4, 2025, desires to designate the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

Nick Liberto	Chairperson
	Vice Chairperson
Justin Faircloth	Secretary
Leah Popelka	Treasurer
Angel Montagna	Assistant Treasurer
Gary Gauvin	Assistant Secretary
Joseph Molson	Assistant Secretary
Delos Staph	Assistant Secretary

PASSED AND ADOPTED THIS, 4TH DAY OF SEPTEMBER 2025.

Chairperson

Justin Faircloth
Secretary

Fifth Order of Business

5Ci.

Community Environmental Services, LLC
6900 Daniels Pkwy Suite 29-279
Fort Myers, Florida 33912
(239) 822-6087

Invoice & Report

DATE:
August 12, 2025

INVOICE #
TPACPM2508

Prepared for:

CYPRESS SHADOWS CDD
The Preserve at Corkscrew
20021 Cypress Shadows Blvd, Estero, FL
c/o Inframark Infrastructure Management Services
2005 Pan Am Circle Ste 300 | Tampa, FL 33607
813.873.7300 ext. 330

DESCRIPTION		AMOUNT
Three times (minimum) per month monitoring and maintenance of 17 stormwater detention ponds, aeration and fountain maintenance, pumpage readings, chloride testing and SFWMD reporting per bid specifications for The Preserve At Corkscrew. Service dates 8/11, 12		\$ 3,530.00
Report	Aeration	Fountains
Pond 1: Foliar treatment with AquaMaster aquatic herbicide @ 2% (3 gallons) Species: Torp grass, primrose, alligator weed, dollar weed, dog fennel, purple bush bean, climbing hemp vine, flat sedge	Working: N - Recommendations are being sent	Working: Y
Pond 2: Foliar treatment with AquaMaster aquatic herbicide @ 2% (20 gallons) Species: Torp grass, primrose, Carolina willow, BP, climbing hempvine, Virginia creeper, dog fennel, camphor weed, purple bush bean	Working: Y	Working: Y
Pond 3: Foliar treatment with AquaMaster aquatic herbicide @ 2% (20 gallons) Species: Torp grass, dog fennel, flat sedge, primrose, camphor weed, climbing hemp vine	Working: Y	
Pond 4: Foliar treatment with AquaMaster aquatic herbicide @ 2% (10 gallons) Species: alligator flag, primrose, BP, climbing hemp vine, Virginia creeper, purple bush bean, dog fennel, Torp grass, yellow foxtail	Working: Y	
Pond 5: Foliar treatment with AquaMaster aquatic herbicide @ 2% (30 gallons) Species: Torp grass, climbing hemp vine, yellow fox tail, dog fennel, eastern cockspur, primrose	Working: Y	
Pond 6: Foliar treatment with AquaMaster aquatic herbicide @ 2% (10 gallons) Species: Primrose, Torp grass, eastern cockspur, camphor weed, climbing hempvine, Virginia creeper	Working: Y	
Pond 7: Foliar treatment with AquaMaster aquatic herbicide @ 2% (100 gallons) Species: Torp grass, dog fennel, yellow foxtail, climbing hemp vine, purple bush bean, beggar tick	Working: Y	
Pond 8: Foliar treatment with AquaMaster aquatic herbicide @ 2% (6 gallons) Species: Torp grass, eastern cockspur, primrose, alligator weed, climbing hempvine, camphor weed	Working: Y	
Pond 9: Foliar treatment with AquaMaster aquatic herbicide @ 2% (4 gallons) Species: Torp grass, eastern cockspur, primrose, camphor weed, alligator weed, climbing hemp vine	Working: Y	
Pond 10: Foliar treatment with AquaMaster aquatic herbicide @ 2% (4 gallons) Species: Torp grass, primrose, climbing hemp vine, Virginia creeper, alligator weed, eastern cockspur	Working: Y	
Pond 11: Foliar treatment with AquaMaster aquatic herbicide @ 2% (6 gallons) Species: Torp grass, dog fennel, climbing hemp vine, camphor weed	Working: Y	
Pond 12: Foliar treatment with AquaMaster aquatic herbicide @ 2% (3 gallons) Species: Torp grass, primrose, eastern cockspur, climbing hemp vine, camphor weed	Working: N - Recommendations are being sent	
Pond 13: Foliar treatment with AquaMaster aquatic herbicide @ 2% (5 gallons) Species: Torp grass, eastern cockspur, primrose, camphor weed, dog fennel, climbing hemp vine	Working: N - Recommendations are being sent	
Pond 14: Foliar treatment with AquaMaster aquatic herbicide @ 2% (80 gallons) Species: Torp grass, eastern cockspur, camphor weed, dog fennel, climbing hemp vine, yellow fox tail	Working: N - Recommendations are being sent	
Pond 15: Foliar treatment with AquaMaster aquatic herbicide @ 2% (3 gallons) Species: torp grass, camphor weed, primrose, climbing hemp vine, yellow foxtail	Working: Y	
Pond 16: Foliar treatment with AquaMaster aquatic herbicide @ 2% (4 gallons) Species: Torp grass, primrose, eastern cockspur, dog fennel, climbing hemp vine , camphor weed	Working: Y	
Pond 17: Foliar treatment with AquaMaster aquatic herbicide @ 2% (3 gallons) Species: Torp grass, climbing hempvine, yellow foxtail, camphor weed	Working: Y	
Total (net 30)		\$ 3,530.00

Make all checks payable to **Community Environmental Services, LLC**
If you have any questions concerning this contract, contact Jeff Key at 239-822-6087 or jeff.ces@comcast.net

THANK YOU FOR YOUR BUSINESS!

5Cii

Community Environmental Services, LLC

6900 Daniels Pkwy Suite 29-279
Fort Myers, FL 33912


INVOICE

DATE:
August 21, 2025

INVOICE #
TPACCE2507

Prepared for:

CYPRESS SHADOWS CDD
The Preserve at Corkscrew
20021 Cypress Shadows Blvd, Estero, FL
c/o Inframark Infrastructure Management Services
2005 Pan Am Circle Ste 300 | Tampa, FL 33607
813.873.7300 ext. 330

DESCRIPTION	AMOUNT
2025 July Conservation area maintenance.	\$ 3,850.00
Report for HOA and SFWMD: Unit 2A - Cut stump treatment with Triclopyr 4 @ 20% (80 oz) - Brazilian Pepper Melaleuca, Cesar Weed, Lygodium, Primrose	
	
TOTAL	\$ 3,850.00

Make all checks payable to **Community Environmental Services, LLC**
If you have any questions concerning this invoice, contact Jeff Key at 239-822-6087 or jeff.ces@comcast.net

THANK YOU FOR YOUR BUSINESS!

5Di.

Justin Faircloth
Inframark

CYPRESS SHADOWS MONTHLY INSPECTION

Monday, August 18, 2025

Along with Lorenzo with La Jungla and Marty Cooper with The Preseve
at Corkscrew

20 Issues Identified



ITEM 1

Assigned To DM

Gatehouse - Allied Universal notified us that an employee damaged the bathroom door and offered to cover damages. Proposal is being sought.



ITEM 2

Assigned To Board

Gatehouse - drywall may need to be touched up in the future due to guards repeatedly leaning on the wall during the course of shifts.



ITEM 3

Assigned To DM

Gatehouse - flashing around door presents a possible safety concern. Item appears to have been repaired previously and the screws have rusted out. Proposal being sought.



ITEM 4

Assigned To Board / DM

Gatehouse - traffic cones are beginning to fade and show signs of wear. Proposal being sought to replace.



ITEM 5

Assigned To La Jungla

Lk 3-edging should be performed around all in ground items to prevent grass overgrowth.



ITEM 6

Assigned To Board / HOA

Lk3-valley erosion prevalent along the southern bank and should be addressed in the near future.



ITEM 7

Assigned To CDD / HOA

Lk3-valley erosion prevalent along the southern bank and should be addressed in the near future.



ITEM 8

Assigned To La Jungla

Lk 3-edging should be performed around all in ground items to prevent grass overgrowth.



ITEM 9

Assigned To CES

CA-7-Brazilian pepper tree west of lake 3 has been treated.



ITEM 10

Assigned To CES

Lk1-aeration still not working, awaiting proposal.



ITEM 11

Assigned To La Jungla

Lk 3-edging should be performed around all in ground items to prevent grass overgrowth.



ITEM 12

Assigned To CES

Lk4-aeration working. Improvement noticed in the littorals, work still in process to address weed concerns.



ITEM 13

Assigned To La Jungla

Lk4-eastern fence line proposal requested to repair berm damage due to unauthorized cutting.



ITEM 14

Assigned To CES

Lk9-minor torpedo grass observed west littoral shelf.



ITEM 15

Assigned To La Jungla

Lk9 fence line-trimming needed to ensure vegetation does not damage the fence.



ITEM 16

Assigned To La Jungla

Drain rip rap previously installed appears to be hold back further debris from entering the stormwater system as was occurring before the rock installation.



ITEM 17

Assigned To La Jungla

Western berm adjacent to CA-5-edging should be performed around all in ground items to prevent grass overgrowth



ITEM 18

Assigned To CDD / HOA

20423 Black Tree Ln- drains are discharging directly into the preserve which is not allowed per the permit. Drains should be directed to flow over homeowner's parcel or directed toward the street. Catch basin should be removed and piping capped.



ITEM 19

Assigned To CDD / HOA

20437 Black Tree Ln- drains are discharging directly into the stormwater system which is not allowed per the permit if this is a chlorinated water discharge. Drains should be reviewed and directed to flow over homeowner's parcel if necessary. Catch basin may need to be removed and piping capped.



ITEM 20

Assigned To CES

Lk14-received complaints about the littorals in this lake and that the aeration was down. CES was notified about the aeration system being down and recent littoral treatment was evident.

5Diii.

Fw: Cypress Shadows Community Development District - FIA Package and Workers Compensation 10/1/2025

From Slaughter, Mona <mona.slaughter@inframark.com>

Date Fri 8/29/2025 4:54 PM

To Slaughter, Mona <mona.slaughter@inframark.com>

From: Susan Stangarone <snewport@egisadvisors.com>

Sent: Tuesday, August 26, 2025 6:04 PM

To: Faircloth, Justin <justin.faircloth@inframark.com>; Jeff Key Community Environmental Services (jeff.ces@comcast.net) <jeff.ces@comcast.net>

Cc: Chelsea Oakes <coakes@egisadvisors.com>; Ismary Cardoso <icardoso@egisadvisors.com>

Subject: RE: Cypress Shadows Community Development District - FIA Package and Workers Compensation 10/1/2025

Good afternoon gentlemen, attached you will find the FIA package and FIA workers' compensation proposals for the 10/1/2025 to 10/1/2026 policy term. The total combined renewal annual premium is **\$23,785** and the total combined expiring total annual premium is \$23,477. As requested, we have provided the allocation of premium for each grouping listed below. This premium is included in the \$11,607 total property premium as is shown on page 8 of the package proposal.

- Surface Water Well - 3 units @ 42,230 each replacement cost **\$1,128**
- Fountains – 2 units @ 8,393 each replacement cost **\$149**
- Aerators – 17 units @ 5,595 each replacement cost **\$847**

To bind coverage, we will need a request to bind coverage along with the following signed pages.

- Participation Agreement (page 9)
- Property Valuation Authorization (page 10)
- Property Schedule (pages 11 and 12)

Invoices will be emailed to the special payment email after we receive your bind request. Let us know if you have any questions or if you require changes to either proposal.

Thank you!

Warm regards,

Sue Newport Stangarone, CLCS AINS AIS

Regional Manager of Agency Operations

Egis Insurance & Risk Advisors

150 East Palmetto Park Road, Suite 705, Boca Raton, FL 33432

Direct: (561) 717-2927

Mobile: (954) 837-3716

Fax: (561) 409-2353

Email: snewport@egisadvisors.com



Associate Member of the Year Award Winner Florida Association of Special Districts (FASD)

Preferred Partner of the Year Award Winner Florida Consortium of Public Charter Schools (FCPCS)

From: Susan Stangarone

Sent: Thursday, August 21, 2025 2:50 PM

To: Faircloth, Justin <justin.faircloth@inframark.com>; Jeff Key Community Environmental Services (jeff.ces@comcast.net) <jeff.ces@comcast.net>

Subject: FW: Cypress Shadows Community Development District - FIA Package and Workers Compensation 10/1/2025

Importance: High

Good afternoon gentlemen, the values for replacing the assets will be broken down per unit as shown below. We usually rely on our insureds to provide us with the valuations or the actual cost for replacing these assets. The carrier does increase the values for inflation (inflation guard) to keep up with those rising costs. The values were increased by 2.5% this year so if you feel that these values are a bit high, let me know what a better value is, and I'll revise your schedule. I'll request a need by date for the proposal.

- Surface Water Well - 3 units @ 42,230 each replacement cost
- Fountains – 2 units @ 8,393 each replacement cost
- Aerators – 17 units @ 5,595 each replacement cost

Thank you!

Warm regards,

Sue Newport Stangarone, CLCS AINS AIS

Regional Manager of Agency Operations

Egis Insurance & Risk Advisors

150 East Palmetto Park Road, Suite 705, Boca Raton, FL 33432

Direct: (561) 717-2927

Mobile: (954) 837-3716

Fax: (561) 409-2353

Email: snewport@egisadvisors.com



Associate Member of the Year Award Winner Florida Association of Special Districts (FASD)

Preferred Partner of the Year Award Winner Florida Consortium of Public Charter Schools (FCPCS)

From: Faircloth, Justin <justin.faircloth@inframark.com>

Sent: Thursday, August 21, 2025 2:00 PM

To: Susan Stangarone <snewport@egisadvisors.com>; Jeff Key Community Environmental Services (jeff.ces@comcast.net) <jeff.ces@comcast.net>

Subject: RE: Cypress Shadows Community Development District - FIA Package and Workers Compensation 10/1/2025

Susan,

Please see the attached as requested. Please note the District only has two fountains not three. I believe there are about 39 diffusers and 10 aeration cabinets in the system. See the attached map. Would you recommend any coverage reduction on the aeration? It seems high to me. Not looking to change anything presently, but to see your recommendations and the possible savings if we made a change.

The board meets again on 9/4/25 so if you can get your proposal to me by 8/27/25 that would be great.

Jeff, would you please assist Susan if she has any questions on the fountains/aeration of the District and their potential values?

Let me know if you need anything else.

Sincerely,
Justin

Justin Faircloth | CAM, CDM | District Manager



239.785.0675 | www.inframarkims.com

SUPERVISORS, PLEASE DO NOT REPLY TO ALL AS THIS COULD BE A VIOLATION OF THE FLORIDA SUNSHINE PROVISIONS.

CONFIDENTIALITY NOTICE: The information in this email is intended for the sole use of the recipient(s) and may be confidential and subject to protection under the law. If you are not the intended recipient, you are hereby notified that any distribution or copying of this email is strictly prohibited. If you have received this message in error, please contact the sender immediately and delete your copy from your computer.

From: Susan Stangarone <snewport@egisadvisors.com>
Sent: Monday, August 4, 2025 8:23 AM
To: Faircloth, Justin <justin.faircloth@inframark.com>
Subject: Cypress Shadows Community Development District - FIA Package and Workers Compensation 10/1/2025

This Message Is From an External Sender

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

Hi Justin, I have attached the renewal package and workers compensation application for **Cypress Shadows Community Development District** for the October 1, 2025 – 2026 policy term.

FIA Package and Work Comp Application

Please review the attached FIA Package Application. Information that needs to be updated is **highlighted in yellow**. Please review each tab of the spreadsheet and make any necessary changes. The property values have increased by 2.5% to keep up with inflationary increases. Please email the updated application and signed first page of the spreadsheet back to me by August 11th or your earliest convenience.

Let me know if you have a **need by date for the proposal** to be delivered to a board meeting.
Thank you!

Warm regards,

Sue Newport Stangarone, CLCS AINS AIS

Regional Manager of Agency Operations

Egis Insurance & Risk Advisors

150 East Palmetto Park Road, Suite 705, Boca Raton, FL 33432

Direct: (561) 717-2927

Mobile: (954) 837-3716

Fax: (561) 409-2353

Email: snewport@egisadvisors.com



Associate Member of the Year Award Winner Florida Association of Special Districts (FASD)

Preferred Partner of the Year Award Winner Florida Consortium of Public Charter Schools (FCPCS)



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Cypress Shadows 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.

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.

Quotation being provided for:

Cypress Shadows Community Development District
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Term: October 1, 2025 to October 1, 2026

Quote Number: 1001251103

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$1,304,111
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	Not Included

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

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

\$11,607

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	\$500,000 in any one occurrence
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

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	\$100,000	\$1,000
Theft, Disappearance or Destruction	\$100,000	\$1,000
Computer Fraud including Funds Transfer Fraud	\$100,000	\$1,000
Employee Dishonesty, including faithful performance, per loss	\$100,000	\$1,000

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

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

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
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

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

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$1,000,000 each claim/annual aggregate
Fraudulent Instruction: \$250,000



PREMIUM SUMMARY

Cypress Shadows Community Development District
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Term: October 1, 2025 to October 1, 2026

Quote Number: 1001251103

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$11,607
Crime	\$567
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$6,564
Public Officials and Employment Practices Liability	\$4,197
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$22,935

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)



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., 10/01/2025, 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 either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) 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 Shadows Community Development District

(Name of Local Governmental Entity)

By: _____
Signature

Print Name

Witness By: _____
Signature

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

**Cypress Shadows Community Development District
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607**

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.

<input checked="" type="checkbox"/>	Building and Content TIV	\$1,304,111	As per schedule attached
<input type="checkbox"/>	Inland Marine	Not Included	
<input type="checkbox"/>	Auto Physical Damage	Not Included	

Signature: _____ Date: _____

Name: _____

Title: _____

**Cypress Shadows Community Development District**

Policy No.: 1001251103
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
1	Gate House controls & arms		2013	10/01/2025	\$53,046		
	13230 Corkscrew Rd. Estero FL 33928		Non combustible	10/01/2026		\$53,046	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
2	Guard House		2013	10/01/2025	\$237,544		
	13230 Corkscrew Rd. Estero FL 33928		Joisted masonry	10/01/2026	\$31,673	\$269,217	
	Simple hip						
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
3	Surface water wells (3)		2013	10/01/2025	\$126,690		
	13230 Corkscrew Rd. Estero FL 33928		Pump / lift station	10/01/2026		\$126,690	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
4	Hoover Main Pump		2013	10/01/2025	\$50,676		
	13230 Corkscrew Rd. Estero FL 33928		Pump / lift station	10/01/2026		\$50,676	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
5	Irrigation controls/valves/lines		2013	10/01/2025	\$458,196		
	13230 Corkscrew Rd. Estero FL 33928		Pump / lift station	10/01/2026		\$458,196	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
6	Fencing (4200 LF)		2013	10/01/2025	\$221,708		
	13230 Corkscrew Rd. Estero FL 33928		Non combustible	10/01/2026		\$221,708	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
7	Fountains (3)		2013	10/01/2025	\$16,786		
	13230 Corkscrew Rd. Estero FL 33928		Non combustible	10/01/2026		\$16,786	

Sign: _____

Print Name: _____

Date: _____

**Cypress Shadows Community Development District**

Policy No.: 1001251103

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value	
			Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
8	Aerators (17)		2013	10/01/2025	\$95,123			
	13230 Corkscrew Rd. Estero FL 33928		Non combustible	10/01/2026			\$95,123	
Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value	
			Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
9	Flagpole		2013	10/01/2025	\$12,669			
	13230 Corkscrew Rd. Estero FL 33928		Non combustible	10/01/2026			\$12,669	
			Total:	Building Value \$1,272,438		Contents Value \$31,673		Insured Value \$1,304,111

Sign: _____

Print Name: _____

Date: _____



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Workers Compensation

Cypress Shadows 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.

Quotation being provided for:

Cypress Shadows Community Development District
20021 Cypress Shadows Boulevard
Estero, FL 33928

Term: October 1, 2025 to October 1, 2026
Coverage Provided by: Florida Insurance Alliance
Quote Number: WC1001251103

TYPE OF INSURANCE

Part A	Workers Compensation <ul style="list-style-type: none">• Benefits: FL Statutory (Medical, Disability, Death)
Part B	<u>Employers Liability:</u> <ul style="list-style-type: none">• \$1,000,000- Each Accident• \$1,000,000- Disease- Policy Limit• \$1,000,000- Disease- Each Employee

Class Code	Description	Payroll	Rate	Premium
8810	Clerical	\$2,700	0.11	\$2.97
Total Manual Premium				\$2.97
Increased ELL 1M/1M/1M				\$120.00
				\$122.97
Workplace Safety Credit – 2%				\$0.00
Drug Free Workplace Credit – 5%				\$0.00
Experience Modification				1.000000
Standard Premium				\$122.97
Expense Constant				\$160.00
Terrorism				\$0.27
Policy Total				\$850.00

Additional terms and conditions, including but not limited to:

1. Please review the quote carefully, as coverage terms and conditions may not encompass all requested coverages.
2. The Coverage Agreement premium shall be pro-rated as of the first day of coverage from the minimum policy premium.
3. Down payment is due at inception.
4. The Trust requires that the Member maintains valid and current certificates of workers' compensation insurance on all work performed by persons other than its employees.
5. If NCCI re-promulgates a mod, we will honor the mod as promulgated. If the mod changes during the fund year, we reserve the right to apply a correct mod back to the inception date of the Coverage Agreement.
6. Safety and Drug Free program credits (if applicable) are subject to program requirements.
7. Payrolls are subject to final audit.
8. Deletion of any coverage presented, Package and/or Workers' Compensation, will result in re-pricing of account.

Sixth Order of Business

6Ai

Cypress Shadows Community Development District

Inframark, Infrastructure Management Services

11555 Heron Bay Boulevard, Suite 201, Coral Springs, Florida 33076

Telephone: (954) 603-0033

The Evaluation Committee will first evaluate and rank responsive proposals on the criteria listed below. The criteria are itemized with their respective weights for a maximum total of 100 points. A firm may receive the maximum points or a portion of this score depending on the merit of its proposal, as judged by the Evaluation Committee.

Responses shall be evaluated based upon the following criteria and weight: Qualifications/Experience of the: <input type="checkbox"/> Firm <input type="checkbox"/> Individuals and Sub-Consultants Assigned to Project <input type="checkbox"/> Project Manager	30	
References: <input type="checkbox"/> Recent Experience in Similar Work <input type="checkbox"/> Verification and Reference Responses	20	
Technical: <input type="checkbox"/> Proposed Approach and Methodology <input type="checkbox"/> Understanding of the Scope of Work <input type="checkbox"/> Management Capabilities	30	
Location Considerations: <input type="checkbox"/> Location of Office in Relation to the District	10	
Presentation: <input type="checkbox"/> Submittal Quality of Document/Oral Presentation	10	
Grand Total:		

6Aiiia



August 21, 2025

Cypress Shadows Community Development District
210 N. University Drive, Suite 702
Coral Springs, FL 33071

Subject: Cypress Shadows Community Development District – Engineering Services

Dear Board of Supervisors,

Johnson Engineering, LLC will not be submitting a statement of qualifications for *Engineering Services for Cypress Shadows Community Development District* dated August 21, 2025. If you are not satisfied with the responses to your solicitation and wish to continue using our services, then Johnson Engineering, LLC is willing to continue to act as your District Engineer. Should you have any questions, please do not hesitate to contact me at (239) 461-2404 or ELH@johnsoneng.com.

Sincerely,

Erik L. Howard, PE, PSM
Project Engineer
(239) 461-2404

6Aiiib

From: [Christopher Wright](#)
To: [Swade, Janice](#)
Cc: [Faircloth, Justin](#)
Subject: RE: CYPRESS SHADOWS CDD - ENGINEERING SERVICES RFQ
Date: Tuesday, July 22, 2025 4:27:07 PM
Attachments: [image001.png](#)

You don't often get email from cwright@consult-rwa.com. [Learn why this is important](#)

This Message Is From an External Sender

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

Janice,

Thanks for the information. However we are not taking on any more CDD assignments at this time.

Good luck with the search.



Christopher O. Wright, P.E.
Chief Executive Officer
OFFICE | 239.597.0575
DIRECT LINE | 239.449.6629
CELL | 239.682.8990
EMAIL | cwright@consult-rwa.com

From: Swade, Janice <janice.swade@inframark.com>
Sent: Tuesday, July 22, 2025 4:21 PM
Cc: Faircloth, Justin <justin.faircloth@inframark.com>
Subject: CYPRESS SHADOWS CDD - ENGINEERING SERVICES RFQ

Attached is an RFQ for Engineering Services for the Cypress Shadows CDD. Please send responses to me, Janice.Swade@Inframark.com. The Board will consider Statements of Qualifications at the September 6, 2025 Meeting at 6:00 p.m.

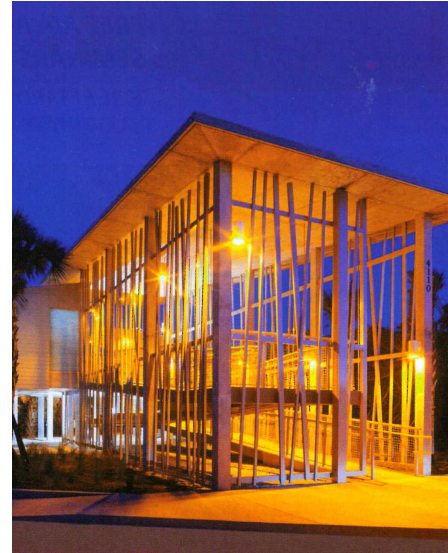
6Aiiic

CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR QUALIFICATIONS

ENGINEERING SERVICES

DUE DATE: 08.21.2025



CPH Consulting, LLC | 2216 Altamont Avenue, Ft. Myers, FL 33901 | 239.332.5499 |
info@cphcorp.com | www.cphcorp.com

SECTION 1. LETTER OF INTEREST

August 20, 2025

Cypress Shadows CDD
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607



2216 Altamont Avenue,
Ft. Myers, FL 33901
Phone: 239.332.5499
Fax: 239.332.2955
info@cphcorp.com

RE: **ENGINEERING SERVICES**

Dear Selection Committee Members:

We appreciate the opportunity to respond to the Cypress Shadows Community Development District's Request for Qualifications for Engineering Services. It would be our pleasure to provide services to the District. We are certain that CPH exceeds the District's qualification requirements for the following reasons:

- **CPH's Ability to Meet the Cypress Shadows Community Development District's Requirements Are Unmatched:** CPH is a multi-disciplinary engineering firm recognized for providing superior quality services to our clients in an efficient and effective manner. CPH has been providing consulting services for over 44 years; we believe that this experience is imperative to successfully execute the wide variety of projects that this contract may bestow. With nearby offices in Fort Myers and Sarasota; CPH is eager and ready to provide services for any project under this contract. We have an available staff of over 420 personnel and are ready to serve the District.
- **Experience Working Under Continuing Contracts:** We have worked with many of our clients for more than 40 years. These long-term relationships have afforded us many opportunities to meet our clients' needs and perform municipal engineering services. Our team has extensive experience working under continuing contracts and is well-equipped to support both scheduled projects and unplanned emergencies. We currently serve numerous clients throughout Florida, including Heritage Bay CDD, The Quarry CDD, and Heritage Lakes Park CDD; the municipalities of Naples, Punta Gorda, Oviedo, Orlando, Maitland, Ocoee, Sanford, Oakland, Mount Dora, Winter Springs, Altamonte Springs, Lake Mary, Titusville, Clermont, Daytona Beach, South Daytona, Palm Coast, Edgewood, Haines City, Lake Alfred, Kissimmee, West Melbourne, Groveland, Largo, Tampa, New Smyrna Beach, Orange City, Ormond Beach, Port Orange, Eustis, Cape Coral, DeLand, and DeBary; as well as Orange, Seminole, Volusia, Bay, and the Counties of Osceola, Volusia, Lee, Collier, Seminole, Lake, Bay, and Polk County School Districts, serving as their Continuing Services Engineer. We take great pride in these ongoing partnerships and remain committed to delivering responsive, reliable, and effective engineering support.
- **CPH's Local Availability and National Support:** CPH has team members located less than 37 miles from the District at 2216 Altamont Ave., Fort Myers, FL 33901. These staff members have active working experience in and around the area. Our team is very familiar with local conditions, design guidelines, and has excellent working relationships with local regulatory/review agencies.

We appreciate the opportunity to submit our qualifications and look forward to working with the Cypress Shadows Community Development District.

Sincerely,
CPH Consulting, LLC

A handwritten signature in blue ink, appearing to read 'Kyle Bechtelheimer'.

Kyle Bechtelheimer, P.E. | Municipal Market Director

SECTION 2. QUALIFICATION STATEMENT

ARCHITECT - ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION *(City and State)*

Request for Qualifications for Engineering Services for Cypress Shadows Community Development District - Estero, FL

2. PUBLIC NOTICE DATE

3. SOLICITATION OR PROJECT NUMBER

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Kyle M. Bechtelheimer, P.E. | Municipal Market Director

5. NAME OF FIRM

CPH Consulting, LLC

6. TELEPHONE NUMBER

239.332.5499

7. FAX NUMBER

239.332.2955

8. E-MAIL ADDRESS

info@cphcorp.com

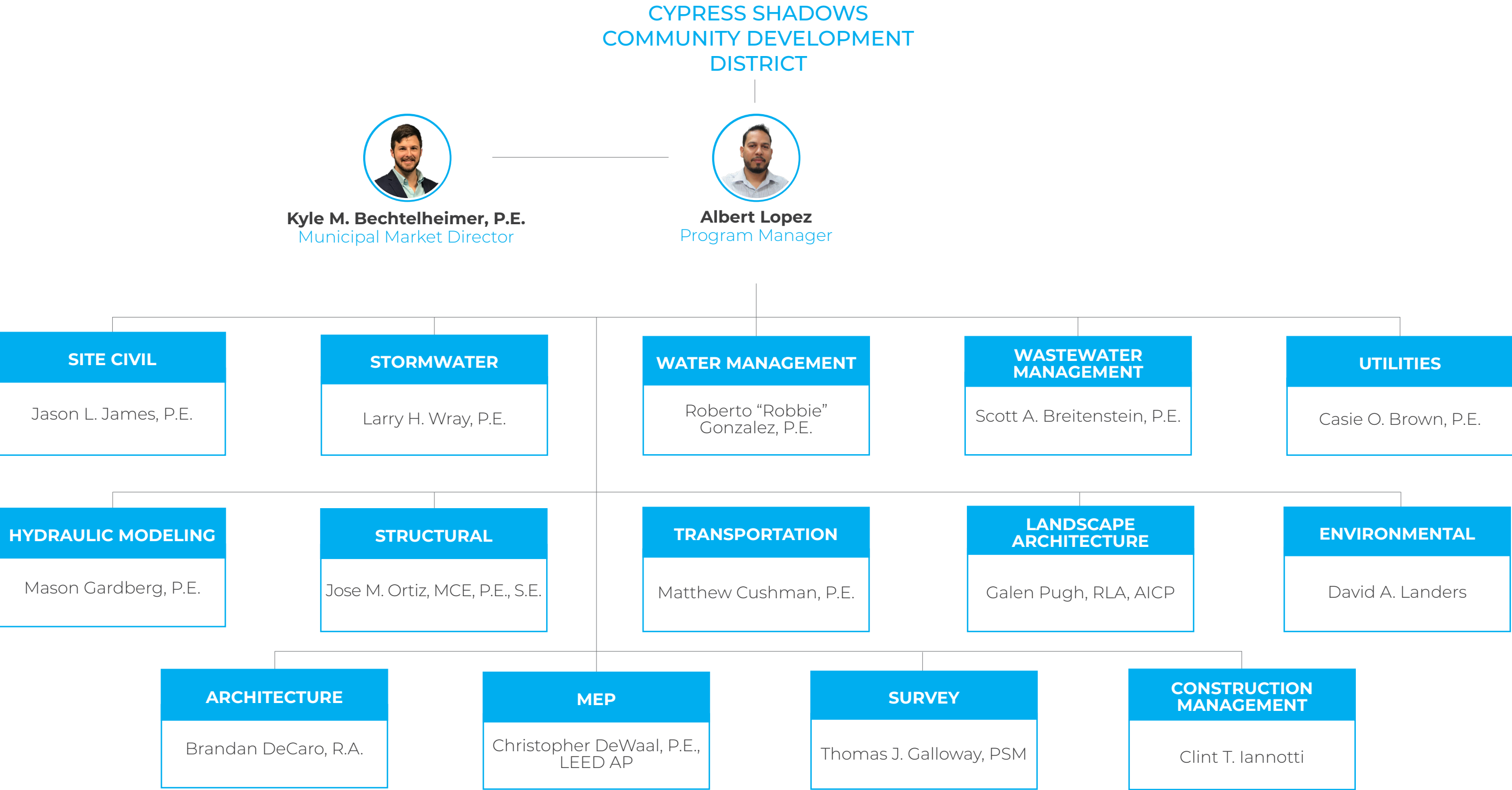
C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

(Check)				9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V	SUBCONTRACTOR			
a.	X			CPH Consulting, LLC. [X] CHECK IF BRANCH OFFICE	2216 Altamont Avenue, Ft. Myers, FL 33901	Site Civil, Stormwater, Water Management, Wastewater Management, Utilities, Hydraulic Modeling, Structural, Transportation, Landscape Architecture, Environmental, Architecture, MEP, Survey, Construction Management

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

CPH has assembled a vastly diverse and highly qualified team with experience in all discipline areas requested by Cypress Shadows Community Development District. Our team is capable of providing services for every project that will emerge under this contract. The CPH Team Organizational Chart (provided below) depicts the overall reporting and communication hierarchy as well as project roles and responsibilities in relation to the District's scope of services.



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Kyle M. Bechtelheimer, P.E.		13. ROLE IN THIS CONTRACT Municipal Market Director		14. YEARS EXPERIENCE	
				a. TOTAL 11 Years	b. WITH CURRENT FIRM 8 Years
15. FIRM NAME AND LOCATION (City and State) CPH Consulting, LLC Fort Myers, FL					
16. EDUCATION (DEGREE AND SPECIALIZATION) B.S. in Environmental Engineering, University of Central Florida				17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer - FL (No. PE86673)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) N/A					

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a.	City of Coconut Creek – Vinkemulder Rd. Water and Sewer Improvements Coconut Creek, FL	2021	2023
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Project Manager - The City of Coconut Creek contracted CPH to design water and sewer infrastructure for a large agriculturally zoned, residential community, that is currently on private well and septic systems. CPH evaluated the best options for the conversion and worked closely with the City and the community to design the best solution for the large agricultural lots based on their septic tank locations and total sewer flows. The design included over a mile of water and a mile of wastewater infrastructure to serve the community.		
b.	Coconut Creek Main Street Sewer Modeling Coconut Creek, FL	2023	N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Project Manager - CPH completed a hydraulic model of the City of Coconut Creek's sanitary sewer system, with the goal to analyze how the new Mainstreet Development could best connect to the City's system. In addition, CPH was tasked with determining if any upsizing of the City's system would be required to take the additional flow generated by the Development. CPH worked closely with the Developer's engineer for sizing the proposed lift station and selecting the proper pipe sizes for connections to the City's system.		
c.	Esplanade at Aventura Aventura, FL	2014	2024
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Project Manager - CPH provided site planning and civil design services for a large redevelopment project in South Florida. The Esplanade at Aventura featured a contemporary open-air collection of shops and restaurants, envisioned as a vibrant shopping and entertainment village that complements Aventura Mall's indoor offering, yet provided its own unique destination. Esplanade at Aventura was a complete redevelopment of the 12.3 acres owned by Sears Holdings that previously featured a Sears full-line store, Sears Auto Center, and adjacent surface parking areas. The new development included quality retail and restaurants, office space, a hotel, and ample parking, as well as a Sears presence.		
d.	Pembroke Pines Human Services Campus Ochopee, FL	2023	2024
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Project Manager - CPH is working with the City of Pembroke Pines to review and analyze the existing water and sewer infrastructure within their Human Services Campus. The Campus includes over 210,000 gallons per day of water and wastewater usage, with over 2 miles of water and wastewater mains. This infrastructure has aged past its useful life and is in need of replacement or repair. CPH is performing route survey, hydraulic modeling, design, permit, and construction engineering and inspections for the project.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Albert Lopez		13. ROLE IN THIS CONTRACT Program Manager		14. YEARS EXPERIENCE	
				a. TOTAL 24 Years	b. WITH CURRENT FIRM 24 Years
15. FIRM NAME AND LOCATION (City and State) CPH Consulting, LLC Fort Myers, FL					
16. EDUCATION (DEGREE AND SPECIALIZATION) University of Puerto Rico, Civil Engineering Technology				17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) SFWMD Erosion Control Inspector Certification Traffic Control (TTC) Intermediate Course	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)					
19. RELEVANT PROJECTS					
a.	(1) TITLE AND LOCATION (City and State) Cape Coral SE 47th Terrace Complete Street Improvements Cape Coral, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2017	CONSTRUCTION (If applicable) 2018	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Project Engineer - The project included reconstruction of an existing roadway to conversion to a complete street and the creation of a downtown district. The improvements included sidewalks with pavers, landscaping, road reconstruction, removal of on-street parking to increase the width of the pedestrian area, off-street parking modification, streetlights, traffic analysis and calming, including adding a roundabout at one of the busiest intersections, raised mid-block pedestrian crossings, street furniture, ADA improvements, and drainage modifications/upgrades. CPH also designed the utility upgrades/modifications, including a new upsized water main, new force main, and a new reclaimed water main. Design services also included modifications to the City's Club Square, such as added sidewalks, bio-retention swales, entrance feature, ADA improvements, landscaping, and streetlights.				
b.	(1) TITLE AND LOCATION (City and State) City of Cape Coral Median Landscape Improvements Cape Coral, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2019	CONSTRUCTION (If applicable) N/A	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Project Engineer - CPH provided the City of Cape Coral with planning and landscape architectural services to establish design templates for median improvements for roadways throughout the City. The purpose of the project was to ensure consistency regarding plant species, landscaping themes, and intensities on City roadways. As a part of the project, CPH reviewed past improvements and the City's current design standards and conducted site visits of over 12 roadways. Through various meetings with City staff and public outreach, CPH prepared multiple landscape themes that were developed in 1-mile segments that could be applied to roadway improvements to City-owned R/W. The deliverable included an overall themed template, plant palette, and opinion of probable cost for each template and 1-mile segment. The design templates assumed 20-ft-wide median in a curbed roadway, with a design speed of 45 MPH, and utilized the FDOT Florida Green Book standards in addition to City standards.				
c.	(1) TITLE AND LOCATION (City and State) Continuing Services Contract – Heritage Bay Community Development District Fort Myers, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES Since 2016	CONSTRUCTION (If applicable) Varies Per Project	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Project Engineer - CPH has provided services under our continuing contract with the Heritage Bay Community Development District for a variety of projects.				
d.	(1) TITLE AND LOCATION (City and State) Heritage Bay CDD – Lake Bank Restoration Fort Myers, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2017	CONSTRUCTION (If applicable) 2020	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Project Engineer - As the District Engineer, CPH provided the design, permitting, and construction administration services for the Heritage Bay Lake Bank Restoration Project. The project consisted of re-stabilizing 2,400 LF± of lake banks due to damage caused by Hurricane Irma. The project included determining whether stabilizing the bank with rip-rap or installing a sea wall was most feasible. CPH provided the District with a cost benefit analysis, which was used to justify the decision to use rip-rap to re-stabilize the lake banks. The design included re-grading the lake banks, installation of FDOT-approved geosynthetic fabric, and the installation of rip-rap. This design included a large anti-scour keyway, which provided more protection against sliding and wave action during a large storm event. CPH provided construction administration that included regular inspections and weekly construction progress reports. CPH ensured that work was performed according to the design plans.				
e.	(1) TITLE AND LOCATION (City and State) The Quarry CDD Continuing Services Contract Naples, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Project Engineer - Continuing Services Contract. Projects include major shoreline restoration project which resulted in over \$3.5 Million in construction cost.				

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Jason L. James, P.E.		13. ROLE IN THIS CONTRACT Site Civil Engineer		14. YEARS EXPERIENCE	
				a. TOTAL 18 Years	b. WITH CURRENT FIRM 18 Years
15. FIRM NAME AND LOCATION (City and State) CPH Consulting, LLC Fort Myers, FL					
16. EDUCATION (DEGREE AND SPECIALIZATION) B.S. in Civil Engineering, University of Central Florida				17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer - FL (No. 76936)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)					
19. RELEVANT PROJECTS					
a.	(1) TITLE AND LOCATION (City and State) Miramar's Regional Park - 9/11 Memorial Miramar, FL			(2) YEAR COMPLETED	
				PROFESSIONAL SERVICES 2021	CONSTRUCTION (If applicable) 2023
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Civil Engineer - Planning and design consulting services for the 9/11 Memorial at Miramar's Regional Park. CPH provided architectural, landscape architecture, MEP, civil, and wayfinding/signage services for the development of the new feature, which provides a gathering space to reflect and includes two structures as a focal point of the memorial from the Twin Towers.				
b.	(1) TITLE AND LOCATION (City and State) Rockland Key Fleet Management Facility Monroe County, FL			(2) YEAR COMPLETED	
				PROFESSIONAL SERVICES 2024	CONSTRUCTION (If applicable) 2026 (Est)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Civil Engineer - Monroe County is developing a new Fleet Management Facility to support their vehicle maintenance needs. CPH has designed a primary building with a two-story administrative area, office spaces, break rooms, and a 10-bay repair garage featuring mezzanine storage, a welding room, and a crane rail for equipment lifting. The facility will also include a two-pump fueling station with a decorative canopy and a one-story vehicle wash building with water recycling capabilities. The design features a "Key West aesthetic" with decorative concrete, painted accents, and metal roofing. CPH is providing comprehensive design services, with completion expected in Q3 2024 and construction anticipated to finish in 2025.				
c.	(1) TITLE AND LOCATION (City and State) Monroe County Fire Station – Cudjoe Key Monroe County, FL			(2) YEAR COMPLETED	
				PROFESSIONAL SERVICES 2018	CONSTRUCTION (If applicable) 2021
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Civil Engineer - Pre-design phase/programming, schematic design, design development, construction documents, bidding and permitting assistance, and construction administration for a new 7,500-SF fire station on Cudjoe Key. The overall project included three drive-thru bays, native landscape materials requiring minimum irrigation, workout room, large kitchen, outdoor spaces for building users, roof materials with high solar reflectance, hurricane-resistant glazing, door and roof systems, building insulation with high R-value, low-E glazing system, site lighting and interior lighting with LED fixtures, HVAC equipment with high efficiency, water heaters with high efficiency, construction waste control and recycling, flood protection, and a diesel generator.				
d.	(1) TITLE AND LOCATION (City and State) Wedge Preserve Park Parkland, FL			(2) YEAR COMPLETED	
				PROFESSIONAL SERVICES 2025	CONSTRUCTION (If applicable) 2026 (Est)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Civil Engineer - Planning, design, permitting, and construction administration for the development of a new regional community park. The new park is approximately 36 acres and is partially funded through a FDEP grant. As part of the planning process, the team evaluated three distinct options to create an environmental park that merged active with passive recreation. Amenities that were considered include sand volleyball, pickleball, "Bank Shot" basketball course, Ninja Warrior course, trails, water features including environmental overlooks and preserves, softball fields, multi-purpose fields, and playgrounds.				
e.	(1) TITLE AND LOCATION (City and State) Pembroke Pines Human Services Campus Ochopee, FL			(2) YEAR COMPLETED	
				PROFESSIONAL SERVICES 2023	CONSTRUCTION (If applicable) 2024
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Civil Engineer - CPH is working with the City of Pembroke Pines to review and analyze the existing water and sewer infrastructure within their Human Services Campus. The Campus includes over 210,000 gallons per day of water and wastewater usage, with over 2 miles of water and wastewater mains. This infrastructure has aged past its useful life and is in need of replacement or repair. CPH is performing route survey, hydraulic modeling, design, permit, and construction engineering and inspections for the project.				

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT (Complete one Section E for each key person.)			
12. NAME H. Larry Wray, P.E., CFM		13. ROLE IN THIS CONTRACT Stormwater	
		14. YEARS EXPERIENCE	
		a. TOTAL 29 Years	b. WITH CURRENT FIRM 29 Years
15. FIRM NAME AND LOCATION (City and State) CPH Consulting, LLC Fort Myers, FL			
16. EDUCATION (DEGREE AND SPECIALIZATION) M.S. in Water Resources Engineering, University of Central Florida B.S. in Environmental Engineering, University of Central Florida		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer - FL (No. 55557) Qualified Stormwater Management Inspector Certified Floodplain Manager	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			
19. RELEVANT PROJECTS			
a.	(1) TITLE AND LOCATION (City and State) Heritage Bay CDD – Lake Bank Restoration Fort Myers, FL		(2) YEAR COMPLETED
			PROFESSIONAL SERVICES 2017
			CONSTRUCTION (If applicable) 2020
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Stormwater Engineer - As the District Engineer, CPH provided the design, permitting, and construction administration services for the Heritage Bay Lake Bank Restoration Project. The project consisted of re-stabilizing 2,400 LF± of lake banks due to damage caused by Hurricane Irma. The project included determining whether stabilizing the bank with rip-rap or installing a sea wall was most feasible. CPH provided the District with a cost benefit analysis, which was used to justify the decision to use rip-rap to re-stabilize the lake banks. The design included re-grading the lake banks, installation of FDOT-approved geosynthetic fabric, and the installation of rip-rap. This design included a large anti-scour keyway, which provided more protection against sliding and wave action during a large storm event. CPH provided construction administration that included regular inspections and weekly construction progress reports. CPH ensured that work was performed according to the design plans.			
b.	(1) TITLE AND LOCATION (City and State) US 17-92 RiverWalk, Phase II - III (FDOT LAP) Sanford, FL		(2) YEAR COMPLETED
			PROFESSIONAL SERVICES 2013
			CONSTRUCTION (If applicable) 2015 (Phase II) 2021 (Phase III)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Stormwater Engineer - Phase II - The FDOT LAP project included 1.5 miles of 10–14-ft-wide trail, replacement of 5,500 feet of seawall along Lake Monroe, trailhead parking, a prefabricated pedestrian bridge over Mill Creek, hardscaping, landscaping, and lighting. Phase III - CPH provided planning, survey, and design services for a new 1.7-mile, 12-ft-wide trail that was part of a multi-phase project funded through a joint partnership with FDOT. This project followed the complete streets design elements with the provision of a multi-use trail, roadway safety improvements, traffic-calming design, roadway & trail lighting, utility design, structural seawall design, drainage improvements/design, irrigation design, beautification, hardscape and landscape design, scenic overlooks of Lake Monroe, way-finding design, pedestrian mid-block crossings (rectangular rapid flashing beacons), traffic studies, survey, and wetland mitigation.			
c.	(1) TITLE AND LOCATION (City and State) Town of Oakland Water System Improvements Project Oakland, FL		(2) YEAR COMPLETED
			PROFESSIONAL SERVICES 2013
			CONSTRUCTION (If applicable) 2015
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Stormwater Engineer - Planning, design, permitting, bid, and construction administration for improvements to the Town of Oakland's water system. The improvements were originally recommended in the master plan effort by CPH previously performed for the Town. The improvements included the following: 0.500-million-gallon ground storage tank; 3,750 gallon/minute high service pumping (one @ 750 GPM/two @ 1,500 GPM); 1,415 LF of 8-inch replacement raw water main; 217 LF of 12-inch new raw water main; 170 LF of 16-inch potable water main; 350 SF electrical/pump building; extensive landscape architecture to help screen the ground storage tank; conversion of existing passive park to an active park including future splash pad; and SCADA upgrade and improvements.			
d.	(1) TITLE AND LOCATION (City and State) Wedge Preserve Park Parkland, FL		(2) YEAR COMPLETED
			PROFESSIONAL SERVICES 2025
			CONSTRUCTION (If applicable) 2026 (Est)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Stormwater Engineer - Planning, design, permitting, and construction administration for the development of a new regional community park. The new park is approximately 36 acres and is partially funded through a FDEP grant. As part of the planning process, the team evaluated three distinct options to create an environmental park that merged active with passive recreation. Amenities that were considered include sand volleyball, pickleball, "Bank Shot" basketball course, Ninja Warrior course, trails, water features including environmental overlooks and preserves, softball fields, multi-purpose fields, and playgrounds.			

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Roberto "Robbie" Gonzalez, P.E.		13. ROLE IN THIS CONTRACT Utilities		14. YEARS EXPERIENCE	
				a. TOTAL 30 Years	b. WITH CURRENT FIRM 12 Years
15. FIRM NAME AND LOCATION (City and State) CPH Consulting, LLC Fort Myers, FL					
16. EDUCATION (DEGREE AND SPECIALIZATION) M.S. in Environmental Sciences, University of Central Florida B.S. in Mechanical & Environmental Engineering, University of Central Florida				17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer - FL (No. 56875)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)					
19. RELEVANT PROJECTS					
a.	(1) TITLE AND LOCATION (City and State) Toho Water Authority (Toho) Program Management Services (PMO) Kissimmee, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) 2027 (Est.)	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Utilities Engineer - CPH is providing staff augmentation and Program Management Services for the Toho Water Authority's Utility Infrastructure Capital Improvement Program. Services include design management of consultant-assigned projects, acting as Toho staff to provide design reviews, project guidance, approvals, monitoring performance and schedules, conducting weekly meetings, and other technical consultation in the completion of projects under the program. Projects include pipelines, pump stations, and treatment plants associated with their water and wastewater systems. As part of the contract, CPH is providing staff services to oversee construction as well, including acting as owner's representative, construction manager, and full-time on-site inspector. The PMO contract includes providing design and permitting of assigned projects not assigned to a Toho Consultant.				
b.	(1) TITLE AND LOCATION (City and State) NCRWTP – Chlorine And Ammonia Control Feed Systems Collier County, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2016	CONSTRUCTION (If applicable) 2018	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Utilities Engineer - Design and Construction Services of chlorine and ammonia control feed systems—designed upgrades and improvements to automate both chlorine and ammonia systems to effectively form and control chloramines. Chlorine dosages set to pace flow from NF and RO membranes separately because the NF system has different chlorine demands from the RO system. Proposed improvements to the chloramination system were integrated into the existing SCADA system. The HMI screens were updated and modified to allow the operators to observe and control the chloramination. Construction plans and technical specifications were developed for the County to bid the improvements to prequalified contract electricians.				
c.	(1) TITLE AND LOCATION (City and State) Town of Oakland Master Water Plan Oakland, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2020	CONSTRUCTION (If applicable) N/A	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Utilities Engineer - The master plan effort included coordination with Town staff on gathering historic water use data, monthly operating reports, yearly connection figures, and other planning information to develop population and water use projections for a 20-year planning horizon. An important task of the work included an assessment of the existing infrastructure and water treatment plant capabilities, as well as developing a water model of the distribution system. The water system model, once calibrated, was used to analyze high water-use scenarios as a means to verify deficiencies and needed improvements of the Town's existing water system. The results of the model assisted CPH with the overall evaluation and allowed for a more detailed recommendation of the various alternative water system improvements.				
d.	(1) TITLE AND LOCATION (City and State) Haines City Master Wastewater Plans Haines City, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2021	CONSTRUCTION (If applicable) N/A	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Utilities Engineer - CPH provided hydraulic modeling and master wastewater planning services to the City of Haines City. As part of our services, we observed historical changes to existing flows, developed projected future flows, evaluated the treatment facilities, and collect/transmission infrastructures. The intent of the Master Wastewater Plan was to describe the existing facilities, assess current and future needs, and to develop alternative recommendations for the City to consider as capital improvement projects (CIP). A 20-year planning horizon was developed for the master plans, and it included hydraulic analysis of the existing force main system. The recommended capital improvement projects were provided in 5-year time periods through the 20-year planning period.				
e.	(1) TITLE AND LOCATION (City and State) Potable Water and Wastewater Master Plans Lake Alfred, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2022	CONSTRUCTION (If applicable) N/A	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Utilities Engineer - The City requested CPH to prepare potable water and wastewater master plans to be used as a basis of planning for current and future infrastructure improvements to cover a 20-year utility planning horizon. Population projections and hydraulic modeling were used to identify deficiencies in the system and recommends possible solutions to the deficiencies.				

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT (Complete one Section E for each key person.)			
12. NAME Scott A. Breitenstein, P.E.		13. ROLE IN THIS CONTRACT Wastewater Management Engineer	
		14. YEARS EXPERIENCE	
		a. TOTAL 34 Years	b. WITH CURRENT FIRM 24 Years
15. FIRM NAME AND LOCATION (City and State) CPH Consulting, LLC Fort Myers, FL			
16. EDUCATION (DEGREE AND SPECIALIZATION) B.S. in Environmental Engineering, University of Central Florida		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer - FL (No. 57402)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			
19. RELEVANT PROJECTS			
a.	(1) TITLE AND LOCATION (City and State) Wildwood WRF BNR Improvements and Expansion Wildwood, FL		(2) YEAR COMPLETED
			PROFESSIONAL SERVICES 2024
			CONSTRUCTION (If applicable) 2026 (Est.)
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE			
PROJECT INCLUDED: Wastewater Engineer - CPH is providing professional engineering design, permitting, and preconstruction services associated with the interim/short-term improvements to the existing treatment facility and the new 8.0 MGD AADF WRF (long-term improvements). The new treatment facility shall be capable of producing an AWT effluent and meet all Class I Reliability criteria. The proposed infrastructure includes a mechanical screening system, master lift station, EQ Basin, 5-Stage BIODENIPHON BNR Treatment System, reaeration basin/secondary clarifier flow splitter box, RAS/WAS pump system, tertiary filtration system, high-level disinfection system, biosolids dewatering screw press system, chemical storage and feed systems along with three electrical buildings and associated controls, instrumentation and SCADA systems. The project is being designed in three phases as part of a CMAR delivery method.			
b.	(1) TITLE AND LOCATION (City and State) City of Mount Dora – Wastewater Treatment Facility (WWTF) No. 1 Mount Dora, FL		(2) YEAR COMPLETED
			PROFESSIONAL SERVICES 2023
			CONSTRUCTION (If applicable) TBD
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE			
PROJECT INCLUDED: Wastewater Engineer - The City owns/operates the Mount Dora Wastewater Treatment Facility (WWTF) No. 1, which is classified as a Secondary Treatment plus Filtration Facility (Category I, Class B). The WWTF currently has permitted treatment capacity of 1.5 MGD AADF. The oxidation ditch, secondary clarifiers, and filter are showing signs of corrosion and age, and the City also wants to improve the effluent quality to advanced wastewater treatment (AWT). The project includes upgrading the Mount Dora WWTF No.1 to meet AWT effluent criteria through the construction of a 4-stage Bardenpho (BNR) Treatment Process and increasing permitted capacity to the existing WWTF to 2.0MGD (adding additional capacity by 0.5 MGD-AADF). CPH assisted the City in obtaining \$1.5 million in cost-share grant funding from the Saint John's River Water Management, and \$24.0 million from a Florida Department of Environmental Protection SRF loan (0% financing).			
c.	(1) TITLE AND LOCATION (City and State) SSA-ESA 36" Water Main and 24" Reclaimed Water Main & J. Lawson Repump Station Project Orange County, FL		(2) YEAR COMPLETED
			PROFESSIONAL SERVICES 2018
			CONSTRUCTION (If applicable) 2021
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE			
PROJECT INCLUDED: Wastewater Engineer - CPH provided engineering services to OCU for the connection of the Southern Service Area to the Eastern Service Area with the potable water and reclaimed water system and repump station. These services included preliminary design report, final design, MOT design, survey, environmental assessment, geotechnical investigation, bidding, and construction administration. The project includes the installation of approximately 7 miles of parallel 36-inch potable water main and 24-inch reclaimed water main from J. Lawson Blvd. to Moss Park Rd via a combination of directional drill, jack and bore, and open-cut installation. The project corridor was through multiple jurisdictions which required coordination and permitting with Tavistock, GOAA, CSX, City of Orlando, Orange County, and CFX. The re-pump station includes general piping, a building, pumps, electrical equipment, controls and future chlorination feed equipment, stand-by generator and aboveground fuel tank, general site grading, and improvements.			
d.	(1) TITLE AND LOCATION (City and State) CR 557 12" and 16" Force Main Lake Alfred, FL		(2) YEAR COMPLETED
			PROFESSIONAL SERVICES 2023
			CONSTRUCTION (If applicable) 2024
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE			
PROJECT INCLUDED: Wastewater Engineer - CPH was selected to provide services for a force main for the City of Lake Alfred. The work includes design for a force main (FM) from the north end of CR 557 at the intersection of CR 557A. The FM runs south to Swoope Road, then east and then south, crossing a CSX RR R/W and US 17-92, then runs east to a tie-in point near the City wastewater treatment facility. The work includes approximately 1,300 LF of 12" FM and 20,000 LF of 16" FM designed and constructed in five phases. Work includes wetland permitting, CSX permitting, and FDOT permitting, as well as Polk County R/W permitting.			
e.	(1) TITLE AND LOCATION (City and State) Eatonville West and East Side Wastewater Improvements Eatonville, FL		(2) YEAR COMPLETED
			PROFESSIONAL SERVICES 2015
			CONSTRUCTION (If applicable) 2017
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE			
PROJECT INCLUDED: Wastewater Engineer - The project included replacement of portions of the Town's existing sanitary sewer system because of sewer backups and overflow issues. It was believed that the main cause of the problem was because the sanitary sewer pipes and manholes were constructed very shallow and had less than minimum slopes. In addition, much of the collection system was constructed in the 1940s and early 1950s of vitrified clay pipe and were susceptible to cracks and breaks. Specifically, the project included replacement of gravity sanitary sewer lines, service laterals and manholes, replacement and relocation of an existing lift station, abandonment of an existing force main, and the elimination of an existing lift station, and all road replacement and/or restoration necessary to complete the project. The project was bid in two phases, and CPH served as full-time resident project representative for the West and East Side Wastewater Improvements.			

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Casie O. Brown, P.E.		13. ROLE IN THIS CONTRACT Utilities		14. YEARS EXPERIENCE	
				a. TOTAL 18 Years	b. WITH CURRENT FIRM 18 Years
15. FIRM NAME AND LOCATION (City and State) CPH Consulting, LLC Fort Myers, FL					
16. EDUCATION (DEGREE AND SPECIALIZATION) M.B.A. in Business Administration, University of North Florida B.S. in Civil Engineering, University of Central Florida				17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer - FL (No. 75398)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)					
19. RELEVANT PROJECTS					
a.	(1) TITLE AND LOCATION (City and State) SSA-ESA 36" Water Main and 24" Reclaimed Water Main & J. Lawson Repump Station Project Orange County, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2018	CONSTRUCTION (If applicable) 2021	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Utilities Engineer - CPH provided engineering services to OCU for the connection of the Southern Service Area to the Eastern Service Area with the potable water and reclaimed water system and repump station. These services included preliminary design report, final design, MOT design, survey, environmental assessment, geotechnical investigation, bidding, and construction administration. The project includes the installation of approximately 7 miles of parallel 36-inch potable water main and 24-inch reclaimed water main from J. Lawson Blvd. to Moss Park Rd via a combination of directional drill, jack and bore, and open-cut installation.				
b.	(1) TITLE AND LOCATION (City and State) JEa St. Johns Pkwy – Racetrack Rd to Espada Ln – 8" Reuse Line St. Johns, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2017	CONSTRUCTION (If applicable) 2019	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Utilities Engineer - The St. Johns Parkway Reuse Line Project is an 8-inch reclaimed water main project along the right-of-way (R/W) of St. Johns Parkway from Racetrack Road to Espada Lane in St. Johns County, FL. CPH will provide engineering services for preliminary design, final detailed design, permitting, estimating, and bid phase services for approximately 4,600 linear feet of 8-inch PVC DR 18 reclaimed water main. The overall length of the proposed water main route is 4,600 linear feet.				
c.	(1) TITLE AND LOCATION (City and State) OUC Permit Management Services Orlando, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) Varies Per Project	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Utilities Engineer - CPH is providing permit management services to Orlando Utilities Commission through a master services agreement. The services include oversight of required documents for submittal according to permitting department standards or City/County code. This documentation includes the applications and figures needed for each specific permit. Deliverables include the approved Right-of-Way or Engineering permit from the local governing agency. As part of the contract CPH coordinated Utility Notification Letters, submits/delivers right-of-way applications and supporting documents, discusses and addresses agency comments, and manages submitted permits via permitting departments tracking system.				
d.	(1) TITLE AND LOCATION (City and State) Toho Water Authority (Toho) Program Management Services (PMO) Kissimmee, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) 2027 (Est.)	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Utilities Engineer - CPH is providing staff augmentation and Program Management Services for the Toho Water Authority's Utility Infrastructure Capital Improvement Program. Services include design management of consultant-assigned projects, acting as Toho staff to provide design reviews, project guidance, approvals, monitoring performance and schedules, conducting weekly meetings, and other technical consultation in the completion of projects under the program. Projects include pipelines, pump stations, and treatment plants associated with their water and wastewater systems. As part of the contract, CPH is providing staff services to oversee construction as well, including acting as owner's representative, construction manager, and full-time on-site inspector. The PMO contract includes providing design and permitting of assigned projects not assigned to a Toho Consultant.				
e.	(1) TITLE AND LOCATION (City and State) Iron Bridge Regional Water Reclamation Facility Grit Removal System Progressive Design-Build Orlando, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2014	CONSTRUCTION (If applicable) 2025 (Est.)	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Utilities Engineer - CPH and Kiewit Water Facilities were awarded the Progressive Design-Build contract for the design and construction of grit removal facilities at the City of Orlando's 40.0 MGD ADF Iron Bridge Regional Water Reclamation Facility. The project included evaluation of the existing grit removal system, new technology recommendations, design of a Head Cell grit removal system, incorporation of Grit Cleanse classification units, RAS mixing scheme requiring no outside energy inputs, flow control system to evenly distribute flow to downstream treatment basins, yard piping improvements, electrical and I&C to support the grit removal improvements, and site improvements.				

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Mason Garberg, P.E.	13. ROLE IN THIS CONTRACT Hydraulic Modeling Engineer	14. YEARS EXPERIENCE a. TOTAL 13 Years		b. WITH CURRENT FIRM 13 Years
15. FIRM NAME AND LOCATION (City and State) CPH Consulting, LLC Fort Myers, FL				
16. EDUCATION (DEGREE AND SPECIALIZATION) B.S. in Environmental Engineering and Civil Engineering (double major), University of Central Florida			17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer - FL (No. 86595)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)				

19. RELEVANT PROJECTS

a.	(1) TITLE AND LOCATION (City and State) Orange City Septic to Sewer – Community Redevelopment Area: South Zone Orange City, FL	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2024	CONSTRUCTION (If applicable) TBD
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Hydraulic Modeling Engineer - To meet constraints and requirements of the FDEP and SJRWMD, Orange City obtained CPH's services to assist with the multi-phased conversion of residential, industrial, and commercial properties from septic tanks to a centralized sewer-collection system. CPH provided design and permitting services for the conversion of approximately 118 residential and commercial properties. The design included installation of 9,349 LF of 8" sanitary sewer pipe and 47 manholes at various depths; 118 sewer laterals with cleanouts; installation of 436 LF of 4" PVC force main; installation of 400 LF of 2" HDPE force main via directional drill; installation of 215 LF of 20" steel casing via jack and bore through FDOT R/W; and two, 6" water main relocations. Pipe installation will consist of open cut trench and jack and bore installation methods. The jack and bore is necessary to avoid open cutting a heavily traveled state road avoiding congestion and disruption to the public. Additionally, the design included removal and replacement of asphalt roadways, sidewalks, driveways, curbing, landscaping, and overall site restoration.		
b.	(1) TITLE AND LOCATION (City and State) Raw Water Supply Line and 30" Force Main Relocation Pembroke Pines, FL	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2021	CONSTRUCTION (If applicable) 2022
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Hydraulic Modeling Engineer - Project includes design of 1.1 miles of horizontal directionally drilled 30-inch HDPE raw water main from wellfield to water treatment plant for the City of Pembroke Pines. Design also includes pigging station for easy access to pig the system, by-pass valving, pigging discharge, and relocation of 600 LF of 30-inch DIP sewer force main.		
c.	(1) TITLE AND LOCATION (City and State) SSA-ESA 36" Water Main and 24" Reclaimed Water Main & J. Lawson Repump Station Project Orange County, FL	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2018	CONSTRUCTION (If applicable) 2021
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Hydraulic Modeling Engineer - CPH provided engineering services to OCU for the connection of the Southern Service Area to the Eastern Service Area with the potable water and reclaimed water system and repump station. These services included preliminary design report, final design, MOT design, survey, environmental assessment, geotechnical investigation, bidding, and construction administration. The project includes the installation of approximately 7 miles of parallel 36-inch potable water main and 24-inch reclaimed water main from J. Lawson Blvd. to Moss Park Rd via a combination of directional drill, jack and bore, and open-cut installation.		
d.	(1) TITLE AND LOCATION (City and State) Eatonville West and East Side Wastewater Improvements Eatonville, FL	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2015	CONSTRUCTION (If applicable) 2017
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Hydraulic Modeling Engineer - The project included replacement of portions of the Town's existing sanitary sewer system because of sewer backups and overflow issues. It was believed that the main cause of the problem was because the sanitary sewer pipes and manholes were constructed very shallow and had less than minimum slopes. In addition, much of the collection system was constructed in the 1940s and early 1950s of vitrified clay pipe and were susceptible to cracks and breaks. Specifically, the project included replacement of gravity sanitary sewer lines, service laterals and manholes, replacement and relocation of an existing lift station, abandonment of an existing force main, and the elimination of an existing lift station, and all road replacement and/or restoration necessary to complete the project. The project was bid in two phases, and CPH served as full-time resident project representative for the West and East Side Wastewater Improvements.		
e.	(1) TITLE AND LOCATION (City and State) Simpson Road 30" Water Main Project Kissimmee, FL	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2015	CONSTRUCTION (If applicable) 2016
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Hydraulic Modeling Engineer - For this project, TWA needed to extend a 30-inch water main from their Parkway Water Treatment Plant north along Simpson Road to just south of Boggy Creek Road. This phase of the Project consisted of approximately 5,300 LF of conventionally installed Ductile Iron 30-inch water main right-of-way, and 1,080 LF of 30-inch fusible PVC installed within 1,060 LF of directionally drilled 36-inch fusible PVC casing pipe across the Florida Turnpike.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Jose M. Ortiz, MCE, P.E., S.E.	13. ROLE IN THIS CONTRACT Structural Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 27 Years	b. WITH CURRENT FIRM 10 Years
15. FIRM NAME AND LOCATION (City and State) CPH Consulting, LLC Fort Myers, FL			
16. EDUCATION (DEGREE AND SPECIALIZATION) M.E. in Structural Engineering, Cornell University B.S. in Civil Engineering, Recinto Universitario de Mayaguez, UPR		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer - FL (No. 67920), PR (No. 17212)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) N/A			

19. RELEVANT PROJECTS

a.	(1) TITLE AND LOCATION (City and State) Orlando Sanford International Airport Terminal Expansion Sanford, FL	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2018	CONSTRUCTION (If applicable) 2021
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Structural Engineer - The project included expansion of the terminal as well as extensive renovations to the existing passenger, security, and food service areas equaling 140,000 SF. The project included access improvements to the terminal area, addition of a new traffic signal, phasing and coordination with terminal management, airlines, and concessionaires. Additional coordination was required with Transportation Security Administration (TSA) on the new Consolidated Screening Area and with U.S. Customs and Border Patrol (CBP) for the Federal Inspection Station (FIS) improvements.		
b.	(1) TITLE AND LOCATION (City and State) Bartow Public Works Administration and Solid Waste Administration Buildings Bartow, FL	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) TBD
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Structural Engineer - CPH is providing services to the City of Bartow for the development of new office buildings for the City's Public Works and Solid Waste Departments. The project includes the development of one main prototype and the site adaptation of that prototype for the second facility. CPH's services include due diligence/site investigation, conceptual planning, design, permitting, and bidding support of the proposed buildings. The total improvements include 8,000 SF of new buildings (4,000-SF prototype/public works building and 4,000-SF site adaptation/solid waste administration building). As a part of the project, CPH's team developed a masterplan for each site, including assessment of the existing structures on each project site to develop a master phasing and future expansion plan for each facility. CPH provided an assessment of the adequacy of parking, utilities, and development guidelines for each site. CPH services included site survey, environmental and ecological surveys, programming, conceptual design, design development/construction documents and permitting.		
c.	(1) TITLE AND LOCATION (City and State) Englewood Warehouse & Maintenance Office Englewood, FL	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2016	CONSTRUCTION (If applicable) 2017
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Structural Engineer - This is a new facility, for Englewood Water District, that consists of a new, 22,200-SF maintenance warehouse and office building. This project is primarily a pre-engineered metal building with a masonry wainscot along the main entrance. This facility will store non-combustible material. The office component is approximately 10,000 SF and the remaining area is in the warehouse. The walls are metal panel, and the roof will be standing seam. All associated structural, civil, mechanical, plumbing, and electrical engineering is included.		
d.	(1) TITLE AND LOCATION (City and State) OUC Warehouse Expansion and Improvements Design-Build Orlando, FL	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2016	CONSTRUCTION (If applicable) 2017
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Structural Engineer - The project consisted of a new, 9,506-SF pre-engineered metal building warehouse addition that ties into the existing warehouse building for the Orlando Utilities Commission. This facility stores non-combustible material. This project also includes a new pre-manufactured modular structure located within the existing warehouse. This serves as the new breakroom and restrooms for the facility. All associated structural, mechanical, electrical, and civil engineering is included within the design.		
e.	(1) TITLE AND LOCATION (City and State) Monroe County Fire Station – Cudjoe Key Monroe County, FL	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2018	CONSTRUCTION (If applicable) 2021
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Structural Engineer - Pre-design phase/programming, schematic design, design development, construction documents, bidding and permitting assistance, and construction administration for a new 7,500-SF fire station on Cudjoe Key. The overall project included three drive-thru bays, native landscape materials requiring minimum irrigation, workout room, large kitchen, outdoor spaces for building users, roof materials with high solar reflectance, hurricane-resistant glazing, door and roof systems, building insulation with high R-value, low-E glazing system, site lighting and interior lighting with LED fixtures, HVAC equipment with high efficiency, water heaters with high efficiency, construction waste control and recycling, flood protection, and a diesel generator.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Matthew Cushman, P.E.		13. ROLE IN THIS CONTRACT Transportation Engineer		14. YEARS EXPERIENCE	
				a. TOTAL 19 Years	b. WITH CURRENT FIRM 18 Years
15. FIRM NAME AND LOCATION (City and State) CPH Consulting, LLC Fort Myers, FL					
16. EDUCATION (DEGREE AND SPECIALIZATION) B.S. in Aerospace Engineering, Embry-Riddle Aeronautical College				17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer, FL (No. 73150) Advanced Maintenance of Traffic Traffic Signal Inspector Level I, IMSA Certified - FL	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)					
19. RELEVANT PROJECTS					
a.	(1) TITLE AND LOCATION (City and State) Cape Coral SE 47th Terrace Complete Street Improvements Cape Coral, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2017	CONSTRUCTION (If applicable) 2018	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Project Engineer - The project included reconstruction of an existing roadway to conversion to a complete street and the creation of a downtown district. The improvements included sidewalks with pavers, landscaping, road reconstruction, removal of on-street parking to increase the width of the pedestrian area, off-street parking modification, streetlights, traffic analysis and calming, including adding a roundabout at one of the busiest intersections, raised mid-block pedestrian crossings, street furniture, ADA improvements, and drainage modifications/upgrades. CPH also designed the utility upgrades/modifications, including a new upsized water main, new force main, and a new reclaimed water main. Design services also included modifications to the City's Club Square, such as added sidewalks, bio-retention swales, entrance feature, ADA improvements, landscaping, and streetlights.				
b.	(1) TITLE AND LOCATION (City and State) DeLand Roundabout DeLand, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2017	CONSTRUCTION (If applicable) 2017	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Project Engineer - Design and analysis services for the construction of a multi-lane roundabout along US 17-92. As one of the first multi-lane roundabouts on a State Road in Florida (1st in District 5), the design team worked closely with FDOT District 5 and the FDOT Central Office to design and permit this intersection to service a Commercial Development along a very congested corridor.				
c.	(1) TITLE AND LOCATION (City and State) US 17-92 RiverWalk, Phase II - III (FDOT LAP) Sanford, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2013	CONSTRUCTION (If applicable) 2021	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Project Engineer - Phase II - The FDOT LAP project included 1.5 miles of 10-14-ft-wide trail, replacement of 5,500 feet of seawall along Lake Monroe, trailhead parking, a prefabricated pedestrian bridge over Mill Creek, hardscaping, landscaping, and lighting. Phase III - CPH provided planning, survey, and design services for a new 1.7-mile, 12-ft-wide trail that was part of a multi-phase project funded through a joint partnership with FDOT. This project followed the complete streets design elements with the provision of a multi-use trail, roadway safety improvements, traffic-calming design, roadway & trail lighting, utility design, structural seawall design, drainage improvements/design, irrigation design, beautification, hardscape and landscape design, scenic overlooks of Lake Monroe, way-finding design, pedestrian mid-block crossings (rectangular rapid flashing beacons), traffic studies, survey, and wetland mitigation.				
d.	(1) TITLE AND LOCATION (City and State) Bay County Sidewalk Design (FDOT LAP) – Frankford Avenue Bay County, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2015	CONSTRUCTION (If applicable) 2015	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Project Engineer - CPH provided engineering services for the design of sidewalks along Frankford Avenue from 16th Street to 23rd Street (0.90 miles). The project was funded with FHWA funds (FPID 435256-1-38-01) provided through Local Agency Program (LAP) agreement with FDOT D3. Services provided included 3D laser scanning, design and permitting, utility coordination, public involvement, bid phase services, multi-agency coordination, and swale analysis.				
e.	(1) TITLE AND LOCATION (City and State) US 17-92 RiverWalk, Phase II - III (FDOT LAP) Sanford, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2013	CONSTRUCTION (If applicable) 2015 (Phase II) 2021 (Phase III)	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Stormwater Engineer - Phase II - The FDOT LAP project included 1.5 miles of 10-14-ft-wide trail, replacement of 5,500 feet of seawall along Lake Monroe, trailhead parking, a prefabricated pedestrian bridge over Mill Creek, hardscaping, landscaping, and lighting. Phase III - CPH provided planning, survey, and design services for a new 1.7-mile, 12-ft-wide trail that was part of a multi-phase project funded through a joint partnership with FDOT. This project followed the complete streets design elements with the provision of a multi-use trail, roadway safety improvements, traffic-calming design, roadway & trail lighting, utility design, structural seawall design, drainage improvements/design, irrigation design, beautification, hardscape and landscape design, scenic overlooks of Lake Monroe, way-finding design, pedestrian mid-block crossings (rectangular rapid flashing beacons), traffic studies, survey, and wetland mitigation.				

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Galen Pugh, RLA, AICP		13. ROLE IN THIS CONTRACT Landscape Architect		14. YEARS EXPERIENCE	
				a. TOTAL 35 Years	b. WITH CURRENT FIRM 3 Years
15. FIRM NAME AND LOCATION (City and State) CPH Consulting, LLC Fort Myers, FL					
16. EDUCATION (DEGREE AND SPECIALIZATION) B.A. Landscape Architecture, Louisiana State University				17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Registered Landscape Architect - FL (No. LA 1522)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) CPTED Course Completion Certified Planner (AICP)					
19. RELEVANT PROJECTS					
a.	(1) TITLE AND LOCATION (City and State) Wedge Preserve Park Parkland, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2024	CONSTRUCTION (If applicable) 2026 (est.)	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Landscape Architect - Planning, design, permitting, and construction administration for the development of a new regional community park. The new park is approximately 36 acres and is partially funded through a FDEP grant. As part of the planning process, the team evaluated three distinct options to create an environmental park that merged active with passive recreation. Amenities that were considered include sand volleyball, pickleball, "Bank Shot" basketball course, Ninja Warrior course, trails, water features including environmental overlooks and preserves, softball fields, multi-purpose fields, and playgrounds.				
b.	(1) TITLE AND LOCATION (City and State) Bartow Public Works Administration and Solid Waste Administration Buildings Bartow, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) TBD	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Landscape Architect - CPH is providing services to the City of Bartow for the development of new office buildings for the City's Public Works and Solid Waste Departments. The project includes the development of one main prototype and the site adaptation of that prototype for the second facility. CPH's services include due diligence/site investigation, conceptual planning, design, permitting, and bidding support of the proposed buildings. The total improvements include 8,000 SF of new buildings (4,000-SF prototype/public works building and 4,000-SF site adaptation/solid waste administration building). As a part of the project, CPH's team developed a masterplan for each site, including assessment of the existing structures on each project site to develop a master phasing and future expansion plan for each facility. CPH provided an assessment of the adequacy of parking, utilities, and development guidelines for each site. CPH services included site survey, environmental and ecological surveys, programming, conceptual design, design development/construction documents and permitting.				
c.	(1) TITLE AND LOCATION (City and State) Monroe County – Rockland Key Fleet Management Facility Monroe County, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2024	CONSTRUCTION (If applicable) 2026 (est.)	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Landscape Architect - Monroe County required a new Fleet Management Facility for their Public Works and other departments to maintain their fleet of vehicles. CPH has designed three new structures as part of the facility. The primary building includes a two-story Fleet Management administrative area with office spaces, workstations, a customer service area, employee break rooms, and support spaces. In addition, there is a one-story high, 10-bay repair garage with mezzanine storage, a welding room, a tire-change room, and oil/chemical storage room complete the main building. A crane rail is incorporated into 60% of the repair garage space for vehicle and equipment lifting. The site will also include a two-pump fueling station with decorative standing-seam metal roofing canopy to allow the county fleet to fuel their vehicles on site. The facility also includes a one-story vehicle wash building with capability to recycle the wash water on site. The design incorporates a "Key West aesthetic" using decorative form-liner, tilt-up, concrete construction, painted field and accent features, and a standing-seam metal roofing for this new facility. CPH is providing full-service architecture, master planning, interior design, civil/site design, landscape architecture, structural engineering, and MEP engineering services for the facility. The design will be completed in Q3 2024 and construction is anticipated to be completed in 2025.				
d.	(1) TITLE AND LOCATION (City and State) Casselberry Wirz Park Planning & Design Casselberry, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2019	CONSTRUCTION (If applicable) N/A (Conceptual Design Only)	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Landscape Architect - Planning, conceptual design, and final design for the reinvestment and updating of Wirz Park to convert the facility into a regional facility with multiple uses. The team provided the project in two phases, with the first phase focused on a master plan with an estimated budget. To develop the master plan, the team held multiple design charrettes and public workshops to establish the vision for the updated facility, as well as garner public support. The project documents and funding were then placed as part of a voter referendum, and after approval CPH provided final design for the park. As part of the overall park the new design included a new entrance, relocation of maintenance building, expansion of the existing community building, new outdoor terrace, event patio with 20' x 20' pavilion, splash pad, zero-entry pool with interactive features, 5-lane/25-meter pool, shade structures, volleyball courts, basketball courts, playground, and trail upgrades.				

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME David A. Landers		13. ROLE IN THIS CONTRACT Environmental Scientist		14. YEARS EXPERIENCE	
				a. TOTAL 30 Years	b. WITH CURRENT FIRM 18 Years
15. FIRM NAME AND LOCATION (City and State) CPH Consulting, LLC Fort Myers, FL					
16. EDUCATION (DEGREE AND SPECIALIZATION) B.S. in Zoology, University of South Florida B.A. in Russian, University of South Florida			17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Qualified Stormwater Management Inspector FDOT Certified, Water Quality Impact Evaluator Prescribed Fire Course SSI Advanced Open Water SCUBA Diver ISA Certified Arborist Authorized Gopher Tortoise Agent (No. GTA-15-00035) Qualified Stormwater Management Inspector		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)					
19. RELEVANT PROJECTS					
a.	(1) TITLE AND LOCATION (City and State) Turtle Beach Park Site Improvements Sarasota, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2015	CONSTRUCTION (If applicable) 2017	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Environmental Scientist - CPH worked with Sarasota County to design and permit site improvements and amenities at Turtle Beach Park. CPH provided Sarasota County with site planning, engineering, permitting, landscape design, environmental, and bidding/construction administration services. The improvements included a canoe and kayak launching facility, playground facility, gazebo, multiple pavilion structures, parking lot expansion, and new sidewalks to connect the new amenities to the existing site amenities. Many of the improvements were seaward of the Coastal Construction Control Line. Additionally, several of the improvements were adjacent to Blind Pass Lagoon, where Water Course Buffer requirements and a sensitive Environmental Ecosystem are crucial to the unique design and associated permitting.				
b.	(1) TITLE AND LOCATION (City and State) Lakewood Ranch Park Improvements Bradenton, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2012	CONSTRUCTION (If applicable) 2014	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Environmental Scientist - CPH provided Manatee County design services for park improvements. The proposed improvements included the addition of new buildings, trails, pavilions, playgrounds, and parking areas. A new "park plaza" is the focal point of the park and helps tie the existing amenities to the improvements. CPH also provided a master plan update of the park, including vehicular and pedestrian upgrades, park plaza, pavilions, and other upgrades to merge the existing park with the proposed park amenities.				
c.	(1) TITLE AND LOCATION (City and State) Blind Pass Park Improvements Sarasota, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2011	CONSTRUCTION (If applicable) 2012	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Environmental Scientist - CPH was retained by Sarasota County for site planning, engineering, environmental services, permitting, bidding, and construction administration services for improvements at Blind Pass Park. Improvements included construction of a new restroom, with ADA parking and access, sidewalks, water lines, stormwater treatment system, and a new septic drain field for Blind Pass Park, located on the barrier island of Manasota Key at 6725 Manasota Key Road, in Sarasota, Florida.				
d.	(1) TITLE AND LOCATION (City and State) Manasota Beach Park Restroom and Concession Stand Sarasota, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2011	CONSTRUCTION (If applicable) 2012	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Environmental Scientist - CPH was retained by Sarasota County for site planning, engineering, environmental services, permitting, bidding and construction administration services. Project included construction of a new restroom and multi-purpose building, with ADA parking and access, stormwater treatment system, and new septic system for Manasota Beach Park. The project incorporated green building practices and the site plan needed to work with existing architectural elements as well as the beautiful view of the beach enjoyed by vehicles approaching the park.				
e.	(1) TITLE AND LOCATION (City and State) Manatee County- Kingfish Boat Ramp Manatee County, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2020	CONSTRUCTION (If applicable) Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Environmental Scientist - CPH is providing redevelopment of existing Kingfish Boat Ramp to include replacement/addition of boat ramp single launch lanes, paving of gravel parking lot, reconfiguration of parking area and additional trailer parking spaces, addition of a stormwater management facility, new dock/pile system, and new sea wall. The redevelopment will substantially increase opportunity for tourism and economic development in the area by providing access to coastal waters for the opportunity of experiencing Florida's iconic sportfishing and wildlife. Innovative techniques used to design the seawall: wave action against seawall, dock, and boat ramp were modeled using computational fluid dynamics and numerical modeling software to determine the necessary reinforcement of the structures.				

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Brandon DeCaro, R.A.		13. ROLE IN THIS CONTRACT Project Manager		14. YEARS EXPERIENCE	
				a. TOTAL 44 Years	b. WITH CURRENT FIRM 2 Years
15. FIRM NAME AND LOCATION (City and State) CPH Consulting, LLC Fort Myers, FL					
16. EDUCATION (DEGREE AND SPECIALIZATION) Bachelor of Architecture, College of Architecture & Planning - Muncie, IN, Ball State University B.S. in Environmental Design, College of Architecture & Planning - Muncie, IN, Ball State University				17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Florida License No. AR 0013957	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) N/A					
19. RELEVANT PROJECTS					
a.	(1) TITLE AND LOCATION (City and State) Wedge Preserve Park Parkland, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2025	CONSTRUCTION (If applicable) 2026 (est.)	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Architect - Planning, design, permitting, and construction administration for the development of a new regional community park. The new park is approximately 36 acres and is partially funded through a FDEP grant. As part of the planning process, the team evaluated three distinct options to create an environmental park that merged active with passive recreation. Amenities that were considered include sand volleyball, pickleball, "Bank Shot" basketball course, Ninja Warrior course, trails, water features including environmental overlooks and preserves, softball fields, multi-purpose fields, and playgrounds. Mr. DeCaro is the Project Manager for the three (3) buildings, which include a 7,000 SF Community Center, Restroom Building, and Pre-Engineered Metal Maintenance Building. The Community Center features a multipurpose Banquet Hall, overlooking the manmade lake.				
b.	(1) TITLE AND LOCATION (City and State) Monroe County – Rockland Key Fleet Management Facility Monroe County, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2025	CONSTRUCTION (If applicable) 2026 (est.)	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Project Manager - Monroe County required a new Fleet Management Facility for their Public Works and other departments to maintain their fleet of vehicles. CPH has designed three new structures as part of the facility. The primary building includes a two-story Fleet Management administrative area with office spaces, workstations, a customer service area, employee break rooms, and support spaces. In addition, there is a one-story high, 10-bay repair garage with mezzanine storage, a welding room, a tire-change room, and oil/chemical storage room complete the main building. A crane rail is incorporated into 60% of the repair garage space for vehicle and equipment lifting. The site will also include a two-pump fueling station with decorative standing-seam metal roofing canopy to allow the county fleet to fuel their vehicles on site. The facility also includes a one-story vehicle wash building with capability to recycle the wash water on site. The design incorporates a "Key West aesthetic" using decorative form-liner, tilt-up, concrete construction, painted field and accent features, and a standing-seam metal roofing for this new facility. CPH is providing full-service architecture, master planning, interior design, civil/site design, landscape architecture, structural engineering, and MEP engineering services for the facility. The design will be completed in Q3 2024 and construction is anticipated to be completed in 2025.				
c.	(1) TITLE AND LOCATION (City and State) Monroe County – Tavernier Fire Station Hardening Monroe County, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2024	CONSTRUCTION (If applicable) 2026 (est.)	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Architect - Monroe County received a federal grant for hardening their existing Fire Station #22, located in Tavernier, Florida. The hardening grant includes repairs/ replacement of electrical systems, a new generator, improving the structural integrity against storms, replacing lighting with LED lights, replacing bay doors, tying down AC units against hurricane wind speeds, and improving/replacing the windows to increase the resiliency of the entire building. CPH is performing the environmental study required for compliance with the grant, grant coordination, design, permitting, along with bid and construction phase services.				
d.	(1) TITLE AND LOCATION (City and State) Capital Improvement Projects - Senior Project Manager Coral Gables, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2019	CONSTRUCTION (If applicable) 2021 (est.)	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Senior Project Manager - Five unique neighborhood passive parks located in different residential areas throughout Coral Gables. The parks offered different features such as playgrounds, unique landscaping, walking paths, lighting, and sculptures. *completed prior to joining CPH Consulting, LLC				
e.	(1) TITLE AND LOCATION (City and State) City Hall Municipal Complex Miami Gardens, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2011	CONSTRUCTION (If applicable) 2014	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Director of Capital Improvement Projects - Developed the program and managed the design and construction for the \$44,000,000 municipal complex, which included a 68,000 SF City Hall with Council Chambers. 57,000 SF Police Headquarters, a Mechanical Building and 424 space Parking Garage. *completed prior to joining CPH Consulting, LLC				

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Christopher DeWaal, P.E., LEED AP		13. ROLE IN THIS CONTRACT M/E/P Engineer		14. YEARS EXPERIENCE	
				a. TOTAL 31 Years	b. WITH CURRENT FIRM 4 Years
15. FIRM NAME AND LOCATION (City and State) CPH Consulting, LLC Fort Myers, FL					
16. EDUCATION (DEGREE AND SPECIALIZATION) M.E.M. in Engineering Management, Kansas State University M.S. in Electrical Engineering, Kansas State University B.S. in Electrical Engineering, Michigan Technological University				17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer - FL (No. 58964)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) LEED Accredited Professional					
19. RELEVANT PROJECTS					
a.	(1) TITLE AND LOCATION (City and State) Apopka - Public Services Department Fleet Facility Design Apopka, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2023	CONSTRUCTION (If applicable) TBD	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: MEP Engineer - The purpose of this project is to provide programming, schematic design, and final design services for a new Fleet Services Building located at the Public Services Department's facilities at 748 East Cleveland Street. The building is anticipated to be a single story, 20,000-SF facility with multiple drive-through service bays, offices, breakroom, parts storage, and bathrooms. The project goal is to develop a building layout that accommodates the City's fleet service requirements and to do so in a manner that is coordinated with the City's Facility Master Plan that was completed by CPH.				
b.	(1) TITLE AND LOCATION (City and State) Camp Helen State Park Administration Building Panama City Beach, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2023	CONSTRUCTION (If applicable) TBD	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: MEP Engineer - The Florida Department of Environmental Protection needed a new expanded administration building for the Camp Helen State Park in Panama City, FL. CPH was selected to design the new one-story, 2,215-SF facility to house an expanded interpretive center, a new reception/gift shop space, new administrative offices, and a staff breakroom. The new facility design is also being designed to be fully accessible. In addition, CPH designed an ADA accessible path from the main parking lot down to the beach access.				
c.	(1) TITLE AND LOCATION (City and State) Bartow Public Works Administration and Solid Waste Administration Buildings Bartow, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) TBD	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: MEP Engineer - CPH is providing services to the City of Bartow for the development of new office buildings for the City's Public Works and Solid Waste Departments. The project includes the development of one main prototype and the site adaptation of that prototype for the second facility. CPH's services include due diligence/site investigation, conceptual planning, design, permitting, and bidding support of the proposed buildings. The total improvements include 8,000 SF of new buildings (4,000-SF prototype/public works building and 4,000-SF site adaptation/solid waste administration building). As a part of the project, CPH's team developed a masterplan for each site, including assessment of the existing structures on each project site to develop a master phasing and future expansion plan for each facility. CPH provided an assessment of the adequacy of parking, utilities, and development guidelines for each site. CPH services included site survey, environmental and ecological surveys, programming, conceptual design, design development/construction documents and permitting.				
d.	(1) TITLE AND LOCATION (City and State) Wedge Preserve Park Parkland, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2025	CONSTRUCTION (If applicable) 2026 (est.)	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: MEP Engineer - Planning, design, permitting, and construction administration for the development of a new regional community park. The new park is approximately 36 acres and is partially funded through a FDEP grant. As part of the planning process, the team evaluated three distinct options to create an environmental park that merged active with passive recreation. Amenities that were considered include sand volleyball, pickleball, "Bank Shot" basketball course, Ninja Warrior course, trails, water features including environmental overlooks and preserves, softball fields, multi-purpose fields, and playgrounds.				
e.	(1) TITLE AND LOCATION (City and State) Leesburg Teen Center Leesburg, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2020	CONSTRUCTION (If applicable) 2022	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: MEP Engineer - A 10,000-SF addition to an existing recreation center, the Leesburg Teen Center is multi-use facility that houses afterschool programs for youths ages 5-18. The programs are operated by the Boys & Girls Club of Central Florida and the building includes game rooms, computer labs, art and music spaces, offices, and a food preparation space. The addition also serves as a re-imaging of the main entry into the existing recreation center. The addition is organized functionally to separate the spaces by age groups, with the teens located to the rear of the spaces and the younger children at the front. Both age groups have exterior dining and activity patios to extend the opportunities for learning and engagement beyond the interior confines of the facility.				

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Thomas J. Galloway, PSM		13. ROLE IN THIS CONTRACT Surveyor		14. YEARS EXPERIENCE	
				a. TOTAL 34 Years	b. WITH CURRENT FIRM 23 Years
15. FIRM NAME AND LOCATION (City and State) CPH Consulting, LLC Fort Myers, FL					
16. EDUCATION (DEGREE AND SPECIALIZATION) B.S. in Surveying and Mapping, University of Florida				17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Surveyor & Mapper - FL (No. 6549) NCEES Council No. 1291	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) N/A					
19. RELEVANT PROJECTS					
a.	(1) TITLE AND LOCATION (City and State) OUC Warehouse Expansion and Improvements Design-Build Orlando, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2016	CONSTRUCTION (If applicable) 2017	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Surveyor - The project consisted of a new, 9,506-SF pre-engineered metal building warehouse addition that ties into the existing warehouse building for the Orlando Utilities Commission. This facility stores non-combustible material. This project also includes a new pre-manufactured modular structure located within the existing warehouse. This serves as the new breakroom and restrooms for the facility. All associated structural, mechanical, electrical, and civil engineering is included within the design.				
b.	(1) TITLE AND LOCATION (City and State) DeBary Public Safety Complex DeBary, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2014	CONSTRUCTION (If applicable) 2015	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Surveyor - CPH provided architectural design and construction documents for a 5,600-SF Public Safety Complex, including offices and operational facilities for local law enforcement. The style of the building uses colonial detailing with a "temple front" façade, divided light windows, pitched roof, stone wainscot, and white trims. CPH also provided site civil and master planning for future development. The project included meeting/training rooms, bill payment/secured entry, server and backup systems, offices, and holding cells. Due to the high security need, areas included bullet-proof glass and monitored access.				
c.	(1) TITLE AND LOCATION (City and State) Orlando Sanford International Airport Terminal Expansion Sanford, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2018	CONSTRUCTION (If applicable) 2021	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Surveyor - The project included expansion of the terminal as well as extensive renovations to the existing passenger, security, and food service areas equaling 140,000 SF. The project included access improvements to the terminal area, addition of a new traffic signal, phasing and coordination with terminal management, airlines, and concessionaires. Additional coordination was required with Transportation Security Administration (TSA) on the new Consolidated Screening Area and with U.S. Customs and Border Patrol (CBP) for the Federal Inspection Station (FIS) improvements.				
d.	(1) TITLE AND LOCATION (City and State) IAA Specialty Parking Lot Relocation Sanford, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2012	CONSTRUCTION (If applicable) 2013	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Surveyor - In conjunction with land acquisition measures for the extension of Runway 9L-27R at Orlando Sanford International Airport, the relocation of parking areas was required as part of the land acquisition measures for the property. CPH had previously prepared three parking expansions for the IAA property and was selected in conjunction with IAA and the Sanford Airport Authority to perform the design of the relocation. CPH was tasked with the design and permitting of the 3.35-acre parking area with a wet retention pond. Site challenges required creative permitting solutions with the crossing of an existing stormwater pond for access, and the creation of a wet detention pond around an existing wetland. No impacts to the wetlands were included in the design, but impacts to upland cut ditches were included but did not require mitigation. CPH provided surveying, environmental, and civil engineering design services for the parking area as well as RPR services during construction.				
e.	(1) TITLE AND LOCATION (City and State) Runway 9L-27R Extension Sanford, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2010	CONSTRUCTION (If applicable) 2013	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Surveyor - CPH was tasked with the surveying, design, permitting, and bidding of a 1,400 LF extension from 9,600 LF to 11,000 LF of the Orlando-Sanford International Airport's main commercial runway as part of our continuing services contract with the Sanford Airport Authority. CPH was responsible for the project management, surveying, utility relocates, perimeter security roadway, stormwater management system design/permitting, public roadway closure/access remedy, and fencing plan. CPH's team was also responsible for airfield and taxiway design, airfield lighting, NAVAIDS relocation, MALSR relocation, and Localizer/Glideslope relocation. CPH also provided post-design services including construction project management, inspection service, and project closeout assistance, as well as coordination with the FAA representatives, contractor questions, and construction document compliance.				

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Clint T. Iannotti		13. ROLE IN THIS CONTRACT CEI		14. YEARS EXPERIENCE	
				a. TOTAL 28 Years	b. WITH CURRENT FIRM 26 Years
15. FIRM NAME AND LOCATION (City and State) CPH Consulting, LLC Fort Myers, FL					
16. EDUCATION (DEGREE AND SPECIALIZATION) Architectural/Structural AutoCAD Diploma, St. Augustine Technical Center				17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) CTQP Final Estimates, Level I & II Advanced Maintenance of Traffic Intermediate Maintenance of Traffic Qualified Stormwater Management Inspector Critical Structures Construction Issues Course	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) N/A					
19. RELEVANT PROJECTS					
a.	(1) TITLE AND LOCATION (City and State) City of Sanford - Downtown Lift Station & Vacuum Sanford, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2024	CONSTRUCTION (If applicable) 2025	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Inspector - CPH provided design and construction services. This project consists of installing two new lift stations that will replace two existing vacuum pits and converting one existing vacuum pit to a gravity manhole with all associated piping, fittings, and control panels. Challenges with this project include coordination with multiple prominent business owners and tight alleyways full of existing underground utilities.				
b.	(1) TITLE AND LOCATION (City and State) OUC-Watermain Replacement Design, Hughey Avenue, Division Avenue, & Garland Avenue Orlando, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2021	CONSTRUCTION (If applicable) 2024	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Inspector - The project included 5,300 LF of 20-inch DIP water main to replace the existing 24-inch water main along Hughey Avenue from Livingston Street to just north of South Street and along Division Avenue from just north of Anderson Street to Gore Street. This project also included installation of approximately 1,000 LF of DIP water main to replace the existing 24-inch water main along Garland Avenue from Washington Street to Robinson Street and along Washington Street from Garland Avenue to Hughey Avenue. Also, the abandonment of approximately 700 LF of 24-inch water main on Garland Avenue from Robinson Street to Livingston Street.				
c.	(1) TITLE AND LOCATION (City and State) SR 46 Utility Relocations Sanford, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2016	CONSTRUCTION (If applicable) 2017	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Inspector - CPH provided design, permitting, and CEI services for the relocation of existing utilities along a 2.7-mile stretch of SR 46 between Mellonville Ave. and SR 415 in the City of Sanford, Florida. The overall project included 10,100 ft of new 12-inch water main; 675 ft of new 6-10-inch water main; 4,200 ft directional drill 12-inch water main; 8,100 ft of new 6-8-inch force main; 900 ft directional drill 6-8-inch force main; 1,590 ft of new 10-inch sanitary sewer and manholes; 2,350 ft of new 20-inch reclaimed water main; one new Master Meter Assembly; and the removal of approximately 26,900 ft of existing water main, force main, sanitary sewer, and reclaimed water main.				
d.	(1) TITLE AND LOCATION (City and State) Palm Coast WWTP No. 2- AWT MBR Bay County, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2015	CONSTRUCTION (If applicable) 2017	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE PROJECT INCLUDED: Inspector - CPH designed the City of Palm Coast WWTP No. 2. The WWTP No. 2 provides advanced treatment of wastewater (AWT) using the Membrane Bioreactor (MBR) technology. The process includes pre-treatment, flow equalization basins, anaerobic basins, pre-anoxic basins, aeration basins, post-anoxic basins, MBR basins, disinfection basins, and sludge dewatering. The reclaimed water will be reused as much as possible for irrigation of the residential, commercial, and other public accessible areas. The plant is rated at an initial capacity of 2.0 MGD expandable to 6.0 MGD. CPH has assisted the City in obtaining an SRF loan for the construction of the WWTF No. 2, the associated sewage force main/pump station, and the reclaimed water backup discharge system. CPH designed and permitted a wetlands discharge system for backup and wet weather disposal along with a regional reclaimed water system serving throughout the City and performed all CEI services during the construction.				

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)

 20. EXAMPLE PROJECT
KEY NUMBER

1

21. TITLE AND LOCATION (City and State) Continuing Services Contract – Riverwood Community Development District Englewood, FL		22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2013</td> <td>CONSTRUCTION (if applicable) 2016</td> </tr> </table>		PROFESSIONAL SERVICES 2013	CONSTRUCTION (if applicable) 2016
PROFESSIONAL SERVICES 2013	CONSTRUCTION (if applicable) 2016				
23. PROJECT OWNER'S INFORMATION					
a. PROJECT OWNER Riverwood Community Development District	b. POINT OF CONTACT NAME Justin Faircloth, CAM, CDM, District Manager	c. POINT OF CONTACT PHONE 239.785.0675			
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)					
<p>CPH held a continuing services contract with the Riverwood CDD located in Englewood, FL from 2013 to 2016. CPH provided services under our contract with the Riverwood CDD for projects that include:</p> <p>Stormwater and Lake Assessment - CPH was responsible for conducting inspections and the analysis of stormwater management systems, lakes, and wetland preserve areas. Considerations included permit compliance, proper system function and safety, and aesthetic concerns for the residents and the District. Resulting assessment reports included identification and documentation of problems or concerns along with options and recommendations for corrective action, priorities and cost estimates for budgeting purposes. Also included are recommended routine maintenance actions, schedules, and budgets.</p> <p>2015 Resurfacing Project - CPH designed the micro-surfacing of approximately 31,129 LF (5.9 miles) of residential roadway within the Riverwood Community. The project included the installation of various FDOT curb and gutter types to improve drainage. The project also included the installation of various FDOT sidewalks, curb ramps, and detectable warning devices that adhere to current ADA requirements. Signing and pavement markings that meet current criteria were also part of the project scope.</p> <p>Signal Improvement Plans for Charlotte County at S.R. 776 & Riverwood Drive - CPH designed traffic signalization at the previously unsignalized intersection of S.R. 776 and Riverwood Drive. This plan was put together based on behalf of the Riverwood CCD organization, and not the FDOT or Charlotte County. First, CPH performed traffic studies to determine the signal timing required, as well as verify that the queue length was adequate at the existing turn lanes for a left-turn protected only movement on SR-776, as required by FDOT District 1 requirements. CPH also performed the survey of the intersection for the project. Afterwards, the signalization plans that were prepared included adding three mast-arm structures, lengthening the existing northbound turn lane on SR-776 to provide adequate queue length, and adding a marked crossing with pedestrian signals across the southern approach to the intersection on SR-776.</p> <p>Hydraulic Modeling Services (Potable Water & Irrigation Water Systems) - CPH created a hydraulic model of Riverwood CDD's existing potable water and irrigation water systems. Our report provided a spring-board for the appropriate future upgrades to resolve the CDD's water related concerns. The report provided ways for the CDD to improve potable water quality (e.g., pipe looping options and pigging/cleaning of the interior pipe walls). Increasing pressure to the homes was addressed and CPH recommended for an additional interconnect with Charlotte County Utilities was made. The irrigation system recommendations included a watering schedule and consideration of increasing pumping capacities, if needed.</p> <p>Community Center Building Evaluation - CPH was responsible for the evaluation of the existing activity center for mold, leaks, as well as upgrades and modification of the HVAC and electrical system. CPH prepared cost estimates for suggested repairs and provided recommendations for design improvements.</p>					
25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT					
a. (1) FIRM NAME CPH Consulting, LLC	(2) FIRM LOCATION (City and State) Fort Myers, FL	(3) ROLE Prime			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)			20. EXAMPLE PROJECT KEY NUMBER 2
21. TITLE AND LOCATION (City and State) Continuing Services Contract – Dunes Community Development District Palm Coast, FL		22. YEAR COMPLETED PROFESSIONAL SERVICES Ongoing since 2012 CONSTRUCTION (if applicable) Ongoing since 2012	
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER Dunes Community Development District	b. POINT OF CONTACT NAME Tim Sheahan, P.E., Utility Manager	c. POINT OF CONTACT PHONE 386.445.9045	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)			
<p>CPH has provided services under our continuing contract with the Dunes Community Development District for projects that include:</p> <p>Miscellaneous Mapping/Drafting Services – Conversion of the District's existing AutoCAD drawings into multiple 11 x 17 sheets also suitable for 24 x 36 reproduction; revised formatting items as appropriate for the drawing scale ensuring a clear and legible final product.</p> <p>Filter Line Design & Permit Preparation – Design and permit preparation for a filter line extension of approximately 150 LF from the existing sequencing batch reactors to the existing filters to increase reliability and redundancy at the District's existing wastewater treatment plant.</p> <p>Hammock Dunes & Camino Del Mar Parkway Milling and Resurfacing Design, Bidding & Construction Assistance – Design, bidding, and construction assistance services associated with the mill and resurface of the asphalt portions of the bridge approaches to the Hammock Dunes Bridge and Camino Del Mar Parkway, including the intersection of Camino Del Mar Parkway and Hammock Dunes.</p> <p>Computer Model Development for a Reclaimed Water Interconnect Between the Dunes and the City of Palm Coast – Development of a hydraulic model of a reclaimed water interconnect between DCDD and the City of Palm Coast.</p> <p>Reclaimed Water Computer Model Development – Development of a hydraulic model of the reclaimed water distribution system.</p> <p>Design, Permitting, Bidding, and Construction Services for Water Supply Wells – Design and permitting for a new potable water supply well (5W) and replacement of wells 1W and 2W with a new non-potable well, 6W; abandonment of wells 1W and 2W after new well 6W placed on line.</p> <p>Water and Wastewater Facilities Review and Capacity Analyses – CPH was awarded Engineering Services for the Water and Wastewater Facilities Review Project with the Dunes Community Development District. The District owns and operates a 500,000-gallon-per-day wastewater treatment plant, a reclaimed water pump station, and a 720,000-gallon-per-day water treatment plant. The services provided include: (1) Water Treatment Plant Capacity Analysis Report; (2) Water Treatment System Evaluation; (3) Wastewater Treatment Plant Capacity Analysis report; (4) Wastewater Treatment System Evaluation. As part of the services, CPH also made recommendations on process selection and schedule for implementation in order to continue to serve the District's customers.</p> <p>Reclaimed Water Storage Ponds No. 1 and 4 Liner Replacement - CPH prepared the package for soliciting bids to place the liners of the reclaimed water storage ponds No.1 and 4, including plans, specifications, bid package, bidding addendums, bid evaluation, and award.</p> <p>Construction Engineering and Inspection Services for Pond Liner Project – Construction engineering services during construction of a project involving removal and replacement of pond liners inside existing effluent storage ponds 1 and 4 located at the District's WWTP facility; observation of work for compliance with plans and specifications provided on a consistent basis.</p> <p>WWTP Expansion - CPH was selected to provide planning, design, and permitting services for the Dunes WWTP improvements. The current Dunes WWTP includes three SBR trains (0.125 MGD, 0.125 MGD, and 0.25 MGD, respectively) for a total capacity of 0.5 MGD. The engineering design services CPH provided include: addition of equalization basin for the existing treatment facility and the new expansion; SBR treatment process expansion; aerobic digester improvements; sludge thickening improvements; and addition of men's and women's restrooms and a storage room. CPH is responsible for reviewing the existing conditions and the infrastructures, and developing the best approaches for the Dunes WWTP improvements.</p>			
25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME CPH Consulting, LLC	(2) FIRM LOCATION (City and State) Fort Myers, FL	(3) ROLE Prime

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)

20. EXAMPLE PROJECT
KEY NUMBER

3

21. TITLE AND LOCATION (City and State) Sarasota Parks Projects Sarasota, FL		22. YEAR COMPLETED	
		PROFESSIONAL SERVICES 2010	CONSTRUCTION (If applicable) 2011
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER Sarasota County	b. POINT OF CONTACT NAME Kim Humphrey, LEED AP, PMP, GGP, FMP, FMA, CGC	c. POINT OF CONTACT PHONE 941.549.4549	

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

The Caspersen Beach Park Improvements included the addition of two new restrooms. CPH provided the following services: site planning, engineering, environmental services, permitting, and bidding/construction administration services. The project includes approximately 4100 LF of new 4" watermain and 3100 LF of 2" forcemain with two lift stations and a new watermain for Caspersen Beach Park. The project also included the addition of new ADA parking and access, sidewalks, and stormwater treatment system. Work included investigation of site constraints, modeling of projects water and wastewater, analysis of existing lift stations, preparing a water study based on similar projects, development of Low Impact Design (LID) elements including two rainwater collection cisterns, stormwater engineering, and site improvements.

For the Blind Pass Park Project services included site planning, engineering, environmental services, permitting, bidding and construction administration services for construction of a new restroom, with ADA parking and access, sidewalks, water lines, stormwater treatment system and a new septic drain field for Blind Pass Park, located on the barrier island of Manasota Key at 6725 Manasota Key Road, in Sarasota, Florida. Initial work included investigation of site constraints, establishing the client's program needs for the site and developing a preliminary site plan. The constraints analysis included aspects such as coastal construction regulations, flood elevations, protected species survey, wetland and protected habitat delineation, and geotechnical investigation.

CPH provided site planning, engineering, environmental services, permitting, bidding and construction administration services for the Manasota Beach Park Restroom and Concession Stand. The improvements included construction of a new restroom and multi-purpose building, with ADA parking and access, stormwater treatment system, and new septic system. Initial work included investigation of site constraints, establishing the client's needs for the site and developing a preliminary site plan. The constraints analysis included aspects such as coastal construction regulations, flood elevations, protected species survey, wetland and protected habitat delineation, and geotechnical investigation. The project incorporated green building practices and the site plan needed to work with existing architectural elements as well as the beautiful view of the beach enjoyed by vehicles approaching the park. CPH worked with the County to establish and use "branding elements" that are unique to Sarasota County Beach Parks. In addition to restrooms, the facility incorporated a concession building, lifeguard break room/treatment room and a work station for local law enforcement.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT


a.	(1) FIRM NAME CPH Consulting, LLC	(2) FIRM LOCATION (City and State) Fort Myers, FL	(3) ROLE Prime
----	--------------------------------------	--	-------------------

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)

20. EXAMPLE PROJECT
KEY NUMBER

4

21. TITLE AND LOCATION (City and State) Manatee County- Kingfish Boat Ramp Manatee County, FL		22. YEAR COMPLETED PROFESSIONAL SERVICES 2020		CONSTRUCTION (If applicable) Ongoing (On Hold for Funding)
23. PROJECT OWNER'S INFORMATION				
a. PROJECT OWNER Manatee County		b. POINT OF CONTACT NAME Angela Honts, PMP		c. POINT OF CONTACT PHONE 941.748.4501
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost) <p>Redevelopment of existing Kingfish Boat Ramp owned and maintained by Manatee County Parks and Natural Resources. The proposed improvements include replacement/addition of boat ramp single launch lanes, paving of gravel parking lot, reconfiguration of parking area and additional trailer parking spaces, addition of a stormwater management facility, new dock/pile system, and new sea wall. The project is proposed to be completed in two phases. The first phase will consist of parking lot, sea wall/dock, stormwater, and boat ramp improvements within the existing project boundary. The second phase of the project will consist of parking lot improvements that will expand into a new project boundary with additional area provided by FDOT SR64 improvements. Overall, the project is very personal to the local residential and fishing community on the west coast of Florida, with users ranging from Tampa down to North Sarasota. The boat ramp provides excellent access to inshore fishing grounds and the open waters of the Gulf of Mexico (Skyway Bridge), making it the most popular destination for private and charter boats within Manatee County. The redevelopment will substantially increase opportunity for tourism and economic development in the area by providing access to coastal waters for the opportunity of experiencing Florida's iconic sportfishing and wildlife. Innovative techniques used to design the seawall: wave action against seawall, dock, and boat ramp were modeled using computational fluid dynamics and numerical modeling software to determine the necessary reinforcement of the structures.</p> <p>Unique Challenges:</p> <ul style="list-style-type: none"> • Coordination with FDOT to maximize boat ramp improvements and avoid conflicts with proposed SR 64 roadway and bridge improvements. Including increasing property boundaries (currently Manatee County leases property from FDOT). • Coordination with FDOT to maximize stormwater treatment efficiency with joint pond system serving roadway and Kingfish Boat Ramp improvements • Addition of stormwater treatment system to capture run-off from project site that is flat and currently runs-off into Jones Bayou • Coordination with City of Holmes beach Mayor and Staff for local preferences, such as preserving Australian Pine Trees, Holmes Beach monument sign, neighboring residential areas, and low impact development strategies. 				
				
25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT				
a. (1) FIRM NAME CPH Consulting, LLC	(2) FIRM LOCATION (City and State) Fort Myers, FL		(3) ROLE Prime	

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)

20. EXAMPLE PROJECT
KEY NUMBER

5

21. TITLE AND LOCATION (City and State) Wedge Preserve Park Parkland, FL		22. YEAR COMPLETED	
		PROFESSIONAL SERVICES 2025	CONSTRUCTION (If applicable) 2026 (Est.)
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER City of Parkland	b. POINT OF CONTACT NAME Christine Garcia, Director of Public Works	c. POINT OF CONTACT PHONE 954.757.4108	

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

CPH provided planning, design, permitting, and construction administration for the development of a new regional community park in Parkland, Florida. The new park is approximately 36 acres and is partially funded through a FDEP grant. As part of the planning process, the team evaluated three distinct options to create an environmental park that merged active with passive recreation. Amenities that were considered include sand volleyball, pickleball, "Bank Shot" basketball course, Ninja Warrior course, trails, water features including environmental overlooks and preserves, softball fields, multi-purpose fields, and playgrounds.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME CPH Consulting, LLC	(2) FIRM LOCATION (City and State) Fort Myers, FL	(3) ROLE Prime
----	--------------------------------------	--	-------------------

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)

20. EXAMPLE PROJECT
KEY NUMBER

6

21. TITLE AND LOCATION (City and State) Cape Coral SE 47th Terrace Complete Street Improvements Cape Coral, FL		22. YEAR COMPLETED	
		PROFESSIONAL SERVICES 2017	CONSTRUCTION (if applicable) 2018
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER City of Cape Coral	b. POINT OF CONTACT NAME Mr. James Breakfield, P.E., Principal Engineer	c. POINT OF CONTACT PHONE 239.574.0588	

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

CPH provided professional design and construction engineering services for improvements of SE 47th Terrace, from Coronado Parkway to Del Prado Blvd. The project included reconstruction of an existing four-lane section utilizing roadway dieting to incorporate complete streets principles. The goal of the project was to provide corridor safety and ADA upgrades as well as create a new downtown core. The 0.90-mile project included sidewalks with pavers, landscaping, road reconstruction, removal of on-street parking to increase the width of the pedestrian area, off-street parking modification, streetlights, traffic analysis and calming including adding a roundabout at one of the busiest intersections, raised mid-block pedestrian crossings, street furniture, removable bollards at each intersection, ADA improvements, and drainage modifications/upgrades.

As part of the intersection safety improvements one of the intersections was converted to a single-lane roundabout with a 98-ft inscribed circle. The entry lanes for the north-south direction required reducing the four-lane roadway to a two-lane roadway prior to entering the roundabout. The roundabout also included raised, traversable, curbed islands along the outer circle to keep the fastest-path speeds low, but still allow the design vehicles (WB-50, city bus, and emergency vehicles) to safely maneuver through the roundabout. CPH also worked with the City and stakeholders on access management to improve driver and pedestrian safety throughout the corridor.

CPH also designed the utility upgrades/modifications, including a new upsized water main, new force main, and a new reclaimed water main for the length of the project. Design services also included modifications to the City's Club Square, such as added sidewalks, bio-retention swales, entrance feature, ADA improvements, landscaping, and streetlights. The new pedestrian and roadway lighting system also included electrical outlets for special events, Wi-Fi hotspots, and CCTV security system throughout the corridor.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME CPH Consulting, LLC	(2) FIRM LOCATION (City and State) Fort Myers, FL	(3) ROLE Prime
----	--------------------------------------	--	-------------------

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)

20. EXAMPLE PROJECT
KEY NUMBER

7

21. TITLE AND LOCATION (City and State) US 17-92 RiverWalk Complete Street, Phase III Sanford, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2021	CONSTRUCTION (if applicable) 2021

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Sanford	b. POINT OF CONTACT NAME Chris Smith, Planning and Development Services Department	c. POINT OF CONTACT PHONE 407.688.5000
-------------------------------------	--	---

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

CPH provided planning, survey, and design services for a 1.7-mile extension to the Sanford RiverWalk project. The RiverWalk project included extending the multi-use trail along Lake Monroe and designing streetscape/traffic calming elements to create a Complete Street corridor.

The roadway improvements for this project followed the complete street design elements. In addition to the multi-use trail, the roadway safety improvements included the multiple traffic-calming elements to increase safety. These included two roundabouts, three mini-roundabouts, roadway chicaning to incorporate landscaped medians, raised mid-block crossings, bike lanes, and added on-street parking. The two roundabouts created book-end entry features to signify the entrance to the RiverWalk corridor. The single-lane roundabout included a three-leg roundabout with a 120-ft inscribed circle. The two-lane roundabout at the interchange with Interstate 4 included a 180-ft inscribed circle with two right-turn slip lanes. The three mini-roundabouts created entry features to the Central Florida Zoo and two residential neighborhoods, and all included 80-ft inscribed circles with decorative traversable center islands.

The multi-use trail extension connects the RiverWalk Ph II trail (previously designed by CPH) to the adjacent Seminole County Rinehart Trail, the downtown Sanford RiverWalk Trail system, and the Florida Coast-to-Coast trail. Additionally, this segment of trail completed the largest remaining gap within the Lake Monroe Trail Loop system that spans both Seminole and Volusia Counties.

CPH services for this project also included roadway & trail lighting, utility design, structural seawall design, drainage improvements/design, irrigation design, beautification, hardscape and landscape design, scenic overlooks of Lake Monroe, and wetland mitigation. The project included funding through a Local Joint Project Agreement between the City of Sanford, Seminole County, and the FDOT. CPH was also involved with facilitating the transfer of ownership of the US-17-92 corridor within the project limits, from the FDOT to the City of Sanford.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a. (1) FIRM NAME CPH Consulting, LLC	(2) FIRM LOCATION (City and State) Fort Myers, FL	(3) ROLE Prime
---	--	-------------------

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)

 20. EXAMPLE PROJECT
KEY NUMBER

8

21. TITLE AND LOCATION (City and State) Pipeline Projects Temple Terrace, FL		22. YEAR COMPLETED	
		PROFESSIONAL SERVICES 2021	CONSTRUCTION (if applicable) TBD
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER City of Temple Terrace Public Works Department	b. POINT OF CONTACT NAME Troy Tinch, Director of Public Works	c. POINT OF CONTACT PHONE 813.506.6575	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)			
<p>Bannockburn Area Water Main Relocation and Replacement Project: The City of Temple Terrace has tasked CPH with the relocation of water lines from rear yard easements to public street right-of-ways (R/W) within an area bounded by Riverhills Drive on the south, Inverness Avenue on the west, Druid Hills Road on the north, and Montrose Avenue on the east. The amount of new 6-inch water main to be relocated to within the street R/W is approximately 10,500 LF and approximately 650 LF of new 8-inch water main. The length of old water mains located within the side and rear yard easements to be taken out of service and grouted in place is approximately 9,650 LF.</p> <p>Bonnie Brae Water Main Relocation and Replacement Project: The City of Temple Terrace has tasked CPH with the relocation of water lines from rear yard easements to public street right-of-ways (R/W) within an area bounded by Mission Hills Avenue on the south, Ridgedale Road on the west, Druid Hills Road on the north, and Inverness Avenue on the east. The amount of new 6-inch water main to be relocated to within the street R/W is approximately 6,500 LF. The length of old water mains located within the side and rear yard easements to be taken out of service and grouted in place is approximately 7,500 LF.</p>			
25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME CPH Consulting, LLC	(2) FIRM LOCATION (City and State) Fort Myers, FL	(3) ROLE Prime

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)

 20. EXAMPLE PROJECT
KEY NUMBER

9

21. TITLE AND LOCATION (City and State) Englewood Warehouse & Maintenance Office Englewood, FL		22. YEAR COMPLETED PROFESSIONAL SERVICES 2016		CONSTRUCTION (If applicable) 2017
23. PROJECT OWNER'S INFORMATION				
a. PROJECT OWNER Englewood Water District		b. POINT OF CONTACT NAME Mr. Keith R. Ledford, Jr., P.E., Utility Engineer		c. POINT OF CONTACT PHONE 941.474.3217
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost) This is a new facility, for Englewood Water District, that consists of a new, 22,200-SF maintenance warehouse and office building. This project is primarily a pre-engineered metal building with a masonry wainscot along the main entrance. This facility will store non-combustible material. The office component is approximately 10,000 SF and the remaining area is in the warehouse. The walls are metal panel, and the roof will be standing seam. All associated structural, civil, mechanical, plumbing, and electrical engineering is included.				
25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT				
a.	(1) FIRM NAME CPH Consulting, LLC	(2) FIRM LOCATION (City and State) Fort Myers, FL		(3) ROLE Prime

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)

20. EXAMPLE PROJECT
KEY NUMBER

10

21. TITLE AND LOCATION (City and State) City of Largo – Advanced Wastewater Treatment Facility (AWWTF) Biological Treatment Improvements Design-Build Project Largo, FL		22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2019</td> <td>CONSTRUCTION (if applicable) 2021</td> </tr> </table>		PROFESSIONAL SERVICES 2019	CONSTRUCTION (if applicable) 2021
PROFESSIONAL SERVICES 2019	CONSTRUCTION (if applicable) 2021				
23. PROJECT OWNER'S INFORMATION					
a. PROJECT OWNER Kiewit (Contractor)	b. POINT OF CONTACT NAME Mr. Jim Goyer	c. POINT OF CONTACT PHONE 913.928.7028			
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost) <p>CPH was awarded the design and permitting for the City of Largo's \$53 million Wastewater Reclamation Facility (WWRF) Biological Treatment Improvements project as part of a Design/Build Team with CPH as the designer and Kiewit Infrastructure South as the contractor. The City received an Administrative Order (AO) from FDEP in 2012 for exceeding the WWRF's total nitrogen (TN) loading limits to Feather Sound, requiring the City to reduce the effluent TN concentration for surface water discharge. Even though the WWRF was meeting Advanced Wastewater Treatment limits of 5/5/3/1, these reductions were insufficient to enable the City to achieve the required annual nitrogen loading limits to Feather Sound. To meet the TN loading allocation, CPH designed biological treatment process upgrades of this 18-MGD wastewater plant to achieve further reductions in TN than those required of the Advanced Wastewater Treatment (AWT) standards. By optimizing and automating the current biological process, predictable reductions of nitrates can be accomplished, reducing the loading on secondary downstream processes. Treating public access reclaimed water independent of surface water discharge also provides a reduction in loading to processes dedicated to the further reduction of nitrates. This combined reduction in loading allows for optimization of those secondary processes dedicated to the further reduction of nitrates, enabling the City to meet the TN loading limits to Feather Sound as required by permit. In addition to complying with the permitted TN limits, CPH's unique design provides operational cost savings by reducing maintenance requirements and consolidating equipment (plant blowers), methanol dosage reduction, operational cost reduction, electrical system improvements, instrumentation system improvements, and an efficient natural biological process that uses less energy. The chief benefit of the AWWTF Biological Treatment Improvements Project is the significant reduction in nitrogen discharged to the Bay. A reduction in nitrogen loadings is anticipated to enhance the Bay through seagrass recovery, improved water quality, reduced algal blooms, protected marine life, and re-stored habitats, coastal uplands, and tidal tributaries. Further, it is expected to improve the quality of living for the residents who use the Tampa Bay for fishing and other recreational activities.</p>					
					
25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT					
a. (1) FIRM NAME CPH Consulting, LLC	(2) FIRM LOCATION (City and State) Fort Myers, FL	(3) ROLE Prime			

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

26. NAMES OF KEY PERSONNEL (From Section E, Block 12)	27. ROLE IN THIS CONTRACT (From Section E, Block 13)	28. EXAMPLE PROJECTS LISTED IN SECTION F (Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)									
		1	2	3	4	5	6	7	8	9	10
Kyle M. Bechtelheimer, P.E.	Municipal Market Director					X		X	X		X
Albert Lopez	Program Manager	X						X			
Jason L. James, P.E.	Site Civil					X					
Larry H. Wray, P.E.	Stormwater	X	X			X	X	X			
Roberto "Robbie" Gonzalez, P.E.	Water Management								X		X
Scott A. Breitenstein, P.E.	Wastewater Management										X
Casie O. Brown, P.E.	Utilities										
Mason Gardberg, P.E.	Hydraulic Modeling										
Jose M. Ortiz, MCE, P.E., S.E.	Structural	X								X	X
Matthew Cushman, P.E.	Transportation	X									
Galen Pugh, RLA, AICP	Landscape Architecture				X	X	X	X			
David A. Landers	Environmental	X	X	X	X	X	X	X		X	
Brandan DeCaro, R.A.	Architecture										
Christopher DeWaal, P.E., LEED AP	M/E/P Engineer					X	X	X			
Thomas J. Galloway, PSM	Survey	X	X	X	X	X	X	X	X	X	X
Clint T. Iannotti	Construction Management										

29. EXAMPLE PROJECTS KEY

NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)	NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)
1	Continuing Services Contract – Riverwood Community Development District	6	Cape Coral SE 47th Terrace Complete Street Improvements
2	Continuing Services Contract – Dunes Community Development District	7	US 17-92 RiverWalk Complete Street, Phase III
3	Sarasota Parks Projects	8	Pipeline Projects - Temple Terrace, FL
4	Manatee County- Kingfish Boat Ramp	9	Englewood Warehouse & Maintenance Office
5	Wedge Preserve Park	10	City of Largo – Advanced Wastewater Treatment Facility (AWWTF) Biological Treatment Improvements Design-Build Project

H. ADDITIONAL INFORMATION

CITY OF
SANFORD
ECONOMIC DEVELOPMENT
DEPARTMENT

October 30, 2024

CPH Consulting, LLC
500 West Fulton Street
Sanford, FL 32771

To Whom It May Concern,

It is my pleasure, on behalf of the City of Sanford, to recommend CPH for their outstanding architectural and engineering design services. Our partnership with CPH has made a remarkable difference in our community, and we are consistently impressed by their professionalism, innovative solutions, and attentiveness to our needs.

The CPH team has provided an extensive suite of services, including architectural design, civil and landscape architecture, utility design, as well as structural, mechanical, electrical, and plumbing engineering, surveying, and construction administration. Their meticulous approach and dedication to quality were key in ensuring the successful, timely, and high-standard completion of our projects.

CPH's responsiveness, technical expertise, and client-centered approach were evident at every project phase. They addressed our needs promptly and thoroughly, making them a trusted partner among city officials and staff. We wholeheartedly recommend CPH to any organization looking for a skilled and reliable design firm.

For any questions regarding our experience with CPH, please feel free to contact me—my information is found below.

Sincerely,

Brady Lessard
Economic Development Director
City of Sanford
300 N. Park Avenue, Sanford, FL 32771
brady.lessard@sanfordfl.gov
407.688.5015

Art Woodruff
Mayor

Sheena Britton
District 1

Kerry S. Wiggins, Sr.
District 2

Patrick Austin
District 3

Patty Mahany
District 4

Norton N. Bonaparte, Jr.
City Manager

City Hall, 2nd Floor • 300 N. Park Avenue • Sanford, FL 32771-1244 • PO Box 1788 • Sanford FL, 32772-1788

p. 407.688.5007 • f. 407.688.5002 • sanfordfl.gov



February 22, 2021

To Whom It May Concern:

CPH, Inc. (CPH) provided services for the Dunes Community Development District's (DCDD) expansion and upgrade at our wastewater treatment plant. We have been pleased with the services provided and are happy to provide this letter as a reference for the firm and their project team.

We selected CPH to provide planning, design, permitting, and construction services for the DCDD WWTP improvements which included capacity upgrades and the design of associated sludge digesting and drying facilities. CPH was responsible for reviewing the existing conditions and the infrastructures and developing the best approaches for the DCDD WWTP improvements. Overall, the WWTP expansion included: (1) addition of equalization basins for the existing treatment facility and the new expansion; (2) addition of a SBR treatment process; (3) new aerobic digesters; (4) sludge thickening improvements by adding two dewatering boxes; (5) demolition of the existing digesters and the use of this space for a new storage building; and (6) all the associated electrical and control improvements. CPH is currently working on re-rating the WWTP to obtain more treatment capacity.

The team at CPH worked in conjunction with our administration and operations staff to provide a design that minimized impacts to plant operations and met our budgetary goals. We have found the team members to be innovative and responsive. I would highly recommend CPH and their staff members for wastewater treatment and utility engineering projects.

Should you have any specific questions about the information above please do not hesitate to contact me.

Sincerely,

Gregory L. Paugh, P.E.
District Manager
Dunes Community Development District
101 Jungle Hut Road
Palm Coast, FL 32137



June 3, 2021

City of Orlando
Wastewater Division
5100 L.B. McLeod Road
Orlando, FL 32811

To Whom It May Concern:

CPH has worked with the City of Orlando, Water Reclamation Division (WRD), on multiple projects and is currently retained as one of the City's continuing consulting utility engineers. CPH has prepared design plans for main relocations, lift station upgrades, chlorine scale replacement at Conserv II, and other utility related projects. CPH has also worked alongside the City on the challenging I-4 Ultimate project conducting plan and specifications reviews and full-time inspection services. The WRD has found the CPH staff to be innovative, professional, reliable, and responsive and provide a quality service.

I believe that CPH provides excellent engineering services and the WRD has no reservations about having CPH continue to provide engineering services.

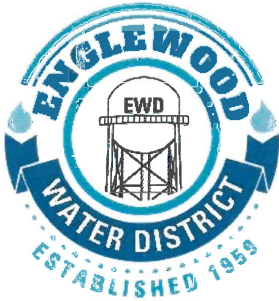
Should you have any specific questions about the information above please do not hesitate to contact me.

Sincerely,

A handwritten signature in dark ink, appearing to read "Chuck Shultz", with a stylized flourish at the end.

Chuck Shultz, P.E.
Assistant Division Manager, City of Orlando Water Reclamation Division
407-246-2658
Charles.Shultz@cityoforlando.net

PUBLIC WORKS • WATER RECLAMATION
5100 L B McLeod Road • Orlando, FL 32811
P 407.246.2213 • cityoforlando.net

**Board of Supervisors**

Robert C. Stern Jr., Chair
Taylor Meals, Vice-Chair
Phyllis Wright
Sydney B. Crampton
Steven Samuels

Ray Burroughs
Administrator

Englewood Water District

201 Selma Avenue
Englewood, FL 34223-3443
Phone: 941-474-3217
Toll Free: 866-460-1080
Fax: 941-460-1025
Email: info@englewoodwater.com
Website: englewoodwater.com

March 08, 2019

CPH, Inc.
500 West Fulton Street
Sanford, FL 32771

To Whom It May Concern:

It is my pleasure to provide CPH, Inc. (CPH) with this letter of recommendation. Their staff was professional, inventive, dependable, and responsive. They offer architecture, site/civil design, landscape architecture, utility design, structural design, mechanical/electrical/plumbing, survey and construction administration services.

CPH recently provided architectural design and construction documents for a 22,200 SF square foot maintenance warehouse and office building. This project was primarily a pre-engineered metal building with a masonry wainscot along the main entrance. This facility was designed in mind to store non-combustible material. The office component was approx. 10,000 SF and the remaining area was in the warehouse. The walls were designed as metal panels and the roof was done as a standing seam. CPH was also responsible for all associated structural, civil, mechanical, plumbing, and electrical design.

District officials and staff members have been pleased with the cost, quality, and responsiveness from the CPH team. We recommend CPH for any architectural and engineering services you might require.

Should you have any specific questions about the information above please do not hesitate to contact me.

Sincerely,

Keith R. Ledford, Jr., PE
Technical Support Manager



CPH, Inc.
500 West Fulton Street
Sanford, FL 32771

To Whom It May Concern:

It is my pleasure to provide CPH, Inc. (CPH) with this letter of recommendation. The staff is professional, inventive, dependable, and responsive. They have architecture, site/civil design, landscape architecture, utility design, structural design, mechanical/electrical/plumbing, survey and construction administration services.

CPH was commissioned to design a new 9,000 SF, Neighborhood Resource Center for the City of Leesburg. CPH is responsible for full design services including survey, civil, landscape, architectural and MEP. The Center will include meeting room spaces for large and small groups, a computer lab, office space for local community service providers, conference rooms for miscellaneous social groups, and a Kitchen / Café facility.

CPH played a large part in obtaining the community's favor for this project. It took multiple organized public involvement meetings, in which two key architectural components were identified, too get this project off the ground. Through CPH's efforts, and in order to meet the community's needs, the decision was made to incorporate a community kitchen and café within the building and to design the meeting spaces with the intent of being multifunctional.

This facility was designed to be utilized as an educational facility, as well, where the City could offer classes on important life skills like cooking. In order to ensure the community center met these needs CPH developed a space program for the facility. They were able to design a café with both indoor and outdoor seating elements while incorporating key infrastructure elements for the commercial kitchen until the equipment could be purchased at a later date. The flexible meeting space was accomplished by designing large meeting rooms with folding partitions to support smaller or larger groups. The end result was a flexible, cost effective, user-friendly neighborhood resource center with the potential for future development when the City needs it.

City officials and staff members have been pleased with the quality and responsiveness from the CPH team. They truly have gone above and beyond for any need that arose during our time working together. We highly recommend CPH for any architectural and engineering services you might require. If you have any questions, please do not hesitate to contact me.

Sincerely,

Mr. Ken Thomas, Director
City of Leesburg Resource Center
1041 CR 468
Leesburg, Florida 34748

COMPANY BUSINESS LICENSES

CPH, as a fully licensed design firm, is committed to meeting the needs of Cypress Shadows Community Development District. We're here to ensure your vision is brought to life while upholding the highest standards of design integrity and compliance.

PROFESSIONAL ENGINEERS

Licensee Information

Name: **CPH CONSULTING LLC (Primary Name)**
CPH (DBA Name)
 Main Address: **500 W. FULTON STREET**
SANFORD Florida 32771
 County: **SEMINOLE**

License Information

License Type: **Engineering Business Registry**
 Rank: **Registry**
 License Number: **36945**
 Status: **Current**
 Licensure Date: **03/21/2023**
 Expires:

ARCHITECTURE

Licensee Information

Name: **CPH CONSULTING, LLC (Primary Name)**
 Main Address: **500 WEST FULTON STREET**
SANFORD Florida 32771
 County: **SEMINOLE**

License Information

License Type: **Architect Business Information**
 Rank: **Business Info**
 License Number:
 Status: **Current**
 Licensure Date: **04/04/2005**
 Expires:

Special Qualifications

Qualification Effective

Fictitious Name **04/04/2005**

LANDSCAPE ARCHITECTS

Licensee Information

Name: **CPH CONSULTING LLC (Primary Name)**
 Main Address: **500 W FULTON ST**
SANFORD Florida 32771
 County: **SEMINOLE**

License Information

License Type: **Landscape Architecture Business Information**
 Rank: **Business Info**
 License Number:
 Status: **Current**
 Licensure Date: **07/11/2022**
 Expires:

SURVEYORS & MAPPERS

CPH CONSULTING, LLC
 500 W FULTON ST, SANFORD, FL 32771-1220
 Phone 407-322-6841

License Type	License#	Issued	Expires	Status
Surveyor Business	LB7143	12/03/01	02/28/27	Active
Surveyor of Record	LS8549	07/18/06	02/28/27	Active

State of Florida

Department of State

I certify from the records of this office that CPH CONSULTING, LLC is a Florida limited liability company authorized to transact business in the State of Florida, qualified on May 31, 2022.


The document number of this limited liability company is M22000008499.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on January 7, 2025, and that its status is active.

I further certify that said limited liability company has not filed a Certificate of Withdrawal.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Seventh day of January, 2025*




Secretary of State

Tracking Number: 8398782316CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

B. MINORITY BUSINESS ENTERPRISE



CPH is committed to meeting or exceeding the M/WBE participation goals for this contract. CPH has established working relationships with many minority firms in the area.

COMMITMENT TO DIVERSITY AMONG THE FIRM

CPH has a culturally and ethnically diverse workplace from its leaders to its employees. CPH employs a workforce that is reflective of many nationalities and cultures. We have established programs and policies for recruiting and retaining minority and women engineers and staff, and strongly encourage all of our employees to become involved in our communities. It is the policy of CPH to provide equal employment opportunity at all times in all actions related to employment without regard to race, color, religion, gender, citizenship status, age, national origin, disability, veteran status, sexual orientation, or any other status protected by state or federal law. This policy applies to recruiting, hiring, training, promotion, evaluation, termination, compensation, benefits eligibility, working conditions, and all other aspects of employment. The Firm supports a policy of actively recruiting and retaining a diverse workforce to support both our Equal Employment Opportunity Policy and our business objective to provide the highest quality service possible. CPH is committed to fostering an inclusive atmosphere that seeks actively to employ people of diverse backgrounds at all levels of the Company, including top management and leadership.

C. METHODS AND CONTROLS TO BE UTILIZED TO BALANCE AND MAINTAIN QUALITY, SCHEDULE, AND BUDGET

CPH is uniquely qualified to provide design services for Cypress Shadows Community Development District. The team located in our Fort Myers office includes engineers, designers, surveyors, environmental scientists, and administrative personnel. CPH is currently finishing design services for other clients, but is actively seeking work for our staff. As a result, our staff is available and has the capacity to perform projects as they are assigned. CPH is committed to meeting budget and schedule requirements. CPH has developed a reputation for cost effective, quality-engineering services through a philosophy of strong project management. Operating under aggressive deadlines and close coordination with District Staff, we commit to manage each work assignment under this contract based upon the following philosophies:

- By proposing a project manager with experience working in Florida.
- Frequently involving District staff in meetings to expedite decision-making.
- Utilizing email and short memoranda to document progress of construction. Reporting status of the budget on a monthly basis in report form to District Staff.
- Preparing and distributing a Project Specific Workplan that details the following:

What is to be done – Define a scope of services by bringing in the stakeholders up front to discuss the project goals and objectives.

Who is going to do it – Monitor staffing usage, needs, and expenditures bi-weekly through our accounting software.

When it will be done – Maintain the Project Schedule using Microsoft Project software for scheduling and tracking.

How much it will cost – Monitor the estimated construction cost using trend reports prepared monthly and based on the most up-to-date data available from published prices and any known quantity revisions for the past month.

How it will be controlled – CPH will strive to provide quality service within the project schedule and require Quality Assurance/Quality Control (QA/QC) procedures to be identified in the initial internal project kick-off meeting. Time for QA/QC is incorporated into the project schedule; therefore, it will not delay project milestones. CPH has developed an extensive QA/QC procedure and incorporates it into each of its projects to ensure client satisfaction.

E. GEOGRAPHIC LOCATION



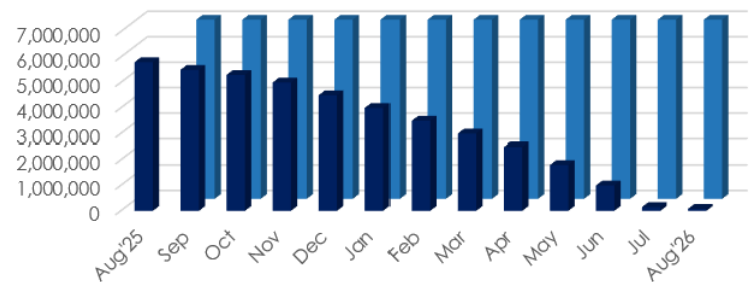
CPH has 19 offices throughout the United States, with support of approximately 425+ personnel throughout the company to assist in any project that may arise under this contract. The District will have the direct commitment of the CPH Orlando office, located at **1117 E Robinson St, Orlando, FL 32801**.

OFFICE	ADDRESS	DISTANCE FROM DISTRICT
CPH FORT MYERS	1715 Monroe St., 5th Floor, Fort Myers, FL 33901	21 Miles 30 Minutes
CPH SARASOTA	46 N Washington Blvd. Suite 2, Sarasota, FL 34236	95 Miles 1 Hour 40 Minutes
CPH TAMPA	5601 Mariner Street, Suite 105, Tampa, FL 33609	147 Miles 2 Hours 39 Minutes

F. CURRENT AND PROJECTED WORKLOAD

Our team has the staffing and availability to start working on the District's project immediately. CPH will work diligently to provide the services for the District in the time frames requested. CPH is uniquely qualified to provide these services as a result of the staffing capacity of the firm.


We are well-staffed, equipped with our nearby Fort Myers location, and believe that we and our team members can provide a high-quality, professional service to the District that is completely responsive and cost effective. The graph depicts our current contracted backlog with no consideration for any additional work. The current workload will spread over 13 months. Our current production capability is \$6,500,000 per month. Through our 420+ full-time staff members, CPH's current contracted backlog requires approximately \$5,850,000 per month. Currently CPH has an additional \$1 Million production capacity through our current staff, and has available capacity and resources to dedicate to the District.



KEY PERSONNEL	ROLE	AVAILABILITY
Kyle M. Bechtelheimer, P.E.	Municipal Market Director	50%
Albert Lopez	Program Manager	65%
Jason L. James, P.E.	Site Civil	50%
Larry H. Wray, P.E.	Stormwater	55%
Roberto "Robbie" Gonzalez, P.E.	Water Management	55%
Scott A. Breitenstein, P.E.	Wastewater Management	50%
Casie O. Brown, P.E.	Utilities	55%
Mason Gardberg, P.E.	Hydraulic Modeling	60%
Jose M. Ortiz, MCE, P.E., S.E.	Structural	50%
Matthew Cushman, P.E.	Transportation	60%
Galen Pugh, RLA, AICP	Landscape Architecture	55%
David A. Landers	Environmental	55%
Brandan DeCaro, R.A.	Architecture	60%
Christopher DeWaal, P.E., LEED AP	M/E/P Engineer	50%
Amy E. Daly, LEED AP	Environmental	60%
David A. Landers	Environmental	60%
Thomas J. Galloway, PSM	Survey	50%
Clint T. Iannotti	Construction Management	55%

G. VOLUME OF WORK AWARDED BY THE DISTRICT

CPH Consulting, LLC has not yet had the opportunity to work with the District. However, with our extensive experience serving similar clients in and around the area, we are eager for the selection committee to review our response and consider our qualifications.

I. AUTHORIZED REPRESENTATIVE	
The foregoing is a statement of facts.	
31. SIGNATURE 	32. DATE 08.15.2025
33. NAME AND TITLE David E. Mahler, P.E. Chief Operating Officer - Infrastructure	

ARCHITECT ENGINEER QUALIFICATIONS


1. SOLICITATION NUMBER (If any)

PART II - GENERAL QUALIFICATIONS*If a firm has branch offices, complete for each specific branch office seeking work.)*

2a. FIRM (OR BRANCH OFFICE) NAME CPH Consulting, LLC				3. YEAR ESTABLISHED 1981		4. DUNS NUMBER 058232349	
2b. STREET 2216 Altamont Avenue				5. OWNERSHIP			
2c. CITY Fort Myers		2d. STATE FL		2e. ZIP CODE 33901		a. TYPE Limited Liability Corporation	
6a. POINT OF CONTACT NAME AND TITLE David E. Mahler, P.E. Chief Operating Officer - Infrastructure				b. SMALL BUSINESS STATUS No			
6b. TELEPHONE NUMBER 305.274.4805		6c. E-MAIL ADDRESS info@cphcorp.com		7. NAME OF FIRM (If block 2a is a branch office) CPH Consulting, LLC			
8a. FORMER FIRM NAME(S) (If any)				8b. YR. ESTABLISHED		8c. DUNS NUMBER	
Conklin, Porter & Holmes (1981 - 1998); CPH Engineers, Inc. (1998-2013); CPH, Inc. (2013 - 2022) CPH Consulting, LLC (2022-Current)				1981		058232349	
9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS			
a. Function Code	b. Discipline	c. No. of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)	
		(1) FIRM	(2) BRANCH				
02	Administrative	73	1	C10	Commercial Building; (low rise); Shopping	6	
12	Civil Engineer	65	1	C15	Construction Management	4	
15	Construction Inspection	15		C18	Cost Estimating; Cost Engineering and	3	
08	Draftsmen	45		E09	Environmental Impact Studies, Assessments	5	
18	Estimators	4		H07	Highways; Streets; Airfield Paving; Parking	7	
39	Landscape Architects	3		L03	Landscape Architecture	4	
42	Mechanical Engineer	7		O01	Office Building; Industrial Parks	4	
47	Planner	8		P06	Planning (Site, Installation and Project)	7	
52	Sanitary Engineer	4		R04	Recreational Facilities (Parks; Marinas; etc.)	3	
57	Structural Engineer	3		R06	Rehabilitation (Buildings; Structures;	4	
38	Surveyor	15		S04	Sewage Collection, Treatment & Disposal	8	
60	Transportation Engineer	10		W02	Water Resources; Hydrology; Ground Water	6	
23	Environmental Engineer	5		W03	Water Supply; Treatment and Distribution	6	
08	Engineering/CADD Techs	45	5	L02	Land Surveying	6	
12	Engineering Interns	25	5				
02	Network Admin	18					
08	Technical Assistants	22					
24	Environmental Scientists	6					
06	Architects	7					
	Other Employees	43					
Total		423	12				
11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER					
a. Federal Work		8		1. Less than \$100,000.			
b. Non-Federal Work		10		2. \$100,000 to less than \$250,000			
c. Total Work		10		3. \$250,000 to less than \$500,000			
				4. \$500,000 to less than \$1 million			
				5. \$1 million to less than \$2 million			
				6. \$2 million to less than \$5 million			
				7. \$5 million to less than \$10 million			
				8. \$10 million to less than \$25 million			
				9. \$25 million to less than \$50 million			
				10. \$50 million or greater			

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE 		32. DATE 08.15.2025
33. NAME AND TITLE David E. Mahler, P.E. Chief Operating Officer - Infrastructure		

6B

From: Greg Urbancic <gurbancic@cyklawfirm.com>

Sent: Tuesday, August 12, 2025 1:50 PM

To: Robert Eschenfelder <Rob@cityattorneys.legal>

Cc: Faircloth, Justin <Justin.Faircloth@inframark.com>

Subject: RE: Request from the Village of Estero for Updated Contact Information.

Robert-

Thank you very much for the information and perspective. I think that is very helpful and we will share with the CDD's Board of Supervisors.

Greg

Gregory L. Urbancic

Attorney at Law

Coleman, Yovanovich & Koester, P.A.

The Northern Trust Building

4001 Tamiami Trail North, Suite 300

Naples, Florida 34103

P: 239.435.3535 | **F:** 239.435.1218

gurbancic@cyklawfirm.com



Visit cyklawfirm.com to learn more about us.

Both Gregory L. Urbancic and Coleman, Yovanovich & Koester, P.A. intend that this message be used exclusively by the addressee(s). This message may contain information that is privileged, confidential and exempt from disclosure under applicable law. Unauthorized disclosure or use of this information is strictly prohibited. If you have received this communication in error, please permanently dispose of the original message and notify Gregory L. Urbancic immediately at gurbancic@cyklawfirm.com or (239) 435-3535. Thank you.

FRAUD ALERT ---- PLEASE DO NOT WIRE ANY FUNDS TO OUR FIRM UNLESS YOU OR THE SENDING BANK HAVE VERIFIED THE WIRING INSTRUCTIONS DIRECTLY WITH OUR FIRM VIA TELEPHONE.

From: Robert Eschenfelder <Rob@cityattorneys.legal>

Sent: Tuesday, August 12, 2025 1:25 PM

To: Greg Urbancic <gurbancic@cyklawfirm.com>

Cc: Justin.Faircloth@inframark.com

Subject: RE: Request from the Village of Estero for Updated Contact Information.

I completely understand where you're coming from, and I'd make the same ask if our roles were reversed. However, we simply don't have the authority to waive this provision, if we take the federal disaster relief funds, we MUST ensure the state and feds don't get sued for the work done, and that is the clause they've "asked" be included.

So, it's a take it or leave it kind of proposition (as is so much else with taking grant money). At least the District can console itself that the Village must make the same promise to the state and feds by taking the money as to the Village's streets.

After Ian, there really weren't (that I ever heard) any claims from government entities that the debris haulers were damaging infrastructure or such, so my hope would be that such claims would not materialize.

Regards,

Robert M. Eschenfelder, Esquire

Board Certified in City, County and Local Government Law

Rob@cityattorneys.legal

TRASK DAIGNEAULT, LLP

Harbor Oaks Professional Center

1001 South Fort Harrison Avenue, Suite 201

Clearwater, FL 33756

(727) 733-0494 Phone

(727) 733-2991 Fax



CONFIDENTIALITY NOTICE

The information contained in this transmission is a privileged confidential communication sent by a law firm. It is for the exclusive use of the intended recipient. If you are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you receive this communication in error, please notify the sender by return e-mail immediately, then delete the original e-mail and any attachments and destroy all hard copies of this e-mail and any attachments. Thank you.

From: Greg Urbancic <gurbancic@cyklawfirm.com>

Sent: Monday, August 11, 2025 12:31 PM

To: Robert Eschenfelder <Rob@cityattorneys.legal>

Cc: Justin.Faircloth@inframark.com

Subject: RE: Request from the Village of Estero for Updated Contact Information.

Robert-

Thank you for reaching out on this item. I understand the Village's position on this point. Even if we were not able to strike entirely, it would be helpful, at a minimum, if we were able to just limit to indemnifying for acts of the District. But it sounds like any modification is problematic. If I am wrong about that, let me know. As a government lawyer, I expect you can appreciate our concern over the risk associated with a government indemnifying for the acts of others, which this provision does. I will discuss with our Board of Supervisors and District Manager and allow them to decide how to proceed. Thank you.

Greg

Gregory L. Urbancic

Attorney at Law

Coleman, Yovanovich & Koester, P.A.

The Northern Trust Building



4001 Tamiami Trail North, Suite 300

Naples, Florida 34103

P: 239.435.3535 | F: 239.435.1218

gurbancic@cyklawfirm.com

Visit cyklawfirm.com to learn more about us.

Both Gregory L. Urbancic and Coleman, Yovanovich & Koester, P.A. intend that this message be used exclusively by the addressee(s). This message may contain information that is privileged, confidential and exempt from disclosure under applicable law. Unauthorized disclosure or use of this information is strictly prohibited. If you have received this communication in error, please permanently dispose of the original message and notify Gregory L. Urbancic immediately at gurbancic@cyklawfirm.com or (239) 435-3535. Thank you.

FRAUD ALERT ---- PLEASE DO NOT WIRE ANY FUNDS TO OUR FIRM UNLESS YOU OR THE SENDING BANK HAVE VERIFIED THE WIRING INSTRUCTIONS DIRECTLY WITH OUR FIRM VIA TELEPHONE.

From: Robert Eschenfelder <Rob@cityattorneys.legal>

Sent: Monday, August 11, 2025 11:45 AM

To: Greg Urbancic <gurbancic@cyklawfirm.com>

Cc: Justin.Faircloth@inframark.com

Subject: FW: Request from the Village of Estero for Updated Contact Information.

Mr. Urbancic,

While we have not had the pleasure of meeting, I serve as the Village Attorney for the Village of Estero. Village staff have passed along your objection, on behalf of the Cypress Shadows CDD, to executing the Debris Removal Right of Entry form due to the forms provision that the CDD release, indemnify and hold harmless the United States, State of Florida, and Village of Estero, for any damage to the CDD's property or to personal property and fixtures situated thereon, or for bodily injury or death to persons on the CDD's property as a result of FEMA-funded debris removal work.

You propose that your client will sign the form if this provision is removed. Unfortunately, the Village has no authority to compromise this requirement and if it does not obtain such approval from the CDD then FEMA post-disaster Public Assistance funds cannot be utilized to conduct debris removal within Cypress Shadows. Of course, as a governmental entity, the CDD is free to contract with its own disaster debris removal provider should it desires to proceed in that direction.

Once you have conferred with your client, please just let Ms. Nebbia know of the CDD's decision so she can ensure, if the decision is not to participate in the federally-funded debris removal program, that the haulers are informed to not attempt to pick up debris within Cypress Shadows.

Regards,

Robert M. Eschenfelder, Esquire

Board Certified in City, County and Local Government Law

Rob@cityattorneys.legal

TRASK DAIGNEAULT, LLP

Harbor Oaks Professional Center

1001 South Fort Harrison Avenue, Suite 201

Clearwater, FL 33756

(727) 733-0494 Phone

(727) 733-2991 Fax



CONFIDENTIALITY NOTICE

The information contained in this transmission is a privileged confidential communication sent by a law firm. It is for the exclusive use of the intended recipient. If you are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you receive this communication in error,

please notify the sender by return e-mail immediately, then delete the original e-mail and any attachments and destroy all hard copies of this e-mail and any attachments. Thank you.

From: Greg Urbancic <gurbancic@cyklawfirm.com>

Sent: Saturday, August 9, 2025 7:56 AM

To: Carla Nebbia <nebbia@estero-fl.gov>

Cc: Justin Faircloth <Justin.Faircloth@inframark.com>

Subject: FW: Request from the Village of Estero for Updated Contact Information.

Carla- My law firm is legal counsel to Cypress Shadows Community Development District (the "District"). The District encompasses The Preserve at Corkscrew community. The District received the Right of Entry form that you had forwarded

Carla-

My law firm is legal counsel to Cypress Shadows Community Development District (the "District"). The District encompasses The Preserve at Corkscrew community. The District received the Right of Entry form that you had forwarded with respect to disaster debris removal. The District is the owner and operator of the roads within The Preserve at Corkscrew. The District is interested in participating in the program and has reviewed the proposed agreement. However, the section entitled "Government Indemnified and Held Harmless" is problematic for the District as another unit of local government. As written, it effectively creates a non-insured risk for the District that is not capped by the District's limited waiver of sovereign immunity. I wanted to reach out and discuss the District executing the Agreement with the removal of such section. Please kindly let me know if this would be acceptable as we would like to have this completed prior to the peak of hurricane season. I would be happy to discuss by telephone.

I have copied the District's manager, Justin Faircloth, on this email to the extent any information is needed from him.

Thank you.

Greg

Gregory L. Urbancic

Attorney at Law

Coleman, Yovanovich & Koester, P.A.

The Northern Trust Building

4001 Tamiami Trail North, Suite 300

Naples, Florida 34103

P: [239.435.3535](tel:239.435.3535) | **F:** [239.435.1218](tel:239.435.1218)

gurbancic@cyklawfirm.com



Visit cyklawfirm.com to learn more about us.

Both Gregory L. Urbancic and Coleman, Yovanovich & Koester, P.A. intend that this message be used exclusively by the addressee(s). This message may contain information that is privileged, confidential and exempt from disclosure under applicable law. Unauthorized disclosure or use of this information is strictly prohibited. If you have received this communication in error, please permanently dispose of the original message and notify Gregory L. Urbancic immediately at gurbancic@cyklawfirm.com or [\(239\) 435-3535](tel:239.435.3535). Thank you.

FRAUD ALERT ---- PLEASE DO NOT WIRE ANY FUNDS TO OUR FIRM UNLESS YOU OR THE SENDING BANK HAVE VERIFIED THE WIRING INSTRUCTIONS DIRECTLY WITH OUR FIRM VIA TELEPHONE.

From: Carla Nebbia <nebbia@estero-fl.gov>

Sent: Tuesday, April 8, 2025 2:49 PM

Cc: Carla Nebbia <nebbia@estero-fl.gov>

Subject: Request from the Village of Estero for Updated Contact Information.

This Message Is From an External Sender

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

Good afternoon,

Please ensure the Village of Estero has all updated information for your gated community. (new board members, CAM, property manager, and the BEST person to contact if issues arise).

Email updated information to nebbia@estero-fl.gov.

Attached is the Right of Entry (ROE) form that is required to be signed and returned in the event of a named hurricane. This form will permit the Village to come in to your community for debris pick up.

Thank you.



Carla Nebbia

Administrative Assistant

9401 Corkscrew Palms Circle

Estero, FL 33928

Office: [\(239\) 221-5035](tel:(239)221-5035)

<https://link.edgepilot.com/s/c3bfa629/VpSOn2FEyUC0k864ki4G8w?u=>

<http://www.estero-fl.gov/>



**RIGHT OF ENTRY ONTO PRIVATE
PROPERTY FOR DEBRIS REMOVAL
DISASTER ASSISTANCE**

**Email completed forms to publicworks@estero-fl.gov
or fax to 239-494-5343**

Community Name: _____

Address: _____

Ownership Interest and Grant of Right of Entry for Debris Removal

The undersigned hereby certifies they/he/she are/is (check):

_____ The owner(s) with authority to grant access to the property at _____, or
_____ The authorized agent of the Property Owner.

The Property Owner(s)/agent authorize(s) the Village of Estero, the State of Florida, and the United States of America, their respective agents, successors and assigns, contractors and subcontractors (collectively, the "Governments/Contractors") to have the right of access and to enter the property above specified for purposes of performing debris removal as it is a public health and safety threat to the general public resulting from the declared major disaster .

Governments/Contractors will perform the following work:
Remove debris from the Property.

Government Not Obligated, No Expense Except For Insurance Proceeds

The Property Owner/agent understands that this Right-of-Entry does not obligate the Governments/Contractors to perform debris removal. Governments/Contractors will access the property under this ROE if the work has been determined necessary in accordance with Federal, State, or local regulations. The Property Owner(s) will not be charged for the work conducted by Governments/Contractors. However, if the Property Owner receives insurance proceeds or compensation from other sources for debris removal, the Property Owner's obligation is set out in the section below, entitled "Avoidance of Duplication of Benefits...."

Initial _____

Government Indemnified and Held Harmless

The Property Owner(s)/agent agree(s) to indemnify and hold harmless the Governments/Contractors for any damage of any type whatsoever to the above described property or to personal property and fixtures situated thereon, or for bodily injury or death to persons on the property, and hereby releases, discharges and waives any and all actions, either legal or equitable, which the Property Owner(s) has/have, or ever might or may have, by reason of any action taken by Governments/Contractors to remove debris.

Initial _____



RIGHT OF ENTRY ONTO PRIVATE PROPERTY FOR DEBRIS REMOVAL DISASTER ASSISTANCE

Avoidance of Duplication of Benefits: Reporting Debris Removal Money Received

Property Owner/agent has an obligation to file an insurance claim if coverage is available. Property Owner/agent understands and acknowledges that receipt of compensation or reimbursement for performance of the aforementioned activities from any source, including Small Business Administration, private insurance, an individual and family grant program or any other public or private assistance program could constitute a duplication of benefits prohibited by federal law. If the Property Owner/agent receives any compensation from any source for debris removal on this Property, the Property Owner/agent will report it to the Village of Estero, at (239) 221-5035.

Initial _____

Release of Insurance Information

If insured, the Property Owner/agent authorizes its insurer, (Company) _____, to release information relating to coverage and payments for debris removal activities (Claim # _____, Policy # _____) to the City/County identified herein and/or to the State of Florida.

Initial _____

Acknowledgment of Prohibition on Fraud, Intentional Misstatements

The Property Owner/agent understands that an individual who fraudulently or willfully misstates any fact in connection with this agreement may be subject to penalties under state and federal law, including civil penalties, imprisonment for not more than five years, or both, as provided under 18 USC 1001.

Initial _____

Signature(s) and Witnesses

Property Owner(s) or Authorized Agent and Mortgage/Lien Holder(s)

For the considerations and purposes set forth herein, I/we hereby set my/our hand(s) and seal(s) this _____ day of _____, 2025.

Witness 1: _____

Witness 2: _____

Property Owner/Authorized Agent
Signature: _____

Print the following:

Name: _____

Address: _____

Phone: _____

Email: _____

Privacy Act Statement: The Property Owner/ Owner's Authorized Agent acknowledge(s) that information submitted will be shared with other government agencies, federal and non-federal, and contractors, their subcontractors and employees but solely for purposes of disaster relief management to meet the objectives of this Right-of-Entry. This form is signed to allow access to perform debris removal operations on the above-mentioned property, and to authorize the release of insurance policy/claim information.

Initial _____

6C



Quarterly Compliance Audit Report

Cypress Shadows

Date: July 2025 - 2nd Quarter

Prepared for: Sandra Demarco

Developer: Inframark

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

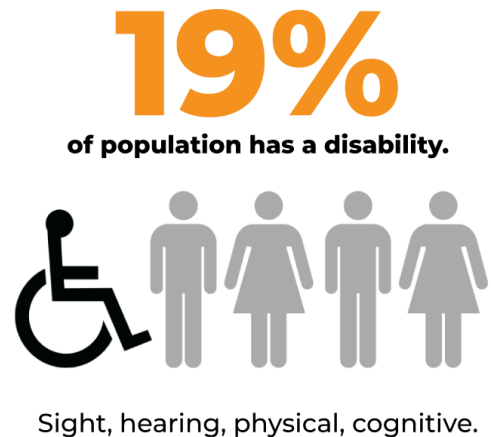
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

6D.



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 8, 2025

To Board of Supervisors
Cypress Shadows Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Cypress Shadows Community Development District, Lee County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Cypress Shadows Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$5,500 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this

Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Cypress Shadows Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Cypress Shadows Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

6E.

Cypress Shadows CDD Financial Plan Policy

General Objectives:

Cypress Shadows Community Development District (the District) is governed by US Law, Florida Statute 190, Florida Sunshine Statutes, and the general requirements of their bond holder agreements. These restrictions allow the District to set priorities for fiduciary and fiscal policies to benefit its residents and bond holder stakeholders. This policy provides a framework for how the District plans its short- and long-term financial goals to ensure proper Management, Operations, Maintenance, Repairs, and Replacements of District assets and the repayment of its asset Construction or Replacement Bond obligations while protecting residents of the District from excessive Special Assessments. Furthermore, this policy is written to protect residents from funding both construction, or replacement, bonds repayment while simultaneously funding replacement reserves for the same assets (double dipping).

Definitions:

District – refers to Cypress Shadows Community Development District.

District Manager – refers to the District's professional managing company's representative assigned to the District and is accredited by the State of Florida to assume these responsibilities.

Supervisors – refer to those publicly elected or appointed individuals that are qualified to serve in that position in accordance with Florida Statute.

District Assets – refers to those roads, structures, lakes, wells, etc, as identified on the map shown in Exhibit A.

Residents – refers to those people living within the District.

Bonds - refers to financial instruments used provide long-term funding for construction or replacement of District assets in accordance with Florida Statute.

Special Assessments - refers to annual non-valorem funding provided by the homeowners of the District used for operations and maintenance of its assets and bond repayment.

Financial Plan Policy:

The District establishes this financial planning policy to better manage its assets and funding requirements. Although not comprehensive, it is intended to be a guide for District Management and District Supervisors to provide a means to establish financial stability and fairness to its resident and bond holder stakeholders. It is expected that this plan and its threshold values may be updated from time to time to meet the current needs of the District.

1. Annual Operations and Maintenance Budgets shall include all expected costs for operating and maintaining the District's assets for the fiscal year. The first draft of this budget is to be prepared by the District Manager in accordance with Florida Statute and

presented to the Board of Supervisors for review, comment, and edit, as required to meet the needs of the District.

2. Every three years the District shall enlist the help of a properly credentialed consultant to develop a new, or update an existing, reserve study to determine the amount of reserve funds that shall be collected annually to repair or replace assets valued at less than \$125,000.00. Occasional minor repairs to high-value assets shall be included in the reserve study and funded with reserve contributions (e.g. road patching and localized paving, localized sidewalk repair or replacement, etc.).
3. Asset repairs or replacement costing more than \$125,000.00 (e.g. roads, sidewalks, street curbs and gutters, stormwater management structures, irrigation systems, etc.) shall be identified in the reserve study but shall not be included in the annual reserve contribution, as they will be funded using replacement bonds or other financial instruments, as available to the District provided by Florida Statute. Coincidentally, these high-value assets have a lifespan (30 years or more) that matches the maturity of the bonds used to construct or replace them. This fact means that the District debt accumulation should be the same, or less, in the future as it is now. Furthermore, asset repairs or replacement in this value range shall be grouped together, even if that means slight delays or acceleration of the anticipated repair or replacement dates for these assets, to attain an economy of scale to attain bonding at a reasonable cost for the District. Bonding for the district shall be attained with the help of a properly credential firm to ensure the District's interests are protected and meet pertinent Florida Statutes.
4. The collected reserve funds shall be divided into two general categories: Operational Reserves and Capital Reserves. The Operational Reserves value shall be recommended by District Manager to ensure annual operation and maintenance obligations can be fulfilled while the special assessment funds are deposited over the fiscal year. For planning purposes, Capital Reserves shall be allocated for the items identified in the reserve study and at the percent allocation value shown therein. These reserve values and allocations shall be shown on the District's balance sheet in similar detail. By Florida Statute, these allocated reserves can be used by the District under emergency conditions for other uses of the District upon the request of District Manager and the approval of the Board of Supervisors.
5. The District Manager and Board of Supervisors shall jointly prepare a five-year plan using the above-mentioned guidelines and information to stabilize the annual special assessments collected from homeowners and reduce unnecessary volatility of these special assessments. This plan shall include projected budget amounts for line items shown in the annual Operations and Maintenance Budget during the plan period. This plan shall be reviewed and updated annually, as necessary, to meet the District's financial planning needs.

6E.i.

RESERVE STUDY

Cypress Shadows Community Development District

Estero, FL • July 22, 2025



Cypress Shadows Community Development District
Estero, Florida

Dear Board of Directors of Cypress Shadows Community Development District:

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Reserve Study* of Cypress Shadows Community Development District in Estero, Florida and submit our findings in this report. The effective date of this study is July 22, 2025.

This *Reserve Study* exceeds the Association of Professional Reserve Analysts (APRA) standards fulfilling the requirements of a "Level III Reserve Study Update, No Site Visit."

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. We recommend the Board budget for an Update to this *Reserve Study* in one- to two-years. We look forward to continuing to help Cypress Shadows Community Development District plan for a successful future.

As part of our long-term thinking and everyday commitment to our clients, we are available to answer any questions you may have regarding this study.

Respectfully submitted on July 31, 2025 by

Reserve Advisors, LLC

Analysis and Report by: Matthew Maracallo

Review by: Stephen E. Breski, RS¹ Director of Engineering Training and Development

Alan M. Ebert, RS, PRA², Director of Quality Assurance



¹ RS (Reserve Specialist) is the reserve provider professional designation of the Community Associations Institute (CAI) representing America's more than 300,000 condominium, cooperative and homeowners associations.

² PRA (Professional Reserve Analyst) is the professional designation of the Association of Professional Reserve Analysts. Learn more about APRA at <http://www.apra-usa.com>.



Table of Contents

1. RESERVE STUDY EXECUTIVE SUMMARY	1.1
2. RESERVE STUDY REPORT	2.5
3. RESERVE EXPENDITURES and FUNDING PLAN.....	3.1
4. METHODOLOGY	4.1
5. CREDENTIALS	5.1
6. DEFINITIONS	6.1
7. PROFESSIONAL SERVICE CONDITIONS	7.1

Reserve Advisors Draft



1. RESERVE STUDY EXECUTIVE SUMMARY

Client: Cypress Shadows Community Development District (Cypress Shadows)

Location: Estero, Florida

Reference: 190074

Property Basics: Cypress Shadows is a Community Development District which is responsible for the common elements shared by 441 single family homes. The community was built from 2012 to 2014.

Reserve Components Identified: 20 Reserve Components.

Assessment Date: July 22, 2025. We conducted previous inspections in 2021 and 2023.

Funding Goal: The Funding Goal of this Reserve Study is to maintain reserves above an adequate, not excessive threshold during one or more years of significant expenditures. Our recommended Funding Plan recognizes these threshold funding years in 2051 due to the repaving of the asphalt pavement and in 2053 due to the replacement of the irrigation system.

Cash Flow Method: We use the Cash Flow Method to compute the Reserve Funding Plan. This method offsets future variable Reserve Expenditures with existing and future stable levels of reserve funding. Our application of this method also considers:

- Current and future local costs of replacement
- 2.7% anticipated annual rate of return on invested reserves
- 3.7% future Inflation Rate for estimating Future Replacement Costs

Sources for Local Costs of Replacement: Our proprietary database, historical costs and published sources, i.e., R.S. Means, Incorporated.

Unaudited Cash Status of Reserve Fund:

- \$340,534 as of April 30, 2025
- 2025 budgeted Reserve Contributions of \$90,000

Project Prioritization: We note anticipated Reserve Expenditures for the next 30 years in the **Reserve Expenditures** tables and include a **Five-Year Outlook** table following the **Reserve Funding Plan** in Section 3. We recommend the Association prioritize the following projects in the next five years based on the conditions previously identified:

- An allowance for concrete repairs and restoration to sidewalk areas exhibiting deterioration
- An allowance to replace aging bubblers and fountain aerators
- Paint finish application to the gatehouse, as it nears the end of its painting cycle
- Partial replacement and repairs to concrete curbs and gutters, to be coordinated with the mill and overlay project in 2030
- Inspections and capital repairs to the catch basins, to be coordinated with the mill and overlay project starting in 2030

Expenditure Changes: We note the following significant changes that were made to near term expenditures in the **Reserve Expenditures** tables below:

- **Asphalt Pavement, Patch Repairs (Line Item 4.020)** – Management informs us that the Association completed patch repairs in 2023. Future repairs are expected to be scheduled after the planned mill and overlay project starting in 2030.

- **Asphalt Pavement, Mill and Overlay (Line Item 4.040)** – Management informs us the Association plans to fund the near term mill and overlay of the roads through means other than reserves in 2030 through 2031.
- **Ponds, Erosion Control (Line Item 4.710)** – Management informs us that the Association budgets for this component through the operating budget under 'Lake Bank Restoration.' Accordingly, we have removed this line item and updated the Operating Budget list.
- **Ponds, Storm Drainage, Subsurface Pipes, Inspection and Cleaning (Line Item 4.720)** – Management informs us that the Association completed cleaning and inspection of the storm drainage pipes servicing the ponds in 2025 at an approximate cost of \$90,000.
- **Signage, Entrance Monuments, Renovation (Line Item 4.800)** – Management informs us that the Association is not responsible for the signage monuments, as this responsibility falls under The Preserve at Corkscrew Master Association. Accordingly, we have removed this line item and updated the Other Responsibility list.
- Subsequent timing of expenditures may be updated based on near term adjustments, and to maintain proper coordination of related work
- Unless noted otherwise, all unit costs were nominally increased by the future inflation rate

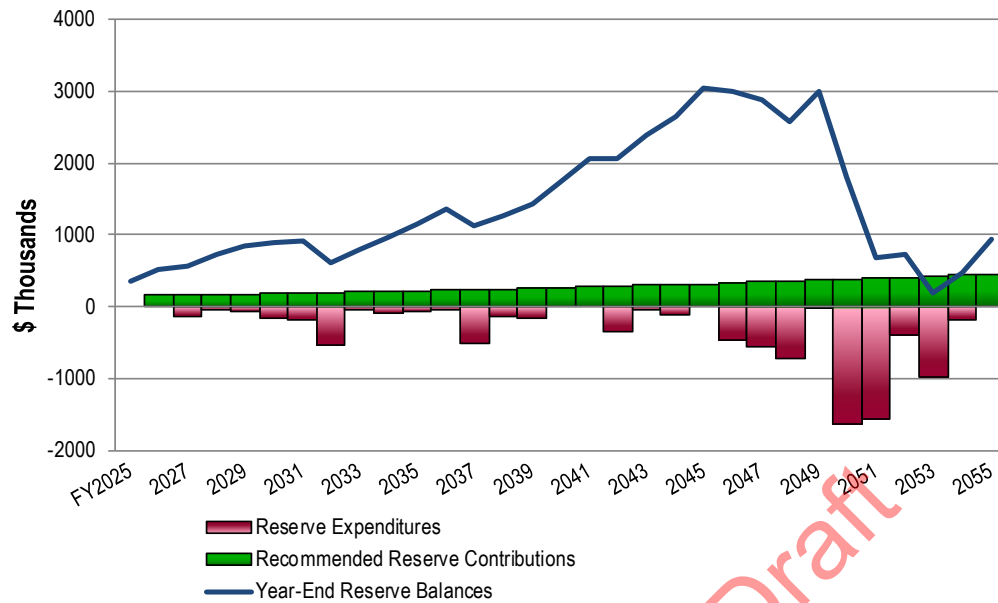
Recommended Reserve Funding: We recommend the following in order to achieve a stable and equitable Funding Plan:

- Increase Reserve Contributions to \$160,800 in 2026
- Inflationary increases thereafter through 2055, the limit of this study's Cash Flow Analysis
- 2026 Reserve Contribution of \$160,800 is equivalent to an average annual contribution of \$364.63 per owner.

Cypress Shadows

Recommended Reserve Funding Table and Graph

Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)
2026	160,800	518,995	2036	231,300	1,356,359	2046	332,600	3,005,333
2027	166,700	574,834	2037	239,900	1,123,844	2047	344,900	2,872,913
2028	172,900	720,154	2038	248,800	1,279,569	2048	357,700	2,574,622
2029	179,300	849,590	2039	258,000	1,423,906	2049	370,900	3,004,289
2030	185,900	893,511	2040	267,500	1,733,463	2050	384,600	1,817,855
2031	192,800	926,184	2041	277,400	2,061,411	2051	398,800	685,133
2032	199,900	619,841	2042	287,700	2,069,688	2052	413,600	726,714
2033	207,300	798,967	2043	298,300	2,395,736	2053	428,900	190,152
2034	215,000	952,986	2044	309,300	2,650,196	2054	444,800	469,360
2035	223,000	1,143,950	2045	320,700	3,046,781	2055	461,300	949,560



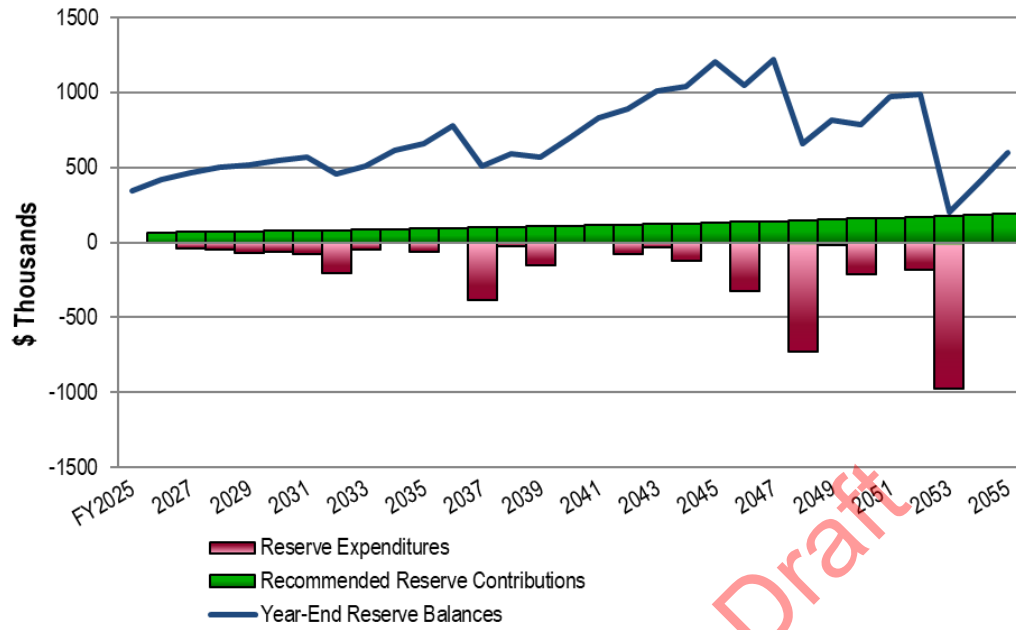
Alternate (Excluding Roads, Concrete Gutters and Sidewalks)

Alternate Reserve Funding: At the request of Management and the Board we have included an Alternate Funding Plan that excludes repairs and repaving of the asphalt pavement streets, partial replacements of the concrete curbs and gutters and partial replacements of the concrete sidewalks. This Alternate Funding Plan is provided at the request of Management and the Board and does not represent the recommendation of Reserve Advisors. The Alternate Funding Plan results in:

- Increase Reserve Contributions to \$66,300 in 2026
- Inflationary increases thereafter through 2055, the limit of this study's Cash Flow Analysis
- 2026 Reserve Contribution of \$66,300 is equivalent to an average annual contribution of \$150.34 per owner.

Alternate Reserve Funding Table and Graph

Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)
2026	66,300	423,219	2036	95,200	775,153	2046	136,900	1,046,197
2027	68,800	462,087	2037	98,700	505,841	2047	142,000	1,218,361
2028	71,300	501,391	2038	102,400	595,326	2048	147,300	662,157
2029	73,900	518,099	2039	106,200	567,339	2049	152,800	819,143
2030	76,600	548,101	2040	110,100	694,244	2050	158,500	785,983
2031	79,400	566,237	2041	114,200	828,730	2051	164,400	973,824
2032	82,300	457,516	2042	118,400	892,725	2052	170,500	987,221
2033	85,300	508,612	2043	122,800	1,009,126	2053	176,800	202,189
2034	88,500	612,039	2044	127,300	1,041,690	2054	183,300	393,423
2035	91,800	660,826	2045	132,000	1,203,598	2055	190,100	596,712



Reserve Advisors Draft



2. RESERVE STUDY REPORT

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Reserve Study* of

Cypress Shadows Community Development District

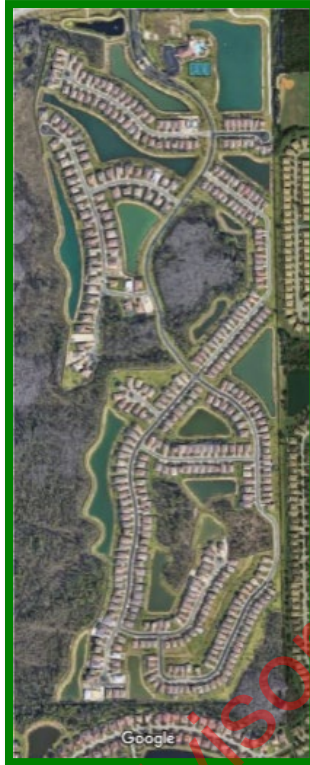
Estero, Florida

and submit our findings in this report. The effective date of this study is, July 22, 2025. We conducted previous inspections in 2021 and 2023.

We present our findings and recommendations in the following report sections and spreadsheets:

- **Identification of Property** - Segregates all property into several areas of responsibility for repair or replacement
- **Reserve Expenditures** - Identifies reserve components and related quantities, useful lives, remaining useful lives and future reserve expenditures during the next 30 years
- **Reserve Funding Plan** - Presents the recommended Reserve Contributions and year-end Reserve Balances for the next 30 years
- **Five-Year Outlook** - Identifies reserve components and anticipated reserve expenditures during the first five years
- **Methodology** - Lists the national standards, methods and procedures used to develop the Reserve Study
- **Definitions** - Contains definitions of terms used in the Reserve Study, consistent with national standards
- **Professional Service Conditions** - Describes Assumptions and Professional Service Conditions
- **Credentials and Resources**

IDENTIFICATION OF PROPERTY



Our investigation includes Reserve Components or property elements as set forth in your Declaration or which were identified as part of your request for proposed services. The Expenditure tables in Section 3 list the elements contained in this study. Our analysis begins by segregating the property elements into several areas of responsibility for repair and replacement.

Our process of identification helps assure that future boards and the management team understand whether reserves, the operating budget or Owners fund certain replacements and assists in preparation of the annual budget. We derive these segregated classes of property from our review of the information provided by the Association and through conversations with Management and the Board. These classes of property include:

- Reserve Components
- Long-Lived Property Elements
- Operating Budget Funded Repairs and Replacements
- Property Maintained by Owners
- Property Maintained by Others

We advise the Board to conduct an annual review of these classes of property to confirm its policy concerning the manner of funding, i.e., from reserves or the operating budget. Reserve Components are defined by CAI as property elements with:

- Cypress Shadows responsibility
- Limited useful life expectancies

- Predictable remaining useful life expectancies
- Replacement cost above a minimum threshold

The following tables depict the items excluded from the Reserve Expenditure plan:

Reserve Advisors Draft

3. RESERVE EXPENDITURES and FUNDING PLAN

The tables following this introduction present:

Reserve Expenditures

- Line item numbers
- Total quantities
- Quantities replaced per phase (in a single year)
- Reserve component inventory
- Estimated first year of event (i.e., replacement, application, etc.)
- Life analysis showing
 - useful life
 - remaining useful life
- 2025 local cost of replacement
 - Per unit
 - Per phase
 - Replacement of total quantity
- Percentage of future expenditures anticipated during the next 30 years
- Schedule of estimated future costs for each reserve component including inflation

Reserve Funding Plan

- Reserves at the beginning of each year
- Total recommended reserve contributions
- Estimated interest earned from invested reserves
- Anticipated expenditures by year
- Anticipated reserves at year end

Five-Year Outlook

- Line item numbers
- Reserve component inventory of only the expenditures anticipated to occur within the first five years
- Schedule of estimated future costs for each reserve component anticipated to occur within the first five years

The purpose of a Reserve Study is to provide an opinion of reasonable annual Reserve Contributions. Prediction of exact timing and costs of minor Reserve Expenditures typically will not significantly affect the 30-year cash flow analysis. Adjustments to the times and/or costs of expenditures may not always result in an adjustment in the recommended Reserve Contributions.

Financial statements prepared by your association, by you or others might rely in part on information contained in this section. For your convenience, we have provided an electronic data file containing the tables of **Reserve Expenditures** and **Reserve Funding Plan**.

4.METHODOLOGY

Reserves for replacement are the amounts of money required for future expenditures to repair or replace Reserve Components that wear out before the entire facility or project wears out. Reserving funds for future repair or replacement of the Reserve Components is also one of the most reliable ways of protecting the value of the property's infrastructure and marketability.

Cypress Shadows can fund capital repairs and replacements in any combination of the following:

1. Increases in the operating budget during years when the shortages occur
2. Loans using borrowed capital for major replacement projects
3. Level annual reserve assessments annually adjusted upward for inflation to increase reserves to fund the expected major future expenditures
4. Special assessments

We do not advocate special assessments or loans unless near term circumstances dictate otherwise. Although loans provide a gradual method of funding a replacement, the costs are higher than if the Association were to accumulate reserves ahead of the actual replacement. Interest earnings on reserves also accumulate in this process of saving or reserving for future replacements, thereby defraying the amount of gradual reserve collections. We advocate the third method of *Level Monthly Reserve Assessments* with relatively minor annual adjustments. The method ensures that Owners pay their "fair share" of the weathering and aging of the commonly owned property each year. Level reserve assessments preserve the property and enhance the resale value of the homes.

This Reserve Study is in compliance with and exceeds the National standards¹ set forth by the Association of Professional Reserve Analysts (APRA) fulfilling the requirements of a "Level III Reserve Study Update, No Site Visit." These standards require a Reserve Component to have a "predictable remaining Useful Life." Estimating Remaining Useful Lives and Reserve Expenditures beyond 30 years is often indeterminate. Long-Lived Property Elements are necessarily excluded from this analysis. We considered the following factors in our analysis:

- The Cash Flow Method to compute, project and illustrate the 30-year Reserve Funding Plan
- Local² costs of material, equipment and labor
- Current and future costs of replacement for the Reserve Components
- Costs of demolition as part of the cost of replacement
- Local economic conditions and a historical perspective to arrive at our estimate of long term future inflation for construction costs in Estero, Florida at an annual inflation rate³. Isolated or regional markets of greater

¹ Identified in the APRA "Standards - Terms and Definitions" and the CAI "Terms and Definitions".

² See Credentials for additional information on our use of published sources of cost data.

³ Derived from Marshall & Swift, historical costs and the Bureau of Labor Statistics.

construction (development) activity may experience slightly greater rates of inflation for both construction materials and labor.

- The past and current maintenance practices of Cypress Shadows and their effects on remaining useful lives
- Financial information provided by the Association pertaining to the cash status of the reserve fund and budgeted reserve contribution
- The anticipated effects of appreciation of the reserves over time in accord with a return or yield on investment of your cash equivalent assets. (We did not consider the costs, if any, of Federal and State Taxes on income derived from interest and/or dividend income).
- The Funding Plan excludes necessary operating budget expenditures. It is our understanding that future operating budgets will provide for the ongoing normal maintenance of Reserve Components.

Updates to this Reserve Study will continue to monitor historical facts and trends concerning the external market conditions.

Reserve Advisors Draft

5. CREDENTIALS

HISTORY AND DEPTH OF SERVICE

Founded in 1991, Reserve Advisors is the leading provider of reserve studies, insurance appraisals, developer turnover transition studies, expert witness services, and other engineering consulting services. Clients include community associations, resort properties, hotels, clubs, non-profit organizations, apartment building owners, religious and educational institutions, and office/commercial building owners in 48 states, Canada and throughout the world.

The **architectural engineering consulting firm** was formed to take a leadership role in helping fiduciaries, boards, and property managers manage their property like a business with a long-range master plan known as a Reserve Study.

Reserve Advisors employs the **largest staff of Reserve Specialists** with bachelor's degrees in engineering dedicated to Reserve Study services. Our founders are also founders of Community Associations Institute's (CAI) Reserve Committee that developed national standards for reserve study providers. One of our founders is a Past President of the Association of Professional Reserve Analysts (APRA). Our vast experience with a variety of building types and ages, on-site examination and historical analyses are keys to determining accurate remaining useful life estimates of building components.

No Conflict of Interest - As consulting specialists, our **independent opinion** eliminates any real or perceived conflict of interest because we do not conduct or manage capital projects.

TOTAL STAFF INVOLVEMENT

Several staff members participate in each assignment. The responsible advisor involves the staff through a Team Review, exclusive to Reserve Advisors, and by utilizing the experience of other staff members, each of whom has served hundreds of clients. We conduct Team Reviews, an internal quality assurance review of each assignment, including: the inspection; building component costing; lifing; and technical report phases of the assignment. Due to our extensive experience with building components, we do not have a need to utilize subcontractors.

OUR GOAL

To help our clients fulfill their fiduciary responsibilities to maintain property in good condition.

VAST EXPERIENCE WITH A VARIETY OF BUILDINGS

Reserve Advisors has conducted reserve studies for a multitude of different communities and building types. We've analyzed thousands of buildings, from as small as a 3,500-square foot day care center to a 2,600,000-square foot 98-story highrise. We also routinely inspect buildings with various types of mechanical systems such as simple electric heat, to complex systems with air handlers, chillers, boilers, elevators, and life safety and security systems.

We're familiar with all types of building exteriors as well. Our well-versed staff regularly identifies optimal repair and replacement solutions for such building exterior surfaces such as adobe, brick, stone, concrete, stucco, EIFS, wood products, stained glass and aluminum siding, and window wall systems.

OLD TO NEW

Reserve Advisors' experience includes ornate and vintage buildings as well as modern structures. Our specialists are no strangers to older buildings. We're accustomed to addressing the unique challenges posed by buildings that date to the 1800's. We recognize and consider the methods of construction employed into our analysis. We recommend appropriate replacement programs that apply cost effective technologies while maintaining a building's character and appeal.

MATTHEW MARACALLO
Responsible Advisor

CURRENT CLIENT SERVICES

Matthew Maracallo, a Civil Engineer, is an Advisor for **Reserve Advisors**. Mr. Maracallo is responsible for the inspection and analysis of the condition of clients' properties, and recommending engineering solutions to prolong the lives of the components. He also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. He is responsible for conducting Life Cycle Cost Analyses and Capital Replacement Forecast services and the preparation of Reserve Study Reports for condominiums, townhomes and homeowner associations.



The following is a partial list of clients served by Matthew Maracallo demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.

Twin Dolphins I Condominium Association This prestigious seven-story midrise situated on Marco Island, Florida, overlooks the Marco River. Features of this property include private resident at the top of the seven floors, elegant lobby area, multiple conference rooms, fitness center, an on-grade parking garage, flat roof system, as well as unique thermal heating wells for the pool and spa.

Terracina Homeowners Association This large community is located in West Palm Beach, Florida, and is responsible for the common elements shared by 460 single family homes. The Association maintains a clubhouse with an exercise room, a pool, tennis and basketball courts, a large playground, and multiple common spaces throughout the community.

Fountainhead Garden Villas & Penthouse Association Located in Vero Beach, Florida, this unique townhome association comprises of 89 units in 19 buildings. In addition to roads, building exteriors, and tile roofs, this association maintains three ponds, extensive retaining walls, a pool and clubhouse.

Resort I at Burnt Store Marina Condominium Association Nestled in Punta Gorda, Florida, this condominium association contains 40 units in 20 buildings. In addition to roads and parking areas, the Association maintains the building exteriors and tile roofs as well as a decorative monument structure.

Sylvan Crossing Homeowners Association This new developments comprises of 168 units in 30 buildings. Located in Lutz, Florida Common elements include a resort style pool house, two ponds, asphalt pavement and concrete tile roofs.

Bimini Bay III at Tarpon Bay Condominium Association This townhome community built in the early 2000s is located in Naples, Florida. The community is comprised of 64 units in 16 buildings. The townhomes are comprised of concrete tile roofs and concrete balconies at the unit rear.

PRIOR RELEVANT EXPERIENCE

Before joining **Reserve Advisors**, Mr. Maracallo was a field engineer and hydrographic surveyor with Jay Cashman Dredging in Quincy, Massachusetts, where he was responsible for conducting, analyzing and processing hundreds of hydrographic surveys along the east coast of the United States. Mr. Maracallo successfully completed the bachelors program in Civil Engineering from Florida Atlantic University in Boca Raton, Florida.

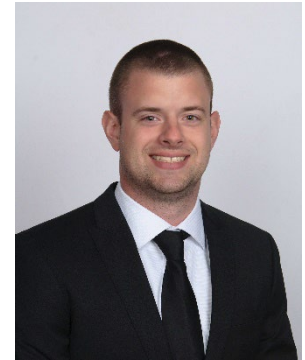
EDUCATION

Florida Atlantic University - B.S. Civil Engineering

STEPHEN E. BRESKI, P.E., RS
Director of Engineering Training and Development
Northeast Quality Assurance Engineer

CURRENT CLIENT SERVICES

Stephen E. Breski, a Senior Civil Engineer, is a Director for Reserve Advisors. Mr. Breski is responsible for the inspection and analysis of the condition of clients' properties, and recommending engineering solutions to prolong the lives of the components. He also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. He is responsible for conducting Life Cycle Cost Analyses and Capital Replacement Forecast services and the preparation of Reserve Study Reports for condominiums, townhomes, planned unit developments and homeowner associations.



The following is a partial list of clients served by Stephen Breski demonstrating the breadth of experiential knowledge of community associations in construction and related systems.

30 Park Place - Located in downtown Manhattan in New York City, this 82-story luxury tower offers 157 private residences and 189 hotel guest suites. The building was designed by renowned architect Robert A.M. Stern and is operated by the Four Seasons staff. On the 37th floor the residences enjoy their private amenity area complete with a fitness center and film screening room. The hotel includes a spa and indoor swimming pool.

Merion Golf Club - Located in the suburbs of Philadelphia, PA, this club was founded in 1865 as the Merion Cricket Club. Later, the Merion Cricket Club founded the Merion Golf Club in 1896 and has been an iconic golf club since. Merion Golf Club's East Course is consistently ranked as one of the top golf courses and has hosted five U.S. Opens featuring champions Ben Hogan (1950), Lee Trevino and his playoff victory over Jack Nicklaus (1971) and, most recently, Justin Rose (2013).

Saint Sophia Greek Orthodox Cathedral - Located in Northwest Washington, D.C., the cornerstone of this cathedral was laid by President Dwight D. Eisenhower in 1956. A second building was constructed in addition to the cathedral in 2004. This building, known as the Education and Activities Center, includes classrooms and a library.

Big Bass Lake Community Association, Inc. - Located in Gouldsboro, Pennsylvania, this community features three dams which provide the 1,655 single family homes with over 850,000 square yards of surface area for boating and recreation. Residents enjoy a clubhouse, a recreational center, a ski hill, docks, recreational courts, beaches and playgrounds. The Association also maintains an administration building, maintenance shop, sales office and library.

Woodmont Country Club - This exclusive club was established more than 100 years ago. The elegant design of Woodmont's 125,000 square foot clubhouse, incorporates several dining venues, a grand ballroom and an expansive fitness and wellness center. The clubhouse overlooks Woodmont's two premiere golf courses, swimming complex and 22 tennis courts comprising *Har-Tru*, Italian Red-Clay and Asphalt surfaces.

PRIOR RELEVANT EXPERIENCE

Before joining Reserve Advisors, Mr. Breski worked for a private construction management company in Pittsburgh, Pennsylvania, where he was working as a cost estimator. Prior to working as an estimator, Mr. Breski also worked for the nation's largest provider of wireless infrastructure, where he assisted in the structural analysis of cell phone towers. Mr. Breski attended the Swanson School of Engineering at the University of Pittsburgh where he attained his Bachelor of Science degree in Civil and Environmental Engineering. His studies focused on Structural Engineering.

EDUCATION

University of Pittsburgh - B.S. Civil and Environmental Engineering

PROFESSIONAL AFFILIATIONS

Professional Engineer (P.E.) – District of Columbia

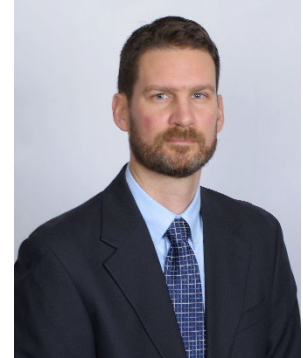
Reserve Specialist (RS) – Community Association Institute

ALAN M. EBERT, P.E., PRA, RS
Director of Quality Assurance

CURRENT CLIENT SERVICES

Alan M. Ebert, a Professional Engineer, is the Director of Quality Assurance for Reserve Advisors. Mr. Ebert is responsible for the management, review and quality assurance of reserve studies. In this role, he assumes the responsibility of stringent report review analysis to assure report accuracy and the best solution for Reserve Advisors' clients.

Mr. Ebert has been involved with thousands of Reserve Study assignments. The following is a partial list of clients served by Alan Ebert demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.



Brownsville Winter Haven Located in Brownsville, Texas, this unique homeowners association contains 525 units. The Association maintains three pools and pool houses, a community and management office, landscape and maintenance equipment, and nine irrigation canals with associated infrastructure.

Rosemont Condominiums This unique condominium is located in Alexandria, Virginia and dates to the 1940's. The two mid-rise buildings utilize decorative stone and brick masonry. The development features common interior spaces, multi-level wood balconies and common asphalt parking areas.

Stillwater Homeowners Association Located in Naperville, Illinois, Stillwater Homeowners Association maintains four tennis courts, an Olympic sized pool and an upscale ballroom with commercial-grade kitchen. The community also maintains three storm water retention ponds and a detention basin.

Birchfield Community Services Association This extensive Association comprises seven separate parcels which include 505 townhome and single family homes. This Community Services Association is located in Mt. Laurel, New Jersey. Three lakes, a pool, a clubhouse and management office, wood carports, aluminum siding, and asphalt shingle roofs are a few of the elements maintained by the Association.

Oakridge Manor Condominium Association Located in Londonderry, New Hampshire, this Association includes 104 units at 13 buildings. In addition to extensive roads and parking areas, the Association maintains a large septic system and significant concrete retaining walls.

Memorial Lofts Homeowners Association This upscale high rise is located in Houston, Texas. The 20 luxury units include large balconies and decorative interior hallways. The 10-story building utilizes a painted stucco facade and TPO roof, while an on-grade garage serves residents and guests.

PRIOR RELEVANT EXPERIENCE

Mr. Ebert earned his Bachelor of Science degree in Geological Engineering from the University of Wisconsin-Madison. His relevant course work includes foundations, retaining walls, and slope stability. Before joining Reserve Advisors, Mr. Ebert was an oilfield engineer and tested and evaluated hundreds of oil and gas wells throughout North America.

EDUCATION

University of Wisconsin-Madison - B.S. Geological Engineering

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

Professional Engineering License – Wisconsin, North Carolina, Illinois, Colorado

Reserve Specialist (RS) - Community Associations Institute

Professional Reserve Analyst (PRA) - Association of Professional Reserve Analysts

RESOURCES

Reserve Advisors utilizes numerous resources of national and local data to conduct its Professional Services. A concise list of several of these resources follows:

Association of Construction Inspectors, (ACI) the largest professional organization for those involved in construction inspection and construction project management. ACI is also the leading association providing standards, guidelines, regulations, education, training, and professional recognition in a field that has quickly become important procedure for both residential and commercial construction, found on the web at www.iami.org.

American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., (ASHRAE) the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., devoted to the arts and sciences of heating, ventilation, air conditioning and refrigeration; recognized as the foremost, authoritative, timely and responsive source of technical and educational information, standards and guidelines, found on the web at www.ashrae.org. Reserve Advisors actively participates in its local chapter and holds individual memberships.

Community Associations Institute, (CAI) America's leading advocate for responsible communities noted as the only national organization dedicated to fostering vibrant, responsive, competent community associations. Their mission is to assist community associations in promoting harmony, community, and responsible leadership.

Marshall & Swift / Boeckh, (MS/B) the worldwide provider of building cost data, co-sourcing solutions, and estimating technology for the property and casualty insurance industry found on the web at www.marshallswift.com.

R.S. Means CostWorks, North America's leading supplier of construction cost information. As a member of the Construction Market Data Group, Means provides accurate and up-to-date cost information that helps owners, developers, architects, engineers, contractors and others to carefully and precisely project and control the cost of both new building construction and renovation projects found on the web at www.rsmeans.com.

Reserve Advisors' library of numerous periodicals relating to reserve studies, condition analyses, chapter community associations, and historical costs from thousands of capital repair and replacement projects, and product literature from manufacturers of building products and building systems.

6. DEFINITIONS

Definitions are derived from the standards set forth by the Community Associations Institute (CAI) representing America's 305,000 condominium and homeowners associations and cooperatives, and the Association of Professional Reserve Analysts, setting the standards of care for reserve study practitioners.

Cash Flow Method - A method of calculating Reserve Contributions where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Component Method - A method of developing a Reserve Funding Plan with the total contribution is based on the sum of the contributions for individual components.

Current Cost of Replacement - That amount required today derived from the quantity of a *Reserve Component* and its unit cost to replace or repair a Reserve Component using the most current technology and construction materials, duplicating the productive utility of the existing property at current *local* market prices for *materials*, *labor* and manufactured equipment, contractors' overhead, profit and fees, but without provisions for building permits, overtime, bonuses for labor or premiums for material and equipment. We include removal and disposal costs where applicable.

Fully Funded Balance - The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost similar to Total Accrued Depreciation.

Funding Goal (Threshold) - The stated purpose of this Reserve Study is to determine the adequate, not excessive, minimal threshold reserve balances.

Future Cost of Replacement - *Reserve Expenditure* derived from the inflated current cost of replacement or current cost of replacement as defined above, with consideration given to the effects of inflation on local market rates for materials, labor and equipment.

Long-Lived Property Component - Property component of Cypress Shadows responsibility not likely to require capital repair or replacement during the next 30 years with an unpredictable remaining Useful Life beyond the next 30 years.

Percent Funded - The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

Remaining Useful Life - The estimated remaining functional or useful time in years of a *Reserve Component* based on its age, condition and maintenance.

Reserve Component - Property elements with: 1) Cypress Shadows responsibility; 2) limited Useful Life expectancies; 3) predictable Remaining Useful Life expectancies; and 4) a replacement cost above a minimum threshold.

Reserve Component Inventory - Line Items in *Reserve Expenditures* that identify a *Reserve Component*.

Reserve Contribution - An amount of money set aside or *Reserve Assessment* contributed to a *Reserve Fund* for future *Reserve Expenditures* to repair or replace *Reserve Components*.

Reserve Expenditure - Future Cost of Replacement of a Reserve Component.

Reserve Fund Status - The accumulated amount of reserves in dollars at a given point in time, i.e., at year end.

Reserve Funding Plan - The portion of the Reserve Study identifying the *Cash Flow Analysis* and containing the recommended Reserve Contributions and projected annual expenditures, interest earned and reserve balances.

Reserve Study - A budget planning tool that identifies the current status of the reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures.

Useful Life - The anticipated total time in years that a *Reserve Component* is expected to serve its intended function in its present application or installation.

7. PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, LLC ("RA") performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property's energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals. The purpose of our Milestone Phase I is to evaluate the structural integrity of the building on the subject property and provide an inspection report summarizing our findings related to structural issues, or lack thereof.

In each case, our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. Our Milestone Phase I inspections are limited to a visual examination of habitable and uninhabitable areas of the building, including the primary structural members and systems. The inspection aims to determine the presence of substantial structural deterioration, and unsafe or dangerous conditions with the structure. The reserve report, Milestone Phase 1 report, and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the "Report") are based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property's conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA's willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "RA Party") harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.



Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study or Milestone Phase I, as applicable, and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report and Your Name - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part **is not and cannot be used as a design specification for design engineering purposes or as an appraisal**. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited to, any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report **to any party that conducts reserve studies without the written consent of RA**.

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - The retainer payment for any reserve study, Milestone Phase I inspection, and/or combined services is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law. We reserve the right to limit or decline refunds in our sole discretion. Refunds vary based on the applicable facts and circumstances.

Miscellaneous - Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.

Seventh Order of Business

7A

On MOTION by Mr. Molsen seconded by Mr. Gauvin, with all in favor, the agenda for the meeting was approved, as amended. (3-0)

THIRD ORDER OF BUSINESS**Public Comments on Agenda Items**

Residents commented on the following items: he bonds, the striping proposal, the need for microphones, and erosion of lake banks and the HOA documents.

FOURTH ORDER OF BUSINESS**Organizational Matters****A. Acceptance of Resignation of Mr. Stephen Kennedy from Seat 3, Expiring 11/28**

On MOTION by Mr. Liberto seconded by Mr. Gauvin, with all in favor, Mr. Kennedy's resignation was accepted. (3-0)

B. Discussion of Posting Notification of Vacancy for Community Interest

- The Board discussed how they would handle the vacancy of the board.

Mr. Liberto MOVED to post the vacancy of the Board and consider letter of interest at the September meeting. The motion died for lack of a second.

- The Board agreed to consider those who had expressed interest in the vacancy.

C. Appointment of Seat 3

- Mr. Liberto inquired from the audience if any other individuals wished to express interest in serving on the board.
- The Board interviewed Mr. John Sartoris and Mr. Carlo Fassi who were present at the meeting and had expressed interest in serving on the board.

On MOTION by Mr. Liberto seconded by Mr. Molsen, with all in favor, Mr. Carlo Fassi was appointed to Seat 3. (3-0)

- Mr. Faircloth completed the oath of office for Mr. Fassi.

FIFTH ORDER OF BUSINESS**Reserve Study**

- Mr. Faircloth discussed communications with Reverse Advisors to have the revised reserve study completed.

- The Board discussed the updated reserve study that had been distributed the day of the meeting.

SIXTH ORDER OF BUSINESS**Public Hearing for Adoption of the Fiscal Year 2026 Budget****A. Fiscal Year 2026 Budget Discussion**

- The Board discussed the budget and opened the public hearings for comments. Residents discussed engineering and legal amounts in the budget, a request to consider utilizing Zoom, and drainage and aeration concerns.

B. Resolution 2025-12, Adopting Fiscal Year 2026 Budget

On MOTION by Mr. Gauvin seconded by Mr. Liberto, with all in favor, Resolution 2025-12, Relating to the Annual Appropriations of the District and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026, and Referencing the Maintenance and Benefit and Special Assessments to be Levied by the District for Said Fiscal Year; Providing for an Effective Date, was adopted. (4-0)

C. Resolution 2025-13, Levying Non-Ad Valorem Assessments for Fiscal Year 2026

On MOTION by Mr. Fassi, seconded by Mr. Gauvin, with all in favor, Resolution 2025-13, Levying and Imposing Non-Ad Valorem Maintenance Special Assessments, and Certifying an Assessment Roll for Fiscal Year 2025-26; Providing a Severability Clause; Providing for Conflict and Providing an Effective Date, was adopted. (4-0)

SEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

- None.

B. District Engineer**i. Stormwater System Evaluation Proposal**

- The Board discussed the proposal.
- Mr. Faircloth noted that what he had seen before was a report with arials of the lakes showing the areas where issues were observed, ranking the severity of the issues, and proposed recommendations for repairs.

- 117 • Mr. Zordan noted that to have a survey completed and a full blown lake assessment
118 proposal it would be around \$59,000.
- 119 • The Board was in agreement to table the item.
120
- 121 **ii. Water Use Permit Compliance Update**
- 122 • Mr. Faircloth discussed the proposal and noted he would not recommend the Board
123 proceed with the proposal as presented due to the cost.
- 124 • Mr. Faircloth noted the request was for a proposal to oversee the permit compliance
125 items so that the Engineer was coordinating to ensure the limiting conditions were
126 met and reviewed on a regular basis.
- 127 • The Board tabled the item.
- 128
- 129 **iii. Roadway Striping Update**
- 130 **a. Paramount Asphalt & Sealcoating**
- 131 **b. DMI Paving & Sealcoating**
- 132 **c. Southern Striping**
- 133 • Mr. Liberto noted that the project submission for was not utilized for this project
134 and should be used going forward.
- 135 • Mr. Faircloth noted that it was noted during the meeting that the centerline as it
136 appears in the community is not on the plans and included in the proposals.
- 137 • The Board discussed the project. Mr. Zordan confirmed that the centerline stripe
138 was not included in the plans as it was not part of the initial development order.
139
- 140 On MOTION by Mr. Gauvin seconded by Mr. Fassi, with all in
141 favor, a not to exceed amount of \$27,000 for the work to be
142 completed including Johnson Engineering to proceed with a LDO
143 with the Village of Estero to have the centerline included and obtain
144 a revised proposal from Southern Striping to include the entirety of
145 the centerline was approved. (4-0)
- 146
- 147 • Mr. Faircloth requested Mr. Zordan send out the DO for the community to the
148 Board.
- 149 • Mr. Zordan left the meeting.
150
- 151 **iv. Discussion on Roadway Parking/Towing**
- 152 • The history of the discussion on roadway parking/towing was discussed.

- 153 • The Board tabled the item
- 154
- 155 **C. District Manager**
- 156 i. **Field Manager's June & July 2025 Reports**
- 157 • Mr. Faircloth reviewed the inspection reports with the board and answered
- 158 questions.
- 159
- 160 ii. **Discussion of Engineering Services RFQ**
- 161 • Mr. Faircloth noted the RFQ had been advertised and proposals would be included
- 162 in the September agenda packet.
- 163
- 164 iii. **Follow-Up Items**
- 165 • Mr. Faircloth provided comments on berm maintenance items, fStop, irrigation
- 166 damages/repairs, pressure washing items, and landscape updates.
- 167 • Mr. Faircloth reviewed comments from the attorney on the Village of Estero Debris
- 168 Removal item that was previously considered by the board. The board requested
- 169 counsel work with the Village of Estero to have the form modified as necessary if
- 170 possible.
- 171 a. **Reserve Study Update**
- 172 • Previously discussed in the meeting.
- 173
- 174 b. **Gatehouse Contract Update**
- 175 • Mr. Faircloth noted he had not received a signed copy of the contract back yet from
- 176 Allied Universal and had inquired with their staff on the status who noted it was
- 177 still under review.
- 178
- 179 c. **Holiday Lighting Agreement Update**
- 180 • Mr. Faircloth noted that the HOA had inquired about the Holiday Lighting
- 181 Agreement and he would discuss with Mr. Sartoris.

EIGHTH ORDER OF BUSINESS**Business Items****A. CES Updates****i. Pond Reports****ii. Conservation Reports**

- 187 • CES reports were covered and Mr. Faircloth noted he was awaiting proposals from
- 188 CES for repairs to the aeration system on lakes 1 & 14.

B. Discussion of Bella Terra Hedge Trimming Adjacent to Lk 4

- Mr. Faircloth discussed efforts with Habitat CDD, the Bella Terra Master Association, and landscape vendor of the association to find out what happened to the landscape hedge on the east side of lake 4 that was trimmed without CDD permission.
- The Board requested staff obtain a proposal for repairs and have counsel send a letter to the various entities requesting reimbursement and warning not to impact CDD property in the future without prior authorization.

NINTH ORDER OF BUSINESS**Consent Agenda**

- A. Approval of Minutes of the May 1, 2025 Meeting**
- B. Acceptance of April 30, 2025 Financial Statements**
- C. Presentation of Hoover Pumping Systems Summary of Station Performance**
- D. Presentation of First Quarter Website Audit Compliance Report**
- E. Items Approved Under Resolution 2023-09**

There being no additions, corrections or deletions,

On MOTION by Mr. Liberto, seconded by Mr. Fassi, with all in favor, the Consent Agenda, consisting of the items listed above, was approved. (4-0)

TENTH ORDER OF BUSINESS**Chairperson's Comments**

There being no comments from the Chairperson, the next order of business followed.

ELEVENTH ORDER OF BUSINESS**Supervisors' Requests****A. Supervisor Liberto**

- Mr. Liberto inquired on the status of the pool discharge issues and stormwater guidelines with the HOA. Discussion ensued.
- Mr. Faircloth requested the opportunity to work the HOA to resolve the issues and move these items forward and the board was in agreement.

B. Supervisor Molsen

- None.

C. Supervisor Fassi

- None.

TWELFTH ORDER OF BUSINESS**Audience Comments**

227 Residents commented on the following items: parking, irrigation, stormwater items/pool
228 discharges, and CDD seats.

229

230 **THIRTEENTH ORDER OF BUSINESS** **Adjournment**

231 There being no further business,

232

233 On MOTION by Mr. Molson, seconded by Mr. Fassi, with all in
234 favor, the meeting was adjourned at 9:20 p.m.

235

236

237

238

239

240

241

242

Nicholas Liberto
Chairperson

7B.

Cypress Shadows Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Balance Sheet
Governmental Funds
July 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2012 DEBT SERVICE FUND	SERIES 2022 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG- TERM DEBT FUND	TOTAL
<u>ASSETS</u>						
Cash - Checking Account	\$ 943,703	\$ -	\$ -	\$ -	\$ -	\$ 943,703
Accounts Receivable	875	-	-	-	-	875
Due From Other Funds	-	8,459	-	-	-	8,459
Investments:						
Reserve Fund	-	158,040	8,785	-	-	166,825
Revenue Fund	-	273,970	95,790	-	-	369,760
Fixed Assets						
Land	-	-	-	4,832,005	-	4,832,005
Improvements Other Than Buildings (IOTB)	-	-	-	912,834	-	912,834
Roadways	-	-	-	2,831,424	-	2,831,424
Amount Avail In Debt Services	-	-	-	-	541,556	541,556
Amount To Be Provided	-	-	-	-	2,725,444	2,725,444
TOTAL ASSETS	\$ 944,578	\$ 440,469	\$ 104,575	\$ 8,576,263	\$ 3,267,000	\$ 13,332,885

Balance Sheet
Governmental Funds
July 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2012 DEBT SERVICE FUND	SERIES 2022 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG- TERM DEBT FUND	TOTAL
<u>LIABILITIES</u>						
Accounts Payable	\$ 32,853	\$ -	\$ -	\$ -	\$ -	\$ 32,853
Bonds Payable	-	-	-	-	3,267,000	3,267,000
Due To Other Funds	2,787	-	5,671	-	-	8,458
TOTAL LIABILITIES	35,640	-	5,671	-	3,267,000	3,308,311
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	440,469	98,904	-	-	539,373
Assigned to:						
Operating Reserves	199,121	-	-	-	-	199,121
Reserves - Capital Projects	340,534	-	-	-	-	340,534
Unassigned:	369,283	-	-	8,576,263	-	8,945,546
TOTAL FUND BALANCES	\$ 908,938	\$ 440,469	\$ 98,904	\$ 8,576,263	\$ -	\$ 10,024,574
TOTAL LIABILITIES & FUND BALANCES	\$ 944,578	\$ 440,469	\$ 104,575	\$ 8,576,263	\$ 3,267,000	\$ 13,332,885

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund

For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2024) JUL-24 ACTUAL	(FY 2025) JUL-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)	(FY 2024) YEAR TO DATE ACTUAL	(FY 2025) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES							
Interest - Investments	\$ -	\$ 4,044	\$ 3,512	\$ (532)	\$ 45,266	\$ 39,004	\$ (6,262)
Special Assmnts- Tax Collector	969,487	1,643	4,931	3,288	803,904	974,740	170,836
Special Assmnts- Discounts	-	-	-	-	(29,769)	-	29,769
HOA Contributions	-	-	-	-	206,464	-	(206,464)
TOTAL REVENUES	969,487	5,687	8,443	2,756	1,025,865	1,013,744	(12,121)
EXPENDITURES							
Administration							
P/R-Board of Supervisors	2,400	400	(200)	600	2,000	2,200	(200)
ProfServ-Engineering	20,000	2,961	4,899	(1,938)	24,163	25,318	(1,155)
ProfServ-Legal Services	20,000	2,118	603	1,515	30,021	21,988	8,033
ProfServ-Mgmt Consulting	50,000	-	4,167	(4,167)	37,500	50,766	(13,266)
ProfServ-Property Appraiser	441	-	-	-	451	441	10
ProfServ-Trustee Fees	7,500	-	-	-	10,219	9,027	1,192
Auditing Services	6,100	-	-	-	-	5,400	(5,400)
Website Compliance	1,553	388	-	388	3,302	1,553	1,749
Postage, Phone, Faxes, Copies	500	-	1	(1)	52	19	33
Public Officials Insurance	3,959	-	-	-	3,700	3,959	(259)
Legal Advertising	750	-	-	-	535	1,970	(1,435)
Misc-Assessment Collection Cost	20,198	-	-	-	-	-	-
Bank Fees	100	-	-	-	-	-	-
Misc-Contingency	334	-	-	-	-	111	(111)
Website Administration	1,500	-	125	(125)	2,178	1,474	704
Annual District Filing Fee	175	-	-	-	175	175	-
Total Administration	135,510	5,867	9,595	(3,728)	114,296	124,401	(10,105)

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund

For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2024) JUL-24 ACTUAL	(FY 2025) JUL-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)	(FY 2024) YEAR TO DATE ACTUAL	(FY 2025) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Utility Services							
Utility - Electric	120,000	8,721	8,396	325	80,166	91,041	(10,875)
Utility - Reclaimed Irrigation	17,000	-	953	(953)	1,117	2,374	(1,257)
Total Utility Services	137,000	8,721	9,349	(628)	81,283	93,415	(12,132)
Field							
ProfServ-Field Management	12,000	-	1,000	(1,000)	15,000	11,667	3,333
Contracts-Preserve Maintenance	46,200	7,700	-	7,700	51,953	34,650	17,303
Contracts - Landscape	68,000	23,186	-	23,186	67,209	34,317	32,892
Contracts - Landscape/Irrigation	12,360	-	-	-	-	3,090	(3,090)
Insurance -Property & Casualty	19,518	-	-	-	15,570	19,518	(3,948)
R&M-Irrigation	30,000	2,932	4,425	(1,493)	34,067	29,237	4,830
Street Sweeping Services	6,800	-	-	-	-	-	-
Contracts-Preserve Monitoring & Well Replacements	9,600	-	-	-	-	5,805	(5,805)
Contracts-Pump & Well Maintenance	2,590	-	-	-	-	2,590	(2,590)
Pump & Well Maintenance	6,010	-	-	-	974	1,448	(474)
Landscape Miscellaneous	25,000	-	-	-	15,854	(350)	16,204
Misc-Contingency	30,000	8,715	-	8,715	27,262	9,875	17,387
Total Field	268,078	42,533	5,425	37,108	227,889	151,847	76,042
Gatehouse							
Contracts-Security Services	223,899	32,972	16,395	16,577	167,981	171,283	(3,302)
Telephone/Fax/Internet Services	1,000	-	-	-	-	-	-
Utility - Water	3,000	56	(127)	183	2,962	235	2,727
R&M-Gate	7,000	479	-	479	6,042	4,095	1,947
Total Gatehouse	234,899	33,507	16,268	17,239	176,985	175,613	1,372

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund

For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2024) JUL-24 ACTUAL	(FY 2025) JUL-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)	(FY 2024) YEAR TO DATE ACTUAL	(FY 2025) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Lakes and Ponds</u>							
Contracts-Water Mgmt Services	42,360	10,590	3,530	7,060	35,040	31,770	3,270
R&M-Aquascaping	5,000	-	-	-	1,125	-	1,125
R&M-Aeration & Fountains	12,000	210	-	210	10,940	2,966	7,974
Impr - Lake Bank Restoration	24,640	-	-	-	-	-	-
Total Lakes and Ponds	84,000	10,800	3,530	7,270	47,105	34,736	12,369
<u>Capital Expenditures & Projects</u>							
Capital Outlay Aeration	20,000	-	-	-	7,010	3,280	3,730
Total Capital Expenditures & Projects	20,000	-	-	-	7,010	3,280	3,730
<u>Reserves</u>							
Reserve	90,000	-	-	-	87,446	136,610	(49,164)
Total Reserves	90,000	-	-	-	87,446	136,610	(49,164)
TOTAL EXPENDITURES & RESERVES	969,487	101,428	44,167	57,261	742,014	719,902	22,112
Excess (deficiency) of revenues							
Over (under) expenditures	-	(95,741)	(35,724)	60,017	283,851	293,842	9,991
Net change in fund balance	\$ -	\$ (95,741)	\$ (35,724)	\$ 60,017	\$ 283,851	\$ 293,842	\$ 9,991
FUND BALANCE, BEGINNING	615,096				510,359	615,096	
FUND BALANCE, ENDING	\$ 615,096				\$ 794,210	\$ 908,938	

Statement of Revenues, Expenditures and Changes in Fund Balances

Series 2012 Debt Service Fund
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2024) JUL-24 ACTUAL	(FY 2025) JUL-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)	(FY 2024) YEAR TO DATE ACTUAL	(FY 2025) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES							
Interest - Investments	\$ -	\$ 1,681	\$ 1,379	\$ (302)	\$ 15,704	\$ 14,096	\$ (1,608)
Special Assmnts- Tax Collector	211,507	450	1,076	626	220,251	212,057	(8,194)
Special Assmnts- Discounts	-	-	-	-	(8,156)	-	8,156
TOTAL REVENUES	211,507	2,131	2,455	324	227,799	226,153	(1,646)
EXPENDITURES							
Administration							
Misc-Assessment Collection Cost	4,406	-	-	-	-	-	-
Total Administration	4,406	-	-	-	-	-	-
Debt Service							
Principal Debt Retirement	65,000	-	-	-	60,000	65,000	(5,000)
Interest Expense	142,284	-	-	-	145,956	142,284	3,672
Total Debt Service	207,284	-	-	-	205,956	207,284	(1,328)
TOTAL EXPENDITURES	211,690	-	-	-	205,956	207,284	(1,328)
Excess (deficiency) of revenues Over (under) expenditures	(183)	2,131	2,455	324	21,843	18,869	(2,974)
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	-	-	5,551	5,551	-	5,551	5,551
Operating Transfers-Out	-	-	(6,958)	(6,958)	-	(6,958)	(6,958)
TOTAL FINANCING SOURCES (USES)	-	-	(1,407)	(1,407)	-	(1,407)	(1,407)
Net change in fund balance	\$ (183)	\$ 2,131	\$ 1,048	\$ (1,083)	\$ 21,843	\$ 17,462	\$ (4,381)
FUND BALANCE, BEGINNING	423,007				401,767	423,007	
FUND BALANCE, ENDING	\$ 422,824				\$ 423,610	\$ 440,469	

Statement of Revenues, Expenditures and Changes in Fund Balances

Series 2022 Debt Service Fund
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2024) JUL-24 ACTUAL	(FY 2025) JUL-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)	(FY 2024) YEAR TO DATE ACTUAL	(FY 2025) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES							
Interest - Investments	\$ -	\$ 353	\$ 333	\$ (20)	\$ 2,669	\$ 2,898	\$ 229
Special Assmnts- Tax Collector	89,719	191	456	265	93,429	89,952	(3,477)
Special Assmnts- CDD Collected	-	-	(6,958)	(6,958)	-	-	-
Special Assmnts- Discounts	-	-	-	-	(3,460)	-	3,460
TOTAL REVENUES	89,719	544	(6,169)	(6,713)	92,638	92,850	212
EXPENDITURES							
Administration							
Misc-Assessment Collection Cost	1,869	-	-	-	-	-	-
Total Administration	1,869	-	-	-	-	-	-
Debt Service							
Principal Debt Retirement	34,000	-	-	-	29,000	34,000	(5,000)
Interest Expense	49,880	-	-	-	51,140	49,880	1,260
Total Debt Service	83,880	-	-	-	80,140	83,880	(3,740)
TOTAL EXPENDITURES	85,749	-	-	-	80,140	83,880	(3,740)
Excess (deficiency) of revenues Over (under) expenditures	3,970	544	(6,169)	(6,713)	12,498	8,970	(3,528)
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	-	-	6,958	6,958	127	6,958	6,831
Operating Transfers-Out	-	-	(5,551)	(5,551)	-	(5,551)	(5,551)
TOTAL FINANCING SOURCES (USES)	-	-	1,407	1,407	127	1,407	1,280
Net change in fund balance	\$ 3,970	\$ 544	\$ (4,762)	\$ (5,306)	\$ 12,625	\$ 10,377	\$ (2,248)
FUND BALANCE, BEGINNING	88,527				71,024	88,527	
FUND BALANCE, ENDING	\$ 92,497				\$ 83,649	\$ 98,904	

Statement of Revenues, Expenditures and Changes in Fund Balances

Series 2022 Capital Projects Fund

For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2024) JUL-24 ACTUAL	(FY 2025) JUL-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)	(FY 2024) YEAR TO DATE ACTUAL	(FY 2025) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES							
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REVENUES	-	-	-	-	-	-	-
EXPENDITURES							
TOTAL EXPENDITURES	-	-	-	-	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	-	-	-	-
OTHER FINANCING SOURCES (USES)							
Operating Transfers-Out	-	-	-	-	(127)	-	127
TOTAL FINANCING SOURCES (USES)	-	-	-	-	(127)	-	127
Net change in fund balance	\$ -	\$ -	\$ -	\$ -	\$ (127)	\$ -	\$ 127
FUND BALANCE, BEGINNING	-				127	-	
FUND BALANCE, ENDING	<u>\$ -</u>				<u>\$ -</u>	<u>\$ -</u>	

Bank Account Statement

Cypress Shadows CDD

Friday, August 22, 2025

Page 1

Bank Account No. 7844

Statement No. 07_25

Statement Date 07/31/2025

G/L Account No. 101002 Balance	943,703.25	Statement Balance	961,122.05
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	943,703.25	Subtotal	961,122.05
Negative Adjustments	0.00	Outstanding Checks	-17,418.80
Ending G/L Balance	943,703.25	Ending Balance	943,703.25

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
07/15/2025		JE000937	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	6,463.72	6,463.72	0.00
07/31/2025		JE000938	Interest - Investments	Interest Earned	3,511.57	3,511.57	0.00
Total Deposits					9,975.29	9,975.29	0.00
Checks							
							0.00
06/18/2025	Payment	100083	COLEMAN, YOVANOVICH	Inv: 86	-3,174.00	-3,174.00	0.00
06/24/2025	Payment	10242	CYPRESS SHADOWS CDD	Payment of Invoice 001812	-1,325.15	-1,325.15	0.00
06/24/2025	Payment	10243	CYPRESS SHADOWS CDD	Payment of Invoice 001813	-766.13	-766.13	0.00
07/02/2025	Payment	10244	LEE COUNTY UTILITIES	Payment of Invoice 001801	-38.53	-38.53	0.00
07/02/2025	Payment	10245	LEE COUNTY UTILITIES	Payment of Invoice 001834	-49.16	-49.16	0.00
07/02/2025	Payment	10246	LEE COUNTY UTILITIES	Payment of Invoice 001835	-1,388.80	-1,388.80	0.00
07/03/2025	Payment	100086	LA JUNGLE LAWN MAINTENANCE	Inv: 998720	-150.00	-150.00	0.00
07/03/2025	Payment	100087	INFRAMARK LLC	Inv: 150825	-5,291.67	-5,291.67	0.00
07/03/2025	Payment	100088	ALLIED UNIVERSAL	Inv: 17173502, Inv:	-16,398.89	-16,398.89	0.00
07/08/2025	Payment	100089	DAVID CUJAS IRRIGATION SERVICES, INC	Inv: 14362	-1,030.00	-1,030.00	0.00
07/22/2025	Payment	100090	COMMUNITY ENVIRONMENTAL SERVICES LLC	Inv: TPACPM2506	-3,530.00	-3,530.00	0.00
07/07/2025	Payment	300092	FPL ACH	Inv: 062625-2311 ACH	-27.98	-27.98	0.00
07/07/2025	Payment	300093	FPL ACH	Inv: 062625-2318 ACH	-57.24	-57.24	0.00
07/07/2025	Payment	300094	FPL ACH	Inv: 062625-32310 ACH	-103.77	-103.77	0.00
07/07/2025	Payment	300095	FPL ACH	Inv: 062625-1043 ACH	-79.13	-79.13	0.00
07/07/2025	Payment	300096	FPL ACH	Inv: 062625-2137 ACH	-2,051.70	-2,051.70	0.00
07/07/2025	Payment	300097	FPL ACH	Inv: 062625-1045 ACH	-149.17	-149.17	0.00

Bank Account Statement

Cypress Shadows CDD

Friday, August 22, 2025

Page 2

Bank Account No. 7844

Statement No. 07_25

Statement Date

07/31/2025

07/07/2025	Payment	300098	FPL ACH	Inv: 062625-42310 ACH	-29.15	-29.15	0.00
07/07/2025	Payment	300099	FPL ACH	Inv: 062625-1046 ACH	-118.88	-118.88	0.00
07/07/2025	Payment	300100	FPL ACH	Inv: 062625-1216 ACH	-58.73	-58.73	0.00
07/07/2025	Payment	300101	FPL ACH	Inv: 062625-2132 ACH	-33.87	-33.87	0.00
07/07/2025	Payment	300102	FPL ACH	Inv: 062625-1040 ACH	-55.95	-55.95	0.00
07/07/2025	Payment	300103	FPL ACH	Inv: 062625-1211 ACH	-104.00	-104.00	0.00
07/07/2025	Payment	300104	FPL ACH	Inv: 062625-9264 ACH	-5,715.43	-5,715.43	0.00
07/07/2025	Payment	300105	FPL ACH	Inv: 062625-2136 ACH	-34.58	-34.58	0.00
07/07/2025	Payment	300106	FPL ACH	Inv: 062625-1219 ACH	-58.67	-58.67	0.00
Total Checks					-41,820.58	-41,820.58	0.00

Adjustments

Total Adjustments

Outstanding Checks

03/04/2025	Payment	DD344	JOSEPH E MOLSEN-EFT	Payment of Invoice 001639		-200.00
03/11/2025	Payment	DD345	JOSEPH E MOLSEN-EFT	Payment of Invoice 001657		-200.00
05/13/2025	Payment	DD346	JOSEPH E MOLSEN-EFT	Payment of Invoice 001755		-200.00
07/28/2025	Payment	100091	JOHNSON ENGINEERING, INC.	Inv: 000000005563		-5,124.50
07/28/2025	Payment	100092	DAVID CUJAS IRRIGATION SERVICES, INC	Inv: 14366, Inv: 14367, Inv: 14368, Inv: 14369, Inv: 14419, Inv: 14422, Inv: 1442		-1,432.80
07/28/2025	Payment	100093	PASSARELLA & ASSOCIATES, INC.	Inv: 1L		-4,630.00
07/28/2025	Payment	100094	COMMUNITY ENVIRONMENTAL SERVICES LLC	Inv: TPACCE2506		-3,850.00
07/28/2025	Payment	100095	PELICAN PEST MANAGEMENT INC.	Inv: 12189		-290.00
07/28/2025	Payment	100096	COLEMAN, YOVANOVICH	Inv: 87		-1,491.50
Total Outstanding Checks						-17,418.80

Outstanding Deposits

Total Outstanding Deposits

CYPRESS SHADOWS

Community Development District

Cash and Investment Report

July 31, 2025

<u>Account Name</u>	<u>Bank Name</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND			
Checking Account - Operating	Valley National	4.33%	\$ 943,703
DEBT SERVICE FUNDS			
Series 2012 Reserve Fund	US Bank	3.96%	\$ 158,040
Series 2012 Revenue Fund	US Bank	3.96%	\$ 273,970
Series 2022 Reserve Fund	US Bank	3.96%	\$ 8,785
Series 2022 Revenue Fund	US Bank	3.96%	\$ 95,790

CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances
Trend Report - General Fund
For the Period Ending July 31, 2025

														TOTAL				
Acct No.	Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Budget	Sep Budget	Actual Thru 7/31/2025	Projected Next 2 Mths	FY2025 Total	Adopted Budget	% of Budget
Revenues																		
361001	Interest - Investments	\$ 2,516	\$ 2,396	\$ 5,055	\$ 5,328	\$ 4,341	\$ 4,444	\$ 3,964	\$ 3,875	\$ 3,571	\$ 3,512	\$ -	\$ -	\$ 39,004	\$ (2)	\$ 39,002	\$ -	0%
363010	Special Assmnts- Tax Collector	2,734	197,344	665,972	26,109	31,894	10,938	28,088	4,265	2,466	4,931	-	-	974,740	1	974,741	969,487	101%
Total Revenues		5,250	199,740	671,027	31,437	36,235	15,382	32,052	8,140	6,037	8,443	-	-	1,013,744	(1)	1,013,743	969,487	105%
Expenditures																		
Administrative																		
511001	P/R-Board of Supervisors	400	-	-	-	400	600	200	400	400	(200)	200	200	2,200	400	2,600	2,400	108%
531013	ProfServ-Engineering	2,420	-	-	7,546	1,067	330	-	3,932	5,125	4,899	1,667	1,667	25,318	3,335	28,653	20,000	143%
531023	ProfServ-Legal Services	-	6,243	2,884	3,253	-	4,064	277	3,174	1,492	603	1,667	1,667	21,988	3,336	25,324	20,000	127%
531027	ProfServ-Mgmt Consulting	4,167	4,167	4,167	8,333	1,125	7,299	8,333	4,842	4,167	4,167	4,167	4,167	50,766	8,335	59,101	50,000	118%
531035	ProfServ-Property Appraiser	-	-	441	-	-	-	-	-	-	-	37	37	441	74	515	441	117%
531045	ProfServ-Trustee Fees	-	4,256	-	-	-	-	-	4,771	-	-	625	625	9,027	1,250	10,277	7,500	137%
532002	Auditing Services	-	-	-	-	-	-	-	4,000	1,400	-	508	508	5,400	1,016	6,416	6,100	105%
534397	Website Compliance	388	-	-	-	388	-	388	388	-	-	129	129	1,553	257	1,810	1,553	117%
541024	Postage, Phone, Faxes, Copies	-	8	8	-	-	-	-	1	-	1	42	42	19	83	102	500	20%
545008	Public Officials Insurance	3,959	-	-	-	-	-	-	-	-	-	330	330	3,959	660	4,619	3,959	117%
548002	Legal Advertising	-	-	493	171	1,306	-	-	-	-	-	63	63	1,970	126	2,096	750	279%
549070	Misc-Assessment Collection Cost	-	-	-	-	-	-	-	-	-	-	1,683	1,683	-	3,366	3,366	20,198	17%
549142	Bank Fees	-	-	-	-	-	-	-	-	-	-	8	8	-	16	16	100	16%
549900	Misc-Contingency	-	-	-	-	99	-	37	(26)	-	-	28	28	111	55	166	334	50%
549936	Website Administration	125	125	125	250	-	125	250	224	125	125	125	125	1,474	250	1,724	1,500	115%
554007	Annual District Filing Fee	175	-	-	-	-	-	-	-	-	-	15	15	175	30	205	175	117%
Total Administrative		11,634	14,799	8,118	19,553	4,385	12,418	9,485	21,706	12,709	9,595	11,294	11,294	124,401	22,589	146,990	135,510	108%
Utility Services																		
543010	Electricity - Lift station	1,800	-	-	(1,800)	-	-	-	-	-	-	-	-	-	-	-	-	0%
543041	Utility - Electric	13,823	2,364	9,123	13,879	14,316	317	9,578	9,725	9,519	8,396	10,000	10,000	91,041	19,999	111,040	120,000	93%
543083	Utility - Reclaimed Irrigation	-	-	-	-	-	-	-	33	1,389	953	1,417	1,417	2,374	2,835	5,209	17,000	31%
Total Utility Services		15,623	2,364	9,123	12,079	14,316	317	9,578	9,758	10,908	9,349	11,417	11,417	93,415	22,834	116,249	137,000	85%

CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances
Trend Report - General Fund
For the Period Ending July 31, 2025

														TOTAL				
Acct No.	Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Budget	Sep Budget	Actual Thru 7/31/2025	Projected Next 2 Mths	FY2025 Total	Adopted Budget	% of Budget
<u>Field</u>																		
531016	ProfServ-Field Management	1,000	1,000	1,000	2,000	-	1,000	2,667	1,000	1,000	1,000	1,000	1,000	11,667	2,000	13,667	12,000	114%
534073	Contracts-Irrigation	-	-	-	-	-	1,030	(1,030)	-	-	-	-	-	-	-	-	-	0%
534076	Contracts-Preserve Maintenance	-	3,850	7,700	3,850	3,850	3,850	3,850	3,850	3,850	-	3,850	3,850	34,650	7,700	42,350	46,200	92%
534171	Contracts - Landscape	2,585	2,585	-	-	2,585	9,815	14,163	2,585	-	-	5,667	5,667	34,317	11,335	45,652	68,000	67%
534340	Contracts - Landscape/Irrigation	1,030	1,030	1,030	-	-	-	-	-	-	-	1,030	1,030	3,090	2,060	5,150	12,360	42%
545009	Insurance -Property & Casualty	19,518	-	-	-	-	-	-	-	-	-	1,627	1,627	19,518	3,254	22,772	19,518	117%
546041	R&M-Irrigation	405	351	1,172	1,114	1,480	10,266	4,008	3,554	2,463	4,425	2,500	2,500	29,237	5,001	34,238	30,000	114%
546448	Street Sweeping Services	-	-	-	-	-	-	-	-	-	-	567	567	-	1,134	1,134	6,800	17%
546898	Contracts-Preserve Monitoring & Well Replacments	-	-	-	-	-	-	-	1,175	4,630	-	800	800	5,805	1,600	7,405	9,600	77%
546899	Contracts-Pump & Well Maintenance	-	-	2,590	-	400	-	-	(400)	-	-	216	216	2,590	432	3,022	2,590	117%
546918	Pump & Well Maintenance	-	-	695	-	6,119	(5,367)	-	-	-	-	501	501	1,448	1,001	2,449	6,010	41%
546923	Landscape Miscellaneous	(1,510)	-	290	-	290	-	290	-	290	-	2,083	2,083	(350)	4,166	3,816	25,000	15%
549900	Misc-Contingency	-	-	-	-	-	7,725	-	1,800	350	-	2,500	2,500	9,875	5,000	14,875	30,000	50%
Total Field		23,028	8,816	14,477	6,964	14,724	28,319	23,948	13,564	12,583	5,425	22,341	22,341	151,847	44,683	196,530	268,078	73%
<u>Gatehouse</u>																		
534037	Contracts-Security Services	15,779	16,239	8,392	24,891	16,219	24,530	16,222	16,216	16,399	16,395	18,658	18,658	171,283	37,315	208,598	223,899	93%
541009	Telephone/Fax/Internet Services	-	-	-	-	-	-	-	-	-	-	83	83	-	166	166	1,000	17%
543018	Utility - Water	191	-	-	-	-	23	60	39	49	(127)	250	250	235	500	735	3,000	25%
546034	R&M-Gate	676	252	-	2,893	-	168	106	-	-	-	583	583	4,095	1,166	5,261	7,000	75%
Total Gatehouse		16,646	16,491	8,392	27,784	16,219	24,721	16,388	16,255	16,448	16,268	19,574	19,574	175,613	39,147	214,760	234,899	91%
<u>Lakes and Ponds</u>																		
534047	Contracts-Water Mgmt Services	3,530	3,530	3,530	3,530	3,530	3,530	3,530	3,530	-	3,530	3,530	3,530	31,770	7,060	38,830	42,360	92%
546006	R&M-Aquascaping	-	-	-	-	-	-	-	-	-	-	417	417	-	834	834	5,000	17%
546364	R&M-Aeration & Fountains	403	-	131	387	70	1,363	613	-	-	-	1,000	1,000	2,966	2,001	4,967	12,000	41%
563003	Impr - Lake Bank Restoration	-	-	-	-	-	-	-	-	-	-	2,053	2,053	-	4,106	4,106	24,640	17%
Total Lakes and Ponds		3,933	3,530	3,661	3,917	3,600	4,893	4,143	3,530	-	3,530	7,000	7,000	34,736	14,001	48,737	84,000	58%
<u>Capital Expenditures & Projects</u>																		
564400	Capital Outlay Aeration	-	3,280	-	-	-	-	-	-	-	-	1,667	1,667	3,280	3,334	6,614	20,000	33%
Total Capital Expenditures & Projects		-	3,280	-	-	-	-	-	-	-	-	1,667	1,667	3,280	3,334	6,614	20,000	33%
Total Expenditures																		
		70,864	49,280	43,771	70,297	53,244	70,668	63,542	64,813	52,648	44,167	73,293	73,293	583,292	146,588	729,880	879,487	83%

CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances
Trend Report - General Fund
For the Period Ending July 31, 2025

														TOTAL				
Acct No.	Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Budget	Sep Budget	Actual Thru 7/31/2025	Projected Next 2 Mths	FY2025 Total	Adopted Budget	% of Budget
<u>Reserves</u>																		
568022	Reserve	5,350	2,555	-	48,397	638	78,870	-	800	-	-	7,500	7,500	136,610	15,000	151,610	90,000	168%
	Total Reserves	5,350	2,555	-	48,397	638	78,870	-	800	-	-	7,500	7,500	136,610	15,000	151,610	90,000	168%
	Total Expenditures & Reserves	76,214	51,835	43,771	118,694	53,882	149,538	63,542	65,613	52,648	44,167	80,793	80,793	719,902	161,588	881,490	969,487	91%
	Excess (deficiency) of revenues Over (under) expenditures	\$ (70,964)	\$ 147,905	\$ 627,256	\$ (87,257)	\$ (17,647)	\$ (134,156)	\$ (31,490)	\$ (57,473)	\$ (46,611)	\$ (35,724)	\$ (80,793)	\$ (80,793)	293,842	(161,589)	132,253	-	0%
391000	Fund Balance, Beginning (Oct 1, 2024)													615,096	-	615,096	615,096	
	Fund Balance, Ending													<u>\$ 908,938</u>	<u>\$ (161,589)</u>	<u>\$ 747,349</u>	<u>\$ 615,096</u>	

(Summary, aged as of July 31, 2025)
Aged by due date.
Amounts are in the vendor's local currency (report totals are in USD).

-----Aged Overdue Amounts-----						
No.	Name	Balance Due	Current	Up To 30 Days	31 - 60 Days	Over 60 Days
V00007	COLEMAN, YOVANOVICH	Phone:	239-435-3535	Contact:		Amounts are in USD
	Total Amount Due	603.00	603.00	0.00	0.00	0.00
			100.00%	0.00%	0.00%	0.00%
V00015	JOHNSON ENGINEERING, INC.	Phone:		Contact:		Amounts are in USD
	Total Amount Due	4,899.00	0.00	4,899.00	0.00	0.00
			0.00%	100.00%	0.00%	0.00%
V00034	INFRAMARK LLC	Phone:		Contact:		Amounts are in USD
	Total Amount Due	5,293.05	5,293.05	0.00	0.00	0.00
			100.00%	0.00%	0.00%	0.00%
V00042	COMCAST BUSINESS	Phone:		Contact:		Amounts are in USD
	*** This vendor is blocked for All processing ***					
	Total Amount Due	0.00	0.00	0.00	0.00	0.00
V00047	ALLIED UNIVERSAL	Phone:		Contact:		Amounts are in USD
	Total Amount Due	16,395.45	16,395.45	0.00	0.00	0.00
			100.00%	0.00%	0.00%	0.00%
V00050	FPL ACH	Phone:		Contact:		Amounts are in USD
	Total Amount Due	432.01	0.00	0.00	0.00	432.01
			0.00%	0.00%	0.00%	100.00%
V00057	LEE COUNTY UTILITIES	Phone:		Contact:		Amounts are in USD
	Total Amount Due	805.48	952.96	43.53	0.00	-191.01
			118.31%	5.40%	0.00%	-23.71%
V00066	DAVID CUJAS IRRIGATION SERVICES, INC	Phone:	239-777-176	Contact:		Amounts are in USD
	Total Amount Due	4,425.38	4,425.38	0.00	0.00	0.00
			100.00%	0.00%	0.00%	0.00%
	Report Total Amount Due (USD)	32,853.37	27,669.84	4,942.53	0.00	241.00
			84.22%	15.04%	0.00%	0.73%

CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100086							
001	07/03/25	LA JUNGLE LAWN MAINTENANCE	998720	5/19/25 La Jungla - Drain Clean out by Lk 2	Misc-Contingency	549900-53901	\$150.00
Check Total							\$150.00
CHECK # 100087							
001	07/03/25	INFRAMARK LLC	150825	6/1/25 Inframark - Monthly Management	District Manager	531150-51301	\$4,166.67
001	07/03/25	INFRAMARK LLC	150825	6/1/25 Inframark - Monthly Management	Website Administration	549936-51301	\$125.00
001	07/03/25	INFRAMARK LLC	150825	6/1/25 Inframark - Monthly Management	ProfServ-Field Management	531016-53901	\$1,000.00
Check Total							\$5,291.67
CHECK # 100088							
001	07/03/25	ALLIED UNIVERSAL	17215333	6/54/25 Allied Universal - Service Period 6/6-6/19/25	Contracts-Security Services	534037-53904	\$8,075.76
001	07/03/25	ALLIED UNIVERSAL	17173502	6/54/25 Allied Universal - Service Period 5/23/-6/5/25	Contracts-Security Services	534037-53904	\$8,323.13
Check Total							\$16,398.89
CHECK # 100089							
001	07/08/25	DAVID CUJAS IRRIGATION SERVICES, INC	14362	6/3/25 David Cujas Irrigation - June 2025	Contracts-Irrigation	534073-53901	\$1,030.00
Check Total							\$1,030.00
CHECK # 100090							
001	07/22/25	COMMUNITY ENVIRONMENTAL SERVICES LLC	TPACPM2506	7/3/25 CES - July 2025	Contracts-Water Mgmt Services	534047-53917	\$3,530.00
Check Total							\$3,530.00
CHECK # 100091							
001	07/28/25	JOHNSON ENGINEERING, INC.	000000005563	6/3/25 Johnson Engineering - Services through 5/23/25	District Engineer	531147-51301	\$5,124.50
Check Total							\$5,124.50
CHECK # 100092							
001	07/28/25	DAVID CUJAS IRRIGATION SERVICES, INC	14369	6/22/25 David Cujas Irrigation Service - Irrigation repairs	R&M-Irrigation	546041-53901	\$83.60
001	07/28/25	DAVID CUJAS IRRIGATION SERVICES, INC	14366	6/3/25 David Cujas Irrigation - Irrigation Repairs 6/3/25	R&M-Irrigation	546041-53901	\$375.60
001	07/28/25	DAVID CUJAS IRRIGATION SERVICES, INC	14367	6/3/25 David Cujas Irrigation - Irrigation Repairs 6/3/25	R&M-Irrigation	546041-53901	\$329.60
001	07/28/25	DAVID CUJAS IRRIGATION SERVICES, INC	14368	6/22/25 David Cujas Irrigation Service - Irrigation repairs	R&M-Irrigation	546041-53901	\$83.60
001	07/28/25	DAVID CUJAS IRRIGATION SERVICES, INC	14422	6/26/25 David Cujas Irrigation Services - Irrigation Repair	R&M-Irrigation	546041-53901	\$124.60
001	07/28/25	DAVID CUJAS IRRIGATION SERVICES, INC	14424	6/26/25 David Cujas Irrigation Services - Irrigation Repair	R&M-Irrigation	546041-53901	\$83.60
001	07/28/25	DAVID CUJAS IRRIGATION SERVICES, INC	14419	6/26/25 - David Cujas Irrigation - IRRIGATION REPAIRS	R&M-Irrigation	546041-53901	\$352.20
Check Total							\$1,432.80
CHECK # 100093							
001	07/28/25	PASSARELLA & ASSOCIATES, INC.	1L	6/6/25 Passarella & Associates - Services through 5/31/25	Contracts-Preserve Monitoring & Well Replacments	546898-53901	\$4,630.00
Check Total							\$4,630.00
CHECK # 100094							
001	07/28/25	COMMUNITY ENVIRONMENTAL SERVICES LLC	TPACCE2506	6/21/25 Community Environmental Services - June 2025	Contracts-Preserve Maintenance	534076-53901	\$3,850.00
Check Total							\$3,850.00
CHECK # 100095							
001	07/28/25	PELICAN PEST MANAGEMENT INC.	12189	6/7/25 Pelican Pest Management - June 2025	Landscape Miscellaneous	546923-53901	\$290.00
Check Total							\$290.00
CHECK # 100096							
001	07/28/25	COLEMAN, YOVANOVICH	87	6/18/25 CYK - Legal Services through 6/18/25	ProfServ-Legal Services	531023-51301	\$1,491.50
Check Total							\$1,491.50
CHECK # 10244							
001	07/02/25	LEE COUNTY UTILITIES	050825-53-3	LCU SVC PRD 4/04-05/06/25	Utility - Water	543018-53904	\$38.53
Check Total							\$38.53
CHECK # 10245							
001	07/02/25	LEE COUNTY UTILITIES	060625-53-3	6/6/25 LCU - 5/6-6/4/25	Utility - Water	543018-53904	\$49.16
Check Total							\$49.16
CHECK # 10246							

CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	07/02/25	LEE COUNTY UTILITIES	060125-91-2	6/13/25 LCU - Service period 5/1-6/1/25	Utility - Reclaimed Irrigation	543083-53150	\$1,388.80
CHECK # 300092							Check Total
001	07/07/25	FPL ACH	062625-2311 ACH	ELECTRIC	Utility - Electric	543041-53150	\$27.98
CHECK # 300093							Check Total
001	07/07/25	FPL ACH	062625-2318 ACH	ELECTRIC	Utility - Electric	543041-53150	\$57.24
CHECK # 300094							Check Total
001	07/07/25	FPL ACH	062625-32310 ACH	ELECTRIC	Utility - Electric	543041-53150	\$103.77
CHECK # 300095							Check Total
001	07/07/25	FPL ACH	062625-1043 ACH	ELECTRIC	Utility - Electric	543041-53150	\$79.13
CHECK # 300096							Check Total
001	07/07/25	FPL ACH	062625-2137 ACH	ELECTRIC	Utility - Electric	543041-53150	\$2,051.70
CHECK # 300097							Check Total
001	07/07/25	FPL ACH	062625-1045 ACH	ELECTRIC	Utility - Electric	543041-53150	\$149.17
CHECK # 300098							Check Total
001	07/07/25	FPL ACH	062625-42310 ACH	ELECTRIC	Utility - Electric	543041-53150	\$29.15
CHECK # 300099							Check Total
001	07/07/25	FPL ACH	062625-1046 ACH	ELECTRIC	Utility - Electric	543041-53150	\$118.88
CHECK # 300100							Check Total
001	07/07/25	FPL ACH	062625-1216 ACH	ELECTRIC	Utility - Electric	543041-53150	\$58.73
CHECK # 300101							Check Total
001	07/07/25	FPL ACH	062625-2132 ACH	ELECTRIC	Utility - Electric	543041-53150	\$33.87
CHECK # 300102							Check Total
001	07/07/25	FPL ACH	062625-1040 ACH	ELECTRIC	Utility - Electric	543041-53150	\$55.95
CHECK # 300103							Check Total
001	07/07/25	FPL ACH	062625-1211 ACH	ELECTRIC	Utility - Electric	543041-53150	\$104.00
CHECK # 300104							Check Total
001	07/07/25	FPL ACH	062625-9264 ACH	ELECTRIC	Utility - Electric	543041-53150	\$5,715.43
CHECK # 300105							Check Total
001	07/07/25	FPL ACH	062625-2136 ACH	ELECTRIC	Utility - Electric	543041-53150	\$34.58
CHECK # 300106							Check Total
001	07/07/25	FPL ACH	062625-1219 ACH	ELECTRIC	Utility - Electric	543041-53150	\$58.67
Fund Total							\$53,374.10

CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
----------	------	-------	-------------	---------------------	--------------------------	---------------	-------------

--	--	--	--	--	--	--	--

Total Checks Paid	\$53,374.10
-------------------	-------------

CYPRESS SHADOWS CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2025, Tax Year 2024

	Dollar Amounts	Fiscal Year 2025 Percentages	
Net O&M	949,289.92	76.29%	0.762947
Net DS12	207,100.80	16.64%	0.166448
Net DS22	87,850.00	7.06%	0.070605
Net Total	1,244,240.72	100.00%	1.000000

102%

Date Received	Amount Received	76.29%	76.29%	16.64%	16.64%	7.06%	7.06%			
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2012 Debt Service Revenue	Rounded 2012 Debt Service Revenue	Raw Numbers 2022 Debt Service Revenue	Rounded 2022 Debt Service Revenue	Proof	Date Transferred / Distribution ID	Notes / CDD check #
11/14/2024	20,622.48	15,733.86	15,733.86	3,432.56	3,432.56	1,456.06	1,456.06	-	Dist 200	10235
11/26/2024	238,037.17	181,609.78	181,609.78	39,620.81	39,620.81	16,806.61	16,806.61	(0.03)		10228
12/23/2024	89,727.75	68,457.53	68,457.53	14,935.00	14,935.00	6,335.23	6,335.23	(0.01)	Dist 211	10227
12/8/2024	783,166.36	597,514.42	597,514.42	130,356.47	130,356.47	55,295.46	55,295.46	0.01	Dist 207	10227
1/15/2025	34,220.59	26,108.50	26,108.50	5,695.95	5,695.95	2,416.14	2,416.14	-	Dist 214	10229
2/13/2025	41,804.17	31,894.37	31,894.37	6,958.22	6,958.22	2,951.58	2,951.58	-	2/13/2025	10232
3/11/2025	14,336.07	10,937.66	10,937.66	2,386.21	2,386.21	1,012.20	1,012.20	-	Dist 225	10234
4/11/2025	36,814.58	28,087.58	28,087.58	6,127.71	6,127.71	2,599.29	2,599.29	-	Dist 278	10236
5/15/2025	5,590.08	4,264.94	4,264.94	930.46	930.46	394.69	394.69	(0.01)	5/13/2025	10242
6/11/2025	3,231.86	2,465.74	2,465.74	537.94	537.94	228.19	228.19	(0.01)	6/11/2025	10243
7/15/2025	6,463.72	4,931.48	4,931.48	1,075.87	1,075.87	456.37	456.37	0.00	8/7/2025	10250
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
TOTAL	1,274,014.83	972,005.99	972,005.99	212,057.21	212,057.20	89,951.82	89,951.82	(0.05)		
Net Total on Roll	1,244,240.72		949,289.92		207,100.80		87,850.00			
Collection Surplus / (Deficit)	29,774.11		22,716.07		4,956.40		2,101.82			

Cypress Shadows Community Development District

Expenditure Report - General Fund
For the Period(s) from Oct 01, 2024 to Jul 31, 2025
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
DEPARTMENT NAME: LEGISLATIVE						
Account Name: P/R-Board of Supervisors						
10/23/24	511001-51101-5000	JE000720			RC Board of Supervisors Pay	400.00
02/28/25	511001-51101-5000	JE000835			R/C Supervisor Fees to Board of supervisor	400.00
03/31/25	511001-51101-5000	JE000864			R/C Supervisor Fees	600.00
04/30/25	511001-51101-5000	JE000898			R/C supervisor fee	200.00
05/31/25	511001-51101-5000	JE000903			R/C Supervisor Fees	200.00
05/31/25	511001-51101-5000	JE000904			R/C Supervisor Fees	200.00
06/30/25	511001-51101-5000	JE000925			R/C Supervisor Fees	200.00
06/30/25	511001-51101-5000	JE000926			R/C Supervisor Fees	200.00
07/31/25	511001-51101-5000	JE000958			R/C Supervisor Fees	(200.00)
YTD Total						2,200.00
Annual Budget						\$2,400.00
<i>Amount Remaining / (Budget overage)</i>						\$200.00
<i>% of Budget</i>						91.7%
Legislative Department Total:						\$2,200.00

DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE

Account Name: ProfServ-Engineering						
10/22/24	531013-51301-5000	JE000721			RC Engineering Services	1,320.00
10/22/24	531013-51301-5000	JE000735			R/C Dis Eng to ProfServ-Engineering	1,100.00
01/31/25	531013-51301-5000	JE000813			R/C District Engineer to Provserv Engineering	7,546.00
02/28/25	531013-51301-5000	JE000833			R/C District Engineer to profserv-engineering	1,067.00
03/31/25	531013-51301-5000	JE000866			R/C District Engineer to Profserv-engineering	330.00
05/31/25	531013-51301-5000	JE000905			R/C District Engineer to ProfServ-Engineering	3,931.75
06/30/25	531013-51301-5000	JE000927			R/C District Engineer to ProfServ-Engineering	5,124.50
07/03/25	531013-51301-5000	000000006002	VENDOR	JOHNSON ENGINEERING, INC.	Johnson Engineering - 5/24/25-6/20/25	4,899.00
YTD Total						25,318.25
Annual Budget						\$20,000.00
<i>Amount Remaining / (Budget overage)</i>						(\$5,318.25)
<i>% of Budget</i>						126.6%
Account Name: ProfServ-Legal Services						
10/01/24	531023-51301-5000	JE000869			Reverse Audit Accrual -Sept Services	(4,270.00)
10/22/24	531023-51301-5000	80	VENDOR	COLEMAN, YOVANOVICH	GEN COUNSEL THRU SEPT 2024	4,269.75
11/20/24	531023-51301-5000	81	VENDOR	COLEMAN, YOVANOVICH	LEGAL COUNSEL	6,243.25
12/11/24	531023-51301-5000	82	VENDOR	COLEMAN, YOVANOVICH	LEGAL COUNSEL	2,883.75
01/14/25	531023-51301-5000	83	VENDOR	COLEMAN, YOVANOVICH	LEGAL COUNSEL	3,252.50
03/26/25	531023-51301-5000	84	VENDOR	COLEMAN, YOVANOVICH	LEGAL COUNSEL through 2-19-25	4,064.00
04/22/25	531023-51301-5000	85	VENDOR	COLEMAN, YOVANOVICH	Legal through 4/21/25	276.50
05/16/25	531023-51301-5000	86	VENDOR	COLEMAN, YOVANOVICH	5/18/25 CYK - Legal Services through 4/30/25	3,174.00
06/18/25	531023-51301-5000	87	VENDOR	COLEMAN, YOVANOVICH	6/18/25 CYK - Legal Services through 6/18/25	1,491.50
07/15/25	531023-51301-5000	88	VENDOR	COLEMAN, YOVANOVICH	7/14/25 Coleman Yovanovich & Koester - Legal services through 6/30/2	603.00
YTD Total						21,988.25
Annual Budget						\$20,000.00
<i>Amount Remaining / (Budget overage)</i>						(\$1,988.25)
<i>% of Budget</i>						109.9%
Account Name: ProfServ-Mgmt Consulting						
10/01/24	531027-51301-5000	JE000739			ProfServ-Mgmt Consulting	(4,166.67)
10/01/24	531027-51301-5000	JE000816			ProfServ-Mgmt Consulting	4,166.67
10/25/24	531027-51301-5000	JE000722			RC OCT MGMT FEES	4,166.67
11/30/24	531027-51301-5000	JE000771			RC management fees	4,166.67
12/03/24	531027-51301-5000	139089	VENDOR	INFRAMARK LLC	DEC MGMT FEES	4,166.67
01/31/25	531027-51301-5000	142875	VENDOR	INFRAMARK LLC	FEB 2025 MGMNT SVCS	4,166.67
01/31/25	531027-51301-5000	JE000812			R/C District Manager to provserv - mgmt Consulting	4,166.67
02/28/25	531027-51301-5000	JE000831			R/C ProfServ-Mgmt Consulting	1,125.00
03/31/25	531027-51301-5000	JE000865			R/C District Manager to Profserv-magment consulting	4,166.67
03/31/25	531027-51301-5000	JE000879			Reclass Inframark Entry in AR	3,132.28
04/01/25	531027-51301-5000	147136	VENDOR	INFRAMARK LLC	Contractual Invoice - Mgmt Services April 2025	4,166.67
04/30/25	531027-51301-5000	JE000897			R/C District Manager to Profserv-magmt consulting	4,166.67
05/13/25	531027-51301-5000	149083	VENDOR	INFRAMARK LLC	May 2025 Inframark monthly services	4,166.67
05/31/25	531027-51301-5000	JE000906			R/C District Manager to ProfServ-Mgmt Consulting	675.00
06/30/25	531027-51301-5000	JE000928			R/C District Manager to ProfServ-Mgmt Consulting	4,166.67
07/01/25	531027-51301-5000	153028	VENDOR	INFRAMARK LLC	7/1/25 Inframark - July 2025	4,166.67
YTD Total						50,765.65
Annual Budget						\$50,000.00
<i>Amount Remaining / (Budget overage)</i>						(\$765.65)
<i>% of Budget</i>						101.5%

Cypress Shadows Community Development District

Expenditure Report - General Fund
For the Period(s) from Oct 01, 2024 to Jul 31, 2025
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
Account Name: ProfServ-Property Appraiser						
12/12/24	531035-51301-5000	012668	VENDOR	LEE COUNTY PROPERTY APPRAISERS	PROPERTY APPRAISER	441.00
						YTD Total 441.00
						Annual Budget \$441.00
						<i>Amount Remaining / (Budget overage)</i> \$0.00
						<i>% of Budget</i> 100.0%
Account Name: ProfServ-Trustee Fees						
11/30/24	531045-51301-5000	7517387	VENDOR	US BANK	Trustee Fees	4,256.13
05/01/25	531045-51301-5000	7622037	VENDOR	US BANK	TRUSTEE FEES	4,770.63
						YTD Total 9,026.76
						Annual Budget \$7,500.00
						<i>Amount Remaining / (Budget overage)</i> (\$1,526.76)
						<i>% of Budget</i> 120.4%
Account Name: Auditing Services						
05/01/25	532002-51301-5000	27428	VENDOR	GRAU AND ASSOCIATES	May 2025 Grau & Associates Audit Invoice	4,000.00
06/02/25	532002-51301-5000	27649	VENDOR	GRAU AND ASSOCIATES	June 2025 Grau & Associates Audit Invoice	1,400.00
						YTD Total 5,400.00
						Annual Budget \$6,100.00
						<i>Amount Remaining / (Budget overage)</i> \$700.00
						<i>% of Budget</i> 88.5%
Account Name: Website Compliance						
10/17/24	534397-51301-5000	INV-SN-396	VENDOR	INNERSYNC STUDIO LTD	WEBSITE / COMPLIANCE SVCS	388.13
02/05/25	534397-51301-5000	INV-SN-594	VENDOR	SCHOOLNOW	Quarterly contractual invoice - ADA website compliance	388.13
04/08/25	534397-51301-5000	INV-SN-673	VENDOR	SCHOOLNOW	Quarterly contractual invoice - Website compliance	388.13
05/01/25	534397-51301-5000	INV-SN-673	VENDOR	INNERSYNC STUDIO LTD	WEBSITE/COMPLIANCE SVCS	388.13
						YTD Total 1,552.52
						Annual Budget \$1,553.00
						<i>Amount Remaining / (Budget overage)</i> \$0.48
						<i>% of Budget</i> 100.0%
Account Name: Postage, Phone, Faxes, Copies						
10/22/24	541024-51301-5000	142989	ANK ACCOUN		Postage, Phone, Faxes, Copies - INFRAMARK	(10.88)
10/22/24	541024-51301-5000	JE000736			Postage, Phone, Faxes, Copies	10.88
11/14/24	541024-51301-5000	137441	VENDOR	INFRAMARK LLC	OCT 2024 MGMNT SVCS	8.28
12/20/24	541024-51301-5000	139837	VENDOR	INFRAMARK LLC	POSTAGE	8.28
05/28/25	541024-51301-5000	150076	VENDOR	INFRAMARK LLC	postage	1.38
07/16/25	541024-51301-5000	154291	VENDOR	INFRAMARK LLC	7/16/25 Inframark - Postage June 2025	1.38
						YTD Total 19.32
						Annual Budget \$500.00
						<i>Amount Remaining / (Budget overage)</i> \$480.68
						<i>% of Budget</i> 3.9%
Account Name: Public Officials Insurance						
10/01/24	545008-51301-5000	JE000745			Public Officials Insurance pd in Aug	3,959.00
						YTD Total 3,959.00
						Annual Budget \$3,959.00
						<i>Amount Remaining / (Budget overage)</i> \$0.00
						<i>% of Budget</i> 100.0%
Account Name: Legal Advertising						
12/17/24	548002-51301-5000	0006819911	VENDOR	GANETT FLORIDA LOCALIQ	LEGAL AD NOV 2024	164.24
12/20/24	548002-51301-5000	0006745714	VENDOR	GANETT FLORIDA LOCALIQ	FNP FORT MYERS NEWS PRESS 10/11-24	328.48
01/17/25	548002-51301-5000	0006882796	VENDOR	GANETT FLORIDA LOCALIQ	LEGAL AD	171.00
02/19/25	548002-51301-5000	0006933226	VENDOR	GANETT FLORIDA LOCALIQ	Meeting advertisement for public hearings	235.22
02/28/25	548002-51301-5000	JE000832			R/C Dues, Licenses, Subscriptions to Legal advertising	1,070.70
						YTD Total 1,969.64
						Annual Budget \$750.00
						<i>Amount Remaining / (Budget overage)</i> (\$1,219.64)
						<i>% of Budget</i> 262.6%
Account Name: Misc-Contingency						
02/10/25	549900-51301-5000	143431	VENDOR	INFRAMARK LLC	Additional meeting hours/website renewal fees	99.04
04/21/25	549900-51301-5000	042225-0000	VENDOR	LEE COUNTY TAX COLLECTOR	Taxes on parcel 29-46-26-E1-2100A.0000	37.34
05/30/25	549900-51301-5000	0189190	ANK ACCOUN		Refund - Lee County	(25.70)
						YTD Total 110.68
						Annual Budget \$334.00
						<i>Amount Remaining / (Budget overage)</i> \$223.32
						<i>% of Budget</i> 33.1%
Account Name: Website Administration						
10/01/24	549936-51301-5000	JE000739			Rev Accrual -Website Administration	(125.00)
10/01/24	549936-51301-5000	JE000816			Website Administration correct reversal	125.00

Cypress Shadows Community Development District
Expenditure Report - General Fund
For the Period(s) from Oct 01, 2024 to Jul 31, 2025
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/22/24	549936-51301-5000	142989		ANK ACCOUN	Website Administration - INFRAMARK	(1,041.05)
10/22/24	549936-51301-5000	JE000736			RC Deposit to Other Receivable	1,041.05
10/25/24	549936-51301-5000	135441	VENDOR	INFRAMARK LLC	OCT MGMT FEES	125.00
11/05/24	549936-51301-5000	136774	VENDOR	INFRAMARK LLC	DISTRICT INVOICE	125.00
12/03/24	549936-51301-5000	139089	VENDOR	INFRAMARK LLC	DEC MGMT FEES	125.00
01/03/25	549936-51301-5000	141108	VENDOR	INFRAMARK LLC	JAN 2025 MGMNT FEES	125.00
01/31/25	549936-51301-5000	142875	VENDOR	INFRAMARK LLC	FEB 2025 MGMNT SVCS	125.00
03/03/25	549936-51301-5000	144968	VENDOR	INFRAMARK LLC	Mgmt Services 3/25	125.00
04/01/25	549936-51301-5000	147136	VENDOR	INFRAMARK LLC	Contractual Invoice - Mgmt Services April 2025	125.00
04/25/25	549936-51301-5000	132447	VENDOR	INFRAMARK LLC	SEPT 2024 MGMNT SVCS	125.00
05/01/25	549936-51301-5000	135653	VENDOR	INFRAMARK LLC	DISTRICT INVOICE	99.04
05/13/25	549936-51301-5000	149083	VENDOR	INFRAMARK LLC	May 2025 Inframark monthly services	125.00
06/01/25	549936-51301-5000	150825	VENDOR	INFRAMARK LLC	6/1/25 Inframark - Monthly Management	125.00
07/01/25	549936-51301-5000	153028	VENDOR	INFRAMARK LLC	7/1/25 Inframark - July 2025	125.00

YTD Total	1,474.04
Annual Budget	\$1,500.00
Amount Remaining / (Budget overage)	\$25.96
% of Budget	98.3%

Account Name: Annual District Filing Fee

10/14/24	554007-51301-5000	90973	VENDOR	DEPARTMENT OF ECONOMIC OPPORTU	FILNG FEES	175.00
----------	-------------------	-------	--------	--------------------------------	------------	--------

YTD Total	175.00
Annual Budget	\$175.00
Amount Remaining / (Budget overage)	\$0.00
% of Budget	100.0%

Financial And Administrative Department Total:	\$122,200.11
---	---------------------

DEPARTMENT NAME: UTILITY SERVICES

Account Name: Utility - Electric

10/01/24	543041-53150-5000	JE000738			Rev Accrual - Utility - Electric	(818.01)
10/01/24	543041-53150-5000	JE000741			Rev Accrual - Utility - Electric	(1,880.43)
10/01/24	543041-53150-5000	JE000742			Rev Accrual - Utility - Electric	(5,562.33)
10/01/24	543041-53150-5000	JE000742			Rev Accrual - Utility - Electric	5,562.33
10/01/24	543041-53150-5000	JE000741			Rev Accrual - Utility - Electric	1,880.43
10/01/24	543041-53150-5000	JE000815			Utility - Electric	818.01
10/28/24	543041-53150-5000	9264-102824 ACH	VENDOR	FPL ACH	ELECTRIC	5,562.33
10/30/24	543041-53150-5000	JE000723			RC Utility - Electric	8,260.77
11/09/24	543041-53150-5000	42310-102824 ACH	VENDOR	FPL ACH	ELECTRIC	29.86
11/30/24	543041-53150-5000	1219-102824 ACH	VENDOR	FPL ACH	ELECTRIC	50.37
11/30/24	543041-53150-5000	1216-102824 ACH	VENDOR	FPL ACH	ELECTRIC	44.02
11/30/24	543041-53150-5000	2318-102824 ACH	VENDOR	FPL ACH	ELECTRIC	49.20
11/30/24	543041-53150-5000	1046-102824 ACH	VENDOR	FPL ACH	ELECTRIC	43.30
11/30/24	543041-53150-5000	2137-102824 ACH	VENDOR	FPL ACH	ELECTRIC	1,820.99
11/30/24	543041-53150-5000	2311-102824 ACH	VENDOR	FPL ACH	ELECTRIC	28.11
11/30/24	543041-53150-5000	2136-102824 ACH	VENDOR	FPL ACH	ELECTRIC	41.38
11/30/24	543041-53150-5000	1211-102824 ACH	VENDOR	FPL ACH	ELECTRIC	61.67
11/30/24	543041-53150-5000	2310-102824 ACH	VENDOR	FPL ACH	ELECTRIC	88.00
11/30/24	543041-53150-5000	2132-102824 ACH	VENDOR	FPL ACH	ELECTRIC	30.05
11/30/24	543041-53150-5000	1040-102824 ACH	VENDOR	FPL ACH	ELECTRIC	50.04
11/30/24	543041-53150-5000	JE000770			RC Utility - Electric	27.31
12/05/24	543041-53150-5000	1045-102824 ACH	VENDOR	FPL ACH	ELECTRIC	133.08
12/07/24	543041-53150-5000	112624-9264 ACH	VENDOR	FPL ACH	ELECTRIC	5,562.33
12/26/24	543041-53150-5000	1211-112624 ACH	VENDOR	FPL ACH	SERVICE DATE 10/28-11/26/24	89.81
12/26/24	543041-53150-5000	1040-112624 ACH	VENDOR	FPL ACH	SERVICE DATE 10/28-11/26/24	55.67
12/26/24	543041-53150-5000	2136-112624 ACH	VENDOR	FPL ACH	SERVICE DATE 10/28-11/26/24	41.86
12/26/24	543041-53150-5000	1219-112624 ACH	VENDOR	FPL ACH	SERVICE DATE 10/28-11/26/24	55.91
12/26/24	543041-53150-5000	2132-112624 ACH	VENDOR	FPL ACH	SERVICE DATE 10/28-11/26/24	32.55
12/31/24	543041-53150-5000	1043-112624 ACH	VENDOR	FPL ACH	ELECTRIC	208.81
12/31/24	543041-53150-5000	2310-112624 ACH	VENDOR	FPL ACH	ELECTRIC	99.18
12/31/24	543041-53150-5000	1216-112624 ACH	VENDOR	FPL ACH	ELECTRIC	55.42
12/31/24	543041-53150-5000	1046-112624 ACH	VENDOR	FPL ACH	ELECTRIC	39.93
12/31/24	543041-53150-5000	42310-112624 ACH	VENDOR	FPL ACH	ELECTRIC	30.05
12/31/24	543041-53150-5000	2137-112624 ACH	VENDOR	FPL ACH	ELECTRIC	2,635.82
12/31/24	543041-53150-5000	JE000792			R/C Utility - Electric	82.51
01/01/25	543041-53150-5000	1045-112624 ACH	VENDOR	FPL ACH	ELECTRIC	115.06
01/13/25	543041-53150-5000	122724-9264	VENDOR	FPL ACH	ELECTRIC	5,562.33
01/15/25	543041-53150-5000	012825-1045	VENDOR	FPL ACH	ELECTRIC	123.27
01/16/25	543041-53150-5000	012825-2311	VENDOR	FPL ACH	ELECTRIC	28.50
01/16/25	543041-53150-5000	012825-1211	VENDOR	FPL ACH	ELECTRIC	83.06
01/16/25	543041-53150-5000	012825-1040	VENDOR	FPL ACH	ELECTRIC	63.73
01/16/25	543041-53150-5000	012825-2318	VENDOR	FPL ACH	ELECTRIC	63.07
01/16/25	543041-53150-5000	012825-2136	VENDOR	FPL ACH	ELECTRIC	39.91

Cypress Shadows Community Development District

Expenditure Report - General Fund
For the Period(s) from Oct 01, 2024 to Jul 31, 2025
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
01/16/25	543041-53150-5000	012825-1219	VENDOR	FPL ACH	ELECTRIC	65.19
01/16/25	543041-53150-5000	012825-32310	VENDOR	FPL ACH	ELECTRIC	115.87
01/16/25	543041-53150-5000	022825-1043	VENDOR	FPL ACH	ELECTRIC	398.74
01/16/25	543041-53150-5000	012825-2137	VENDOR	FPL ACH	ELECTRIC	2,024.45
01/16/25	543041-53150-5000	012825-1216	VENDOR	FPL ACH	ELECTRIC	64.41
01/17/25	543041-53150-5000	012825-2310	VENDOR	FPL ACH	ELECTRIC	34.13
01/17/25	543041-53150-5000	012825-22132	VENDOR	FPL ACH	ELECTRIC	34.57
01/28/25	543041-53150-5000	012825-1046	VENDOR	FPL ACH	ELECTRIC	99.31
01/31/25	543041-53150-5000	122724-1045	VENDOR	FPL ACH	ELECTRIC	107.71
01/31/25	543041-53150-5000	122724-2137	VENDOR	FPL ACH	ELECTRIC	2,116.14
01/31/25	543041-53150-5000	122724-1043	VENDOR	FPL ACH	ELECTRIC	348.02
01/31/25	543041-53150-5000	122724-1219	VENDOR	FPL ACH	ELECTRIC	58.81
01/31/25	543041-53150-5000	122724-1211	VENDOR	FPL ACH	ELECTRIC	34.87
01/31/25	543041-53150-5000	122724-1046	VENDOR	FPL ACH	ELECTRIC	87.52
01/31/25	543041-53150-5000	122724-32310	VENDOR	FPL ACH	ELECTRIC	105.08
01/31/25	543041-53150-5000	122724-2311	VENDOR	FPL ACH	ELECTRIC	28.06
01/31/25	543041-53150-5000	122724-42310	VENDOR	FPL ACH	ELECTRIC	31.73
01/31/25	543041-53150-5000	122724-2132	VENDOR	FPL ACH	ELECTRIC	32.40
01/31/25	543041-53150-5000	122724-2136	VENDOR	FPL ACH	ELECTRIC	38.37
01/31/25	543041-53150-5000	122724-2318	VENDOR	FPL ACH	ELECTRIC	57.36
01/31/25	543041-53150-5000	122724-1040	VENDOR	FPL ACH	ELECTRIC	58.56
01/31/25	543041-53150-5000	122724-1216	VENDOR	FPL ACH	ELECTRIC	58.56
01/31/25	543041-53150-5000	JE000811			ACH adj Utiltiy - Electric 30.40	0.01
01/31/25	543041-53150-5000	JE000818			R/C Electricity - Lift station utility - electric	1,800.00
02/08/25	543041-53150-5000	012825-9264	VENDOR	FPL ACH	ELECTRIC	5,696.40
02/25/25	543041-53150-5000	022625-2137	VENDOR	FPL ACH	ELECTRIC	2,272.61
02/26/25	543041-53150-5000	022625-1043	VENDOR	FPL ACH	ELECTRIC	213.76
02/26/25	543041-53150-5000	022625-1040	VENDOR	FPL ACH	ELECTRIC	58.71
02/26/25	543041-53150-5000	022625-1211	VENDOR	FPL ACH	ELECTRIC	69.71
02/26/25	543041-53150-5000	022625-9264	VENDOR	FPL ACH	ELECTRIC	5,715.43
02/26/25	543041-53150-5000	022625-2318	VENDOR	FPL ACH	ELECTRIC	58.59
02/26/25	543041-53150-5000	022625-2136	VENDOR	FPL ACH	ELECTRIC	37.12
02/26/25	543041-53150-5000	022625-1219	VENDOR	FPL ACH	ELECTRIC	60.30
02/27/25	543041-53150-5000	022625-2311	VENDOR	FPL ACH	ELECTRIC	28.30
02/28/25	543041-53150-5000	022625-32310	VENDOR	FPL ACH	ELECTRIC	104.92
02/28/25	543041-53150-5000	JE000863			Diff in rec	0.30
03/09/25	543041-53150-5000	022625-1045	VENDOR	FPL ACH	ELECTRIC	99.34
03/09/25	543041-53150-5000	022625-42310	VENDOR	FPL ACH	ELECTRIC	31.41
03/09/25	543041-53150-5000	022625-1046	VENDOR	FPL ACH	ELECTRIC	92.07
03/09/25	543041-53150-5000	022625-1216	VENDOR	FPL ACH	ELECTRIC	59.65
03/09/25	543041-53150-5000	022625-2132	VENDOR	FPL ACH	ELECTRIC	34.83
04/01/25	543041-53150-5000	060724-1043 ACH	VENDOR	FPL ACH	ELECTRIC	225.84
04/07/25	543041-53150-5000	032725-1219	VENDOR	FPL ACH	ELECTRIC	58.45
04/07/25	543041-53150-5000	032725-2136	VENDOR	FPL ACH	ELECTRIC	34.63
04/07/25	543041-53150-5000	032725-2318	VENDOR	FPL ACH	ELECTRIC	56.40
04/07/25	543041-53150-5000	032725-2311	VENDOR	FPL ACH	ELECTRIC	27.58
04/07/25	543041-53150-5000	032725-1211	VENDOR	FPL ACH	ELECTRIC	69.82
04/07/25	543041-53150-5000	032725-1040	VENDOR	FPL ACH	ELECTRIC	55.55
04/07/25	543041-53150-5000	032725-2132	VENDOR	FPL ACH	ELECTRIC	33.61
04/07/25	543041-53150-5000	032725-1216	VENDOR	FPL ACH	ELECTRIC	58.47
04/07/25	543041-53150-5000	032725-1046	VENDOR	FPL ACH	ELECTRIC	89.11
04/07/25	543041-53150-5000	032725-42310	VENDOR	FPL ACH	ELECTRIC	30.90
04/07/25	543041-53150-5000	032725-1045	VENDOR	FPL ACH	ELECTRIC	89.43
04/07/25	543041-53150-5000	032725-2137	VENDOR	FPL ACH	ELECTRIC	2,370.11
04/07/25	543041-53150-5000	032725-1043	VENDOR	FPL ACH	ELECTRIC	560.17
04/07/25	543041-53150-5000	032725-2310	VENDOR	FPL ACH	ELECTRIC	102.58
04/07/25	543041-53150-5000	032725-9264 ACH	VENDOR	FPL ACH	ELECTRIC	5,715.43
05/09/25	543041-53150-5000	042825-32310 ACH	VENDOR	FPL ACH	ELECTRIC	113.15
05/09/25	543041-53150-5000	042825-1043 ACH	VENDOR	FPL ACH	ELECTRIC	319.68
05/09/25	543041-53150-5000	042825-2137 ACH	VENDOR	FPL ACH	ELECTRIC	2,891.13
05/09/25	543041-53150-5000	042825-1045 ACH	VENDOR	FPL ACH	ELECTRIC	126.64
05/09/25	543041-53150-5000	042825-42310 ACH	VENDOR	FPL ACH	ELECTRIC	30.59
05/09/25	543041-53150-5000	042825-1046 ACH	VENDOR	FPL ACH	ELECTRIC	103.99
05/09/25	543041-53150-5000	042825-1216 ACH	VENDOR	FPL ACH	ELECTRIC	64.13
05/09/25	543041-53150-5000	042825-2132 ACH	VENDOR	FPL ACH	ELECTRIC	35.03
05/09/25	543041-53150-5000	042825-1040 ACH	VENDOR	FPL ACH	ELECTRIC	60.57
05/09/25	543041-53150-5000	042825-1211 ACH	VENDOR	FPL ACH	ELECTRIC	71.03
05/09/25	543041-53150-5000	042825-9264 ACH	VENDOR	FPL ACH	ELECTRIC	5,715.43
05/09/25	543041-53150-5000	042825-2311 ACH	VENDOR	FPL ACH	ELECTRIC	28.53
05/09/25	543041-53150-5000	042825-2318 ACH	VENDOR	FPL ACH	ELECTRIC	62.28
05/09/25	543041-53150-5000	042825-2136 ACH	VENDOR	FPL ACH	ELECTRIC	37.93
05/09/25	543041-53150-5000	042825-1219 ACH	VENDOR	FPL ACH	ELECTRIC	64.65
06/08/25	543041-53150-5000	052825-2318 ACH	VENDOR	FPL ACH	ELECTRIC	59.09
06/08/25	543041-53150-5000	052825-1040 ACH	VENDOR	FPL ACH	ELECTRIC	58.59
06/08/25	543041-53150-5000	052825-42310 ACH	VENDOR	FPL ACH	ELECTRIC	29.63
06/08/25	543041-53150-5000	052825-1045 ACH	VENDOR	FPL ACH	ELECTRIC	142.00
06/08/25	543041-53150-5000	052825-1216 ACH	VENDOR	FPL ACH	ELECTRIC	60.70
06/08/25	543041-53150-5000	052825-2136 ACH	VENDOR	FPL ACH	ELECTRIC	35.93
06/08/25	543041-53150-5000	052825-2132 ACH	VENDOR	FPL ACH	ELECTRIC	35.48

Cypress Shadows Community Development District
Expenditure Report - General Fund
For the Period(s) from Oct 01, 2024 to Jul 31, 2025
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
06/08/25	543041-53150-5000	052825-1211 ACH	VENDOR	FPL ACH	ELECTRIC	106.51
06/08/25	543041-53150-5000	052825-1219 ACH	VENDOR	FPL ACH	ELECTRIC	61.10
06/08/25	543041-53150-5000	052825-2311 ACH	VENDOR	FPL ACH	ELECTRIC	28.42
06/08/25	543041-53150-5000	052825-9264 ACH	VENDOR	FPL ACH	ELECTRIC	5,715.43
06/08/25	543041-53150-5000	052825-2137 ACH	VENDOR	FPL ACH	ELECTRIC	2,733.01
06/08/25	543041-53150-5000	052825-32310 ACH	VENDOR	FPL ACH	ELECTRIC	106.91
06/09/25	543041-53150-5000	052825-1046 ACH	VENDOR	FPL ACH	ELECTRIC	124.00
06/09/25	543041-53150-5000	052825-1043 ACH	VENDOR	FPL ACH	ELECTRIC	222.25
07/07/25	543041-53150-5000	062625-2311 ACH	VENDOR	FPL ACH	ELECTRIC	27.98
07/07/25	543041-53150-5000	062625-2318 ACH	VENDOR	FPL ACH	ELECTRIC	57.24
07/07/25	543041-53150-5000	062625-32310 ACH	VENDOR	FPL ACH	ELECTRIC	103.77
07/07/25	543041-53150-5000	062625-1043 ACH	VENDOR	FPL ACH	ELECTRIC	79.13
07/07/25	543041-53150-5000	062625-2137 ACH	VENDOR	FPL ACH	ELECTRIC	2,051.70
07/07/25	543041-53150-5000	062625-1045 ACH	VENDOR	FPL ACH	ELECTRIC	149.17
07/07/25	543041-53150-5000	062625-42310 ACH	VENDOR	FPL ACH	ELECTRIC	29.15
07/07/25	543041-53150-5000	062625-1046 ACH	VENDOR	FPL ACH	ELECTRIC	118.88
07/07/25	543041-53150-5000	062625-1216 ACH	VENDOR	FPL ACH	ELECTRIC	58.73
07/07/25	543041-53150-5000	062625-2132 ACH	VENDOR	FPL ACH	ELECTRIC	33.87
07/07/25	543041-53150-5000	062625-1040 ACH	VENDOR	FPL ACH	ELECTRIC	55.95
07/07/25	543041-53150-5000	062625-1211 ACH	VENDOR	FPL ACH	ELECTRIC	104.00
07/07/25	543041-53150-5000	062625-9264 ACH	VENDOR	FPL ACH	ELECTRIC	5,715.43
07/07/25	543041-53150-5000	062625-2136 ACH	VENDOR	FPL ACH	ELECTRIC	34.58
07/07/25	543041-53150-5000	062625-1219 ACH	VENDOR	FPL ACH	ELECTRIC	58.67
07/31/25	543041-53150-5000	JE000952			R/C Utility - Electric	(56.04)
07/31/25	543041-53150-5000	JE000953			R/C Utility - Electric	(82.51)
07/31/25	543041-53150-5000	JE000953			R/C Utility - Electric	82.51
07/31/25	543041-53150-5000	060724-1043 ACH	VENDOR	FPL ACH	Credit Memo 000029	(225.84)
YTD Total						91,040.84
Annual Budget						\$120,000.00
Amount Remaining / (Budget overage)						\$28,959.16
% of Budget						75.9%

Account Name: Utility - Reclaimed Irrigation

05/27/25	543083-53150-5000	051425-91-2	VENDOR	LEE COUNTY UTILITIES	SVC PRD 4/1-5/1/25 LCU Reclaimed Irrigation	32.69
06/23/25	543083-53150-5000	060125-91-2	VENDOR	LEE COUNTY UTILITIES	6/13/25 LCU - Service period 5/1-6/1/25	1,388.80
07/21/25	543083-53150-5000	071425-91-2	VENDOR	LEE COUNTY UTILITIES	7/14/25 Lee County Utilities - 6/1-7/1/25	952.96
YTD Total						2,374.45
Annual Budget						\$17,000.00
Amount Remaining / (Budget overage)						\$14,625.55
% of Budget						14.0%

Utility Services Department Total: \$93,415.29

DEPARTMENT NAME: FIELD

Account Name: ProfServ-Field Management

10/01/24	531016-53901-5000	JE000739			Rev Accrual - ProfServ-Field Management	(1,666.67)
10/01/24	531016-53901-5000	JE000816			ProfServ-Field Management	1,666.67
10/25/24	531016-53901-5000	135441	VENDOR	INFRAMARK LLC	OCT MGMT FEES	1,000.00
11/05/24	531016-53901-5000	136774	VENDOR	INFRAMARK LLC	DISTRICT INVOICE	1,000.00
12/03/24	531016-53901-5000	139089	VENDOR	INFRAMARK LLC	DEC MGMT FEES	1,000.00
01/03/25	531016-53901-5000	141108	VENDOR	INFRAMARK LLC	JAN 2025 MGMNT FEES	1,000.00
01/31/25	531016-53901-5000	142875	VENDOR	INFRAMARK LLC	FEB 2025 MGMNT SVCS	1,000.00
03/03/25	531016-53901-5000	144968	VENDOR	INFRAMARK LLC	Mgmt Services 3/25	1,000.00
04/01/25	531016-53901-5000	147136	VENDOR	INFRAMARK LLC	Contractual Invoice - Mgmt Services April 2025	1,000.00
04/25/25	531016-53901-5000	132447	VENDOR	INFRAMARK LLC	SEPT 2024 MGMNT SVCS	1,666.67
05/13/25	531016-53901-5000	149083	VENDOR	INFRAMARK LLC	May 2025 Inframark monthly services	1,000.00
06/01/25	531016-53901-5000	150825	VENDOR	INFRAMARK LLC	6/1/25 Inframark - Monthly Management	1,000.00
07/01/25	531016-53901-5000	153028	VENDOR	INFRAMARK LLC	7/1/25 Inframark - July 2025	1,000.00
YTD Total						11,666.67
Annual Budget						\$12,000.00
Amount Remaining / (Budget overage)						\$333.33
% of Budget						97.2%

Account Name: Contracts-Preserve Maintenance

11/25/24	534076-53901-5000	TPACCE2411	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	POND MAINT	3,850.00
12/17/24	534076-53901-5000	TPACCE2412	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	CONSERVATION AREA MAINT	3,850.00
12/31/24	534076-53901-5000	JE000790			R/C Preserve Maintenance	3,850.00
01/10/25	534076-53901-5000	TPACCE2501	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	POND 2 PRESERVE	3,850.00
02/13/25	534076-53901-5000	TPACCE2502	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	Monthly contractual invoice	3,850.00
03/12/25	534076-53901-5000	TPACCE2503	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	Preserve Maintenance	3,850.00
04/07/25	534076-53901-5000	TPACCE2504	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	Preserve mgmt	3,850.00
05/05/25	534076-53901-5000	TPACCE2505	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	May 2025 CES Preserve Maint	3,850.00

Cypress Shadows Community Development District

Expenditure Report - General Fund
For the Period(s) from Oct 01, 2024 to Jul 31, 2025
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
06/21/25	534076-53901-5000	TPACCE2506	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	6/21/25 Community Environmental Services - June 2025	3,850.00
						YTD Total 34,650.00
						Annual Budget \$46,200.00
						<i>Amount Remaining / (Budget overage)</i> \$11,550.00
						<i>% of Budget</i> 75.0%
Account Name: Contracts - Landscape						
10/03/24	534171-53901-5000	999055	VENDOR	LA JUNGLE LAWN MAINTENANCE	LANDSCAPE MAINT OCT 2024	2,584.86
11/06/24	534171-53901-5000	999313	VENDOR	LA JUNGLE LAWN MAINTENANCE	LANDSCAPE MAINT	2,584.86
02/06/25	534171-53901-5000	999785	VENDOR	LA JUNGLE LAWN MAINTENANCE	Monthly contractual invoice	2,584.86
03/12/25	534171-53901-5000	9998845	VENDOR	LA JUNGLE LAWN MAINTENANCE	Landscape services 3/25	2,584.86
03/26/25	534171-53901-5000	999453	VENDOR	LA JUNGLE LAWN MAINTENANCE	Mulch installation	2,060.00
03/26/25	534171-53901-5000	999470	VENDOR	LA JUNGLE LAWN MAINTENANCE	Lawn Service	2,584.86
03/26/25	534171-53901-5000	999662	VENDOR	LA JUNGLE LAWN MAINTENANCE	Lawn Service	2,584.86
04/24/25	534171-53901-5000	9998994	VENDOR	LA JUNGLE LAWN MAINTENANCE	April 2025 La Jungla Cord Grass Trimming	12,360.00
04/24/25	534171-53901-5000	9998995	VENDOR	LA JUNGLE LAWN MAINTENANCE	April 2025 La Jungla Cord Grass Weed Spraying	1,802.50
05/08/25	534171-53901-5000	998685	VENDOR	LA JUNGLE LAWN MAINTENANCE	May 2025 La Jungla landscape	2,584.86
						YTD Total 34,316.52
						Annual Budget \$68,000.00
						<i>Amount Remaining / (Budget overage)</i> \$33,683.48
						<i>% of Budget</i> 50.5%
Account Name: Contracts - Landscape/Irrigation						
10/30/24	534340-53901-5000	JE000724			RC IRR Repairs	1,030.00
11/30/24	534340-53901-5000	JE000769			RC IRR Repairs	1,030.00
12/31/24	534340-53901-5000	JE000791			R/C Contracts-Irrigation	1,030.00
						YTD Total 3,090.00
						Annual Budget \$12,360.00
						<i>Amount Remaining / (Budget overage)</i> \$9,270.00
						<i>% of Budget</i> 25.0%
Account Name: Insurance -Property & Casualty						
10/01/24	545009-53901-5000	JE000745			Insurance -Property & Casualty pd in Aug	18,668.00
10/01/24	545009-53901-5000	JE000746			Insurance -Property & Casualty pd in Aug	850.00
						YTD Total 19,518.00
						Annual Budget \$19,518.00
						<i>Amount Remaining / (Budget overage)</i> \$0.00
						<i>% of Budget</i> 100.0%
Account Name: R&M-Irrigation						
10/01/24	546041-53901-5000	JE000737			Rev Accrual - R&M-Irrigation	(124.60)
10/01/24	546041-53901-5000	JE000814			R&M-Irrigation	124.60
10/30/24	546041-53901-5000	13473	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRR REPAIRS	104.00
10/30/24	546041-53901-5000	13482	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRR REPAIRS	274.60
10/30/24	546041-53901-5000	13485	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRR REPAIRS	26.00
11/01/24	546041-53901-5000	13539	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRRIGATION	117.00
11/28/24	546041-53901-5000	13664	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRR REPAIRS	233.60
12/31/24	546041-53901-5000	13718	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRRIGATION REPAIRS	83.60
12/31/24	546041-53901-5000	13717	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRRIGATION REPAIRS	611.40
12/31/24	546041-53901-5000	13692	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRRIGATION REPAIRS	477.40
01/24/25	546041-53901-5000	13785	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRR REPAIRS- JAN 2025	1,030.00
01/26/25	546041-53901-5000	13802	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRR REPAIRS	83.60
02/26/25	546041-53901-5000	13910	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	Irrigation Repairs	200.00
02/28/25	546041-53901-5000	13950	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRR REPAIRS	250.00
02/28/25	546041-53901-5000	JE000830			R/C Contracts-Irrigation to R&M Irrigation	1,030.00
03/28/25	546041-53901-5000	14029	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRR REPAIRS 3/29/25	124.60
03/28/25	546041-53901-5000	14044	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRR REPAIRS 3-25-25	37.00
03/29/25	546041-53901-5000	14057	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRR REPAIRS 3-27-25	285.20
03/31/25	546041-53901-5000	JE000867			R/C Pump & Well Maintenance to R&M-irrigation	6,119.49
03/31/25	546041-53901-5000	13862	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRR REPAIRS	124.60
03/31/25	546041-53901-5000	13866	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRR REPAIRS	51.00
03/31/25	546041-53901-5000	13872	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRR REPAIRS	148.00
03/31/25	546041-53901-5000	13848	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRR REPAIRS	292.00
03/31/25	546041-53901-5000	13983	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRR REPAIRS	503.40
03/31/25	546041-53901-5000	13754	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRR REPAIRS	529.40
03/31/25	546041-53901-5000	13595	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRR REPAIRS	105.40
03/31/25	546041-53901-5000	13864	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRR REPAIRS	102.00
03/31/25	546041-53901-5000	13755	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRR REPAIRS	37.00
03/31/25	546041-53901-5000	13846	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRR REPAIRS	360.00
03/31/25	546041-53901-5000	13600	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRR REPAIRS	721.40
03/31/25	546041-53901-5000	13645	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRR REPAIRS	285.20
03/31/25	546041-53901-5000	13601	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRR REPAIRS	154.80
03/31/25	546041-53901-5000	13596	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRR REPAIRS	285.20
04/27/25	546041-53901-5000	14125	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	Irrigation Repairs 4-10-25	503.40
04/28/25	546041-53901-5000	14163	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	Irrigation Repairs 4-19-25	325.00
04/29/25	546041-53901-5000	14167	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	Irrigation Repairs 4-21-25	100.00
04/30/25	546041-53901-5000	14186	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	Irrigation Repairs 4-24-25	124.60

Cypress Shadows Community Development District
Expenditure Report - General Fund
For the Period(s) from Oct 01, 2024 to Jul 31, 2025
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
04/30/25	546041-53901-5000	14188	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	Irrigation Repairs 4-24-25	477.40
04/30/25	546041-53901-5000	14191	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	Irrigation Repairs 4-24-25	285.20
04/30/25	546041-53901-5000	JE000899			R/C Contracts-Irrigation to R&M irrigation	1,030.00
04/30/25	546041-53901-5000	JE000900			R/C Contracts-Irrigation to R&M irrigation	1,030.00
04/30/25	546041-53901-5000	14192	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRR REPAIRS 4-24-25	132.20
05/01/25	546041-53901-5000	14217	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRR REPAIRS 4-30-25	335.20
05/01/25	546041-53901-5000	14220	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRR REPAIRS 4-30-25	124.60
05/26/25	546041-53901-5000	14284	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	5/13/25 David Cujas Irrigation - Irrigation Repairs	285.20
05/26/25	546041-53901-5000	14289	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	5/14/25 David Cujas Irrigation - Irrigation Repairs	193.00
05/27/25	546041-53901-5000	14299	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	5/16/25 David Cujas Irrigation - Irrigation Repairs	124.60
05/27/25	546041-53901-5000	14302	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	5/16/25 David Cujas Irrigation - Irrigation Repairs	329.00
05/31/25	546041-53901-5000	14340	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	5/28/25 David Cujas Irrigation - Irrigation Repairs	124.60
05/31/25	546041-53901-5000	14341	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	5/28/25 David Cujas Irrigation - Irrigation Repairs	530.80
05/31/25	546041-53901-5000	14339	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	5/28/25 David Cujas Irrigation - Irrigation Repairs	477.40
05/31/25	546041-53901-5000	JE000907			R/C Contracts-Irrigation to R&M-Irrigation	1,030.00
06/21/25	546041-53901-5000	14366	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	6/3/25 David Cujas Irrigation - Irrigation Repairs 6/3/25	375.60
06/21/25	546041-53901-5000	14367	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	6/3/25 David Cujas Irrigation - Irrigation Repairs 6/3/25	329.60
06/22/25	546041-53901-5000	14369	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	6/22/25 David Cujas Irrigation Service - Irrigation repairs	83.60
06/22/25	546041-53901-5000	14368	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	6/22/25 David Cujas Irrigation Service - Irrigation repairs	83.60
06/27/25	546041-53901-5000	14422	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	6/26/25 David Cujas Irrigation Services - Irrigation Repair	124.60
06/27/25	546041-53901-5000	14424	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	6/26/25 David Cujas Irrigation Services - Irrigation Repair	83.60
06/27/25	546041-53901-5000	14419	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	6/26/25 - David Cujas Irrigation - IRRIGATION REPAIRS	352.20
06/30/25	546041-53901-5000	JE000929			R/C Contracts-Irrigation to R&M-Irrigation	1,030.00
07/24/25	546041-53901-5000	14444	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	7/3/25 David Cujas Irrigation - Irrigation Repairs	2,203.18
07/25/25	546041-53901-5000	14453	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	7/11/25 David Cujas Irrigation - 7/11/25 Irrigation Repairs	620.00
07/26/25	546041-53901-5000	14462	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	7/16/25 David Cujas Irrigation Service - Irrigation Repairs	216.80
07/28/25	546041-53901-5000	14469	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	7/17/25 David Cujas Irrigation Service - Irrigation Repairs	355.40
07/31/25	546041-53901-5000	JE000950			R/C Contracts-Irrigation to R&M-Irrigation	1,030.00
YTD Total						29,237.27
Annual Budget						\$30,000.00
Amount Remaining / (Budget overage)						\$762.73
% of Budget						97.5%
Account Name: Contracts-Preserve Monitoring & Well Replacments						
05/01/25	546898-53901-5000	8K	VENDOR	PASSARELLA & ASSOCIATES, INC.	November 2024 Passarella & Associates Preserve Monitoring	775.00
05/31/25	546898-53901-5000	JE000908			R/C Contracts-Pump & Well Maintenance to Contracts-Preserve Monitoi	400.00
06/05/25	546898-53901-5000	1L	VENDOR	PASSARELLA & ASSOCIATES, INC.	6/6/25 Passarella & Associates - Services through 5/31/25	4,630.00
YTD Total						5,805.00
Annual Budget						\$9,600.00
Amount Remaining / (Budget overage)						\$3,795.00
% of Budget						60.5%
Account Name: Contracts-Pump & Well Maintenance						
12/24/24	546899-53901-5000	178125	VENDOR	HOOVER PUMPING SYSTEMS	Two Year Service Agreement	2,590.00
02/19/25	546899-53901-5000	187077	VENDOR	HOOVER PUMPING SYSTEMS	Flowmeter calibration Required by SFWMD	400.00
05/31/25	546899-53901-5000	JE000908			R/C Contracts-Pump & Well Maintenance to Contracts-Preserve Monitoi	(400.00)
YTD Total						2,590.00
Annual Budget						\$2,590.00
Amount Remaining / (Budget overage)						\$0.00
% of Budget						100.0%
Account Name: Pump & Well Maintenance						
12/09/24	546918-53901-5000	184593	VENDOR	HOOVER PUMPING SYSTEMS	IRR PUMP	694.82
02/19/25	546918-53901-5000	187078	VENDOR	HOOVER PUMPING SYSTEMS	New NEMA4 Panel Air Conditioner for Irrigation pump VFD	6,119.49
03/04/25	546918-53901-5000	187434	VENDOR	HOOVER PUMPING SYSTEMS	IRR PUMP Repairs	752.70
03/31/25	546918-53901-5000	JE000867			R/C Pump & Well Maintenance to R&M-irrigation	(6,119.49)
YTD Total						1,447.52
Annual Budget						\$6,010.00
Amount Remaining / (Budget overage)						\$4,562.48
% of Budget						24.1%
Account Name: Landscape Miscellaneous						
10/01/24	546923-53901-5000	JE000740			Rev Accrual - Landscape Miscellaneous	(1,800.00)
10/14/24	546923-53901-5000	11558	VENDOR	PELICAN PEST MANAGEMENT INC.	RED ANT TREATMENT	290.00
12/01/24	546923-53901-5000	11714	VENDOR	PELICAN PEST MANAGEMENT INC.	PEST CONTROL	290.00
02/02/25	546923-53901-5000	11871	VENDOR	PELICAN PEST MANAGEMENT INC.	Bi-monthly contractual service	290.00
04/01/25	546923-53901-5000	12031	VENDOR	PELICAN PEST MANAGEMENT INC.	Bi-monthly contractual service - Pest control	290.00
06/08/25	546923-53901-5000	12189	VENDOR	PELICAN PEST MANAGEMENT INC.	6/7/25 Pelican Pest Management - June 2025	290.00
YTD Total						(350.00)
Annual Budget						\$25,000.00
Amount Remaining / (Budget overage)						\$25,350.00
% of Budget						-1.4%
Account Name: Misc-Contingency						
10/22/24	549900-53901-5000	142989	ANK ACCOUN		Misc-Contingency - INFRAMARK	(1,823.06)
10/22/24	549900-53901-5000	JE000736			RC Deposit to Other Receivable	1,823.06
03/07/25	549900-53901-5000	JE000849			Debit memo	200.00

Cypress Shadows Community Development District
Expenditure Report - General Fund
For the Period(s) from Oct 01, 2024 to Jul 31, 2025
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
03/13/25	549900-53901-5000	JE000851			Debit Memo	(200.00)
03/13/25	549900-53901-5000	JE000852			Debit memo	200.00
03/13/25	549900-53901-5000	JE000851			Debit Memo	200.00
03/22/25	549900-53901-5000	520	VENDOR	COPELAND SOUTHERN ENTERPRISES INC	Stormwater Structure Repairs/Improvements	7,325.00
05/05/25	549900-53901-5000	TPACCW2505	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	CA-1 Preserve Maintenance	1,600.00
05/15/25	549900-53901-5000	JE000902			Debit Memo	200.00
06/16/25	549900-53901-5000	JE000924			Debit memo DP	200.00
06/25/25	549900-53901-5000	998720	VENDOR	LA JUNGLE LAWN MAINTENANCE	5/19/25 La Jungla - Drain Clean out by Lk 2	150.00

YTD Total	9,875.00
Annual Budget	\$30,000.00
<i>Amount Remaining / (Budget overage)</i>	<i>\$20,125.00</i>
<i>% of Budget</i>	<i>32.9%</i>

Field Department Total:	\$151,845.98
--------------------------------	---------------------

DEPARTMENT NAME: GATEHOUSE

Account Name: Contracts-Security Services

10/14/24	534037-53904-5000	16261355	VENDOR	ALLIED UNIVERSAL	SECURITY 9/27/24-10/10/24	7,669.00
10/28/24	534037-53904-5000	16300729	VENDOR	ALLIED UNIVERSAL	SEC SVCS 10/11-10/24/24	8,109.55
11/11/24	534037-53904-5000	16369677	VENDOR	ALLIED UNIVERSAL	SEC SVCS 10/25-11/7/24	8,138.30
11/25/24	534037-53904-5000	16411056	VENDOR	ALLIED UNIVERSAL	SEC SVCS	8,100.93
12/09/24	534037-53904-5000	16477998	VENDOR	ALLIED UNIVERSAL	SEC SVCS 11/22/24-12/05/24	8,392.27
01/07/25	534037-53904-5000	16595294	VENDOR	ALLIED UNIVERSAL	SEC SVCS	8,672.10
01/10/25	534037-53904-5000	16603633	VENDOR	ALLIED UNIVERSAL	SEC SVCS	8,109.55
01/20/25	534037-53904-5000	16636751	VENDOR	ALLIED UNIVERSAL	SEC SVCS 01/03/25-01/16/25	8,109.55
02/03/25	534037-53904-5000	16687820	VENDOR	ALLIED UNIVERSAL	Monthly contractual invoice	8,109.55
02/17/25	534037-53904-5000	16741814	VENDOR	ALLIED UNIVERSAL	bl-weekly gate attendant	8,109.55
03/03/25	534037-53904-5000	16793956	VENDOR	ALLIED UNIVERSAL	bl-weekly gate attendant	8,334.24
03/17/25	534037-53904-5000	16848896	VENDOR	ALLIED UNIVERSAL	bl-weekly gate attendant	8,083.68
03/31/25	534037-53904-5000	16901179	VENDOR	ALLIED UNIVERSAL	SEC SVCS 3-14-3-27-25	8,112.43
04/14/25	534037-53904-5000	16955684	VENDOR	ALLIED UNIVERSAL	SEC SVCS 3-28-4-10-25	8,110.37
04/28/25	534037-53904-5000	17008068	VENDOR	ALLIED UNIVERSAL	Contractual bi-weekly gate services	8,111.18
05/12/25	534037-53904-5000	17065725	VENDOR	ALLIED UNIVERSAL	Allied Universal Period 4/25/-5/8/25	8,109.55
05/27/25	534037-53904-5000	17106113	VENDOR	ALLIED UNIVERSAL	Allied Universal Period 5/9/-5/22/25	8,106.68
06/09/25	534037-53904-5000	17173502	VENDOR	ALLIED UNIVERSAL	6/54/25 Allied Universal - Service Period 5/23/-6/5/25	8,323.13
06/23/25	534037-53904-5000	17215333	VENDOR	ALLIED UNIVERSAL	6/54/25 Allied Universal - Service Period 6/6-6/19/25	8,075.76
07/07/25	534037-53904-5000	17282842	VENDOR	ALLIED UNIVERSAL	7/3/25 Allied Universal - 6/20-7/3/25	8,057.30
07/31/25	534037-53904-5000	JE000949			R/C Contracts-Security Services	8,338.15

YTD Total	171,282.82
Annual Budget	\$223,899.00
<i>Amount Remaining / (Budget overage)</i>	<i>\$52,616.18</i>
<i>% of Budget</i>	<i>76.5%</i>

Account Name: Utility - Water

10/16/24	543018-53904-5000	100824-53-3	VENDOR	LEE COUNTY UTILITIES	SVC 9/5/24-10/4/24	191.01
03/17/25	543018-53904-5000	030725-53-3	VENDOR	LEE COUNTY UTILITIES	Utility Water SVC PRD 2/5-3/5/25	22.90
04/17/25	543018-53904-5000	040825-53-3	VENDOR	LEE COUNTY UTILITIES	SVC PRD 3/5-4/4/25	59.79
05/15/25	543018-53904-5000	050825-53-3	VENDOR	LEE COUNTY UTILITIES	LCU SVC PRD 4/04-05/06/25	38.53
06/17/25	543018-53904-5000	060625-53-3	VENDOR	LEE COUNTY UTILITIES	6/6/25 LCU - 5/6-6/4/25	49.16
07/17/25	543018-53904-5000	070925-53-3	VENDOR	LEE COUNTY UTILITIES	Lee County Utilities - 6/4/25 -7/7/25	43.53
07/31/25	543018-53904-5000	JE000951			R/C Utility - Water	(147.48)
07/31/25	543018-53904-5000	030725-53-3	VENDOR	LEE COUNTY UTILITIES	Credit Memo 000028	(22.90)

YTD Total	234.54
Annual Budget	\$3,000.00
<i>Amount Remaining / (Budget overage)</i>	<i>\$2,765.46</i>
<i>% of Budget</i>	<i>7.8%</i>

Account Name: R&M-Gate

10/02/24	546034-53904-5000	LOZZI REIMBURSEMENT	VENDOR	DONALD E LOZZI REIMB	REIMB FOR GATEHOUSE SUPPLIES	28.71
10/15/24	546034-53904-5000	11022	VENDOR	DIAMOND ACCESS TECHNOLOGY, LLC	EXIT GATE WIRE	217.64
10/31/24	546034-53904-5000	11118	VENDOR	DIAMOND ACCESS TECHNOLOGY, LLC	GATE	429.16
11/21/24	546034-53904-5000	11244	VENDOR	DIAMOND ACCESS TECHNOLOGY, LLC	GATE PREVENTIVE MAINT	251.80
01/14/25	546034-53904-5000	11512	VENDOR	DIAMOND ACCESS TECHNOLOGY, LLC	REMOVED OLD BRACODE	245.86
01/14/25	546034-53904-5000	11533	VENDOR	DIAMOND ACCESS TECHNOLOGY, LLC	GATE PREVENTITIVE MAINT	7.44
01/14/25	546034-53904-5000	11471	VENDOR	DIAMOND ACCESS TECHNOLOGY, LLC	GATE PREVENTITIVE MAINT	2,640.00
03/10/25	546034-53904-5000	11771	VENDOR	DIAMOND ACCESS TECHNOLOGY, LLC	Gate repairs	168.40
04/24/25	546034-53904-5000	11890	VENDOR	DIAMOND ACCESS TECHNOLOGY, LLC	Gate Repairs	105.92

YTD Total	4,094.93
Annual Budget	\$7,000.00
<i>Amount Remaining / (Budget overage)</i>	<i>\$2,905.07</i>
<i>% of Budget</i>	<i>58.5%</i>

Cypress Shadows Community Development District
Expenditure Report - General Fund
For the Period(s) from Oct 01, 2024 to Jul 31, 2025
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
-----------------	-----------	------------	----------------	-------------	-------------	--------

Gatehouse Department Total:	\$175,612.29
-----------------------------	--------------

DEPARTMENT NAME: LAKES AND PONDS

Account Name: Contracts-Water Mgmt Services

10/25/24	534047-53917-5000	TPACPM2410	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	STORM WATER DETENTION PONDS	3,530.00
11/14/24	534047-53917-5000	TPACPM2411	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	WATER MGMT	3,530.00
12/20/24	534047-53917-5000	TPACPM2412	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	STORM WATER DETENTION PONDS	3,530.00
01/14/25	534047-53917-5000	TPACPM2501	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	POND MAINT	3,530.00
02/09/25	534047-53917-5000	TPACPM2502	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	Monthly contractual invoice	3,530.00
03/19/25	534047-53917-5000	TPACPM2503	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	POND MAINT	3,530.00
04/14/25	534047-53917-5000	TPACM2504	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	POND MAINT April 2025	3,530.00
05/02/25	534047-53917-5000	TPACPM2505	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	May 2025 POND MAINT	3,530.00
07/04/25	534047-53917-5000	TPACPM2506	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	7/3/25 CES - July 2025	3,530.00

YTD Total	31,770.00
-----------	-----------

Annual Budget	\$42,360.00
---------------	-------------

Amount Remaining / (Budget overage)	\$10,590.00
-------------------------------------	-------------

% of Budget	75.0%
-------------	-------

Account Name: R&M-Aeration & Fountains

10/26/24	546364-53917-5000	TPACAE2410	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	AERATION REPAIR POND 8	403.00
12/20/24	546364-53917-5000	TPACPM2412	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	STORM WATER DETENTION PONDS	131.00
01/14/25	546364-53917-5000	TPACPM2501	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	POND MAINT	387.00
02/09/25	546364-53917-5000	TPACPM2502	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	Monthly contractual invoice	70.00
03/07/25	546364-53917-5000	TPACAE2503A	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	Lake 16 Aeration Repair Deposit	612.50
03/10/25	546364-53917-5000	TPACAE2503B	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	Aeration Repairs lake 6 & 7	750.00
04/23/25	546364-53917-5000	042225-	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	Aeration Repairs lake 16	612.50

YTD Total	2,966.00
-----------	----------

Annual Budget	\$12,000.00
---------------	-------------

Amount Remaining / (Budget overage)	\$9,034.00
-------------------------------------	------------

% of Budget	24.7%
-------------	-------

Lakes And Ponds Department Total:	\$34,736.00
-----------------------------------	-------------

DEPARTMENT NAME: CAPITAL EXPENDITURES & PROJECTS

Account Name: Capital Outlay Aeration

11/29/24	564400-53918-5000	TPACAE2411	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	POND MAINT	3,280.00
----------	-------------------	------------	--------	--------------------------------------	------------	----------

YTD Total	3,280.00
-----------	----------

Annual Budget	\$20,000.00
---------------	-------------

Amount Remaining / (Budget overage)	\$16,720.00
-------------------------------------	-------------

% of Budget	16.4%
-------------	-------

Capital Expenditures & Projects Department Total:	\$3,280.00
---	------------

DEPARTMENT NAME: RESERVES

Account Name: Reserve

10/07/24	568022-58100-5000	3	VENDOR	JOHNSON ENGINEERING, INC.	ENGG SVCS THRU SEPT 2024	4,400.00
10/22/24	568022-58100-5000	4	VENDOR	JOHNSON ENGINEERING, INC.	ENGG SVCS THRU 10/13/24	950.00
11/25/24	568022-58100-5000	5	VENDOR	JOHNSON ENGINEERING, INC.	ENGG SVCS THRU NOV 2024	2,555.00
01/08/25	568022-58100-5000	31	VENDOR	JOHNSON ENGINEERING, INC.	ENGG SVCS THRU NOV 2024	800.00
01/10/25	568022-58100-5000	503	VENDOR	COPELAND SOUTHERN ENTERPRISES INC	EROSION REPAIR	7,575.00
01/10/25	568022-58100-5000	504	VENDOR	COPELAND SOUTHERN ENTERPRISES INC	FLOWER BED INSTALLED	3,775.00
01/15/25	568022-58100-5000	6	VENDOR	JOHNSON ENGINEERING, INC.	ENGG SVCS THRU 12/15/2024	253.00
01/23/25	568022-58100-5000	13139	VENDOR	SOUTHERN STRIPING SOLUTIONS LLC	Contractual Invoice - Patch Paving	32,950.14
01/29/25	568022-58100-5000	7	VENDOR	JOHNSON ENGINEERING, INC.	JE Work Authorization #5	3,044.25
02/26/25	568022-58100-5000	8 2025	VENDOR	JOHNSON ENGINEERING, INC.	ENGG SVCS through 2-16-25 WA#5	638.00
03/06/25	568022-58100-5000	45162	VENDOR	MRI INSPECTION LLC	Stormwater Structure Cleaning	78,870.00
05/19/25	568022-58100-5000	S-INV005125	VENDOR	RESERVE ADVISORS	5/19/25 - Reserve Advisors - Retainer Payment	800.00

YTD Total	136,610.39
-----------	------------

Annual Budget	\$90,000.00
---------------	-------------

Amount Remaining / (Budget overage)	(\$46,610.39)
-------------------------------------	---------------

% of Budget	151.8%
-------------	--------

Cypress Shadows Community Development District
Expenditure Report - General Fund
For the Period(s) from Oct 01, 2024 to Jul 31, 2025
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
-----------------	-----------	------------	----------------	-------------	-------------	--------

Reserves Department Total:	\$136,610.39
----------------------------	--------------

TOTAL EXPENDITURES & OTHER FINANCING USES:	\$ 719,900.06
--	---------------

Cypress Shadows Community Development District

Expenditure Report - Series 2012 Debt Service Fund

For the Period(s) from Oct 01, 2024 to Jul 31, 2025

(Sorted by Department)

Posting			Trans.			
Date	Account #	Document #	Type	Vendor Name	Description	Amount

DEPARTMENT NAME: DEBT SERVICE PAYMENTS

Account Name: Principal Debt Retirement

11/01/24	571001-51701-5000	JE000751			Debt service payment principal	65,000.00
						YTD Total 65,000.00
						Annual Budget \$65,000.30
						<i>Amount Remaining / (Budget overage)</i> \$0.30
						<i>% of Budget</i> 100.0%

Account Name: Interest Expense

11/01/24	572001-51701-5000	JE000752			Debt service payment interest	72,096.88
05/01/25	572001-51701-5000	JE000911			Interest Expense	70,187.50
						YTD Total 142,284.38
						Annual Budget \$142,284.40
						<i>Amount Remaining / (Budget overage)</i> \$0.02
						<i>% of Budget</i> 100.0%

Debt Service Payments Department Total:	\$207,284.38
---	--------------

DEPARTMENT NAME: OTHER SOURCES/USES

Account Name: Operating Transfers-Out

07/31/25	591000-58150-5000	JE000955			clear cash in transit	6,958.22
						YTD Total 6,958.22
						Annual Budget \$0.00
						<i>Amount Remaining / (Budget overage)</i> (\$6,958.22)
						<i>% of Budget</i> n/a

Other Sources/Uses Department Total:	\$6,958.22
--------------------------------------	------------

TOTAL EXPENDITURES & OTHER FINANCING USES:	\$ 214,242.60
--	---------------

Cypress Shadows Community Development District
Expenditure Report - Series 2022 Debt Service Fund
For the Period(s) from Oct 01, 2024 to Jul 31, 2025
(Sorted by Department)

Posting			Trans.			
Date	Account #	Document #	Type	Vendor Name	Description	Amount

DEPARTMENT NAME: DEBT SERVICE PAYMENTS

Account Name: Principal Debt Retirement

11/01/24	571001-51701-5000	JE000759		Debt service payment principal		34,000.00
YTD Total						34,000.00
Annual Budget						\$34,000.00
Amount Remaining / (Budget overage)						\$0.00
% of Budget						100.0%

Account Name: Interest Expense

11/01/24	572001-51701-5000	JE000758		Debt service payment interest		25,280.00
05/01/25	572001-51701-5000	JE000920		Interest Expense		24,600.00
YTD Total						49,880.00
Annual Budget						\$49,880.00
Amount Remaining / (Budget overage)						\$0.00
% of Budget						100.0%

Debt Service Payments Department Total:	\$83,880.00
---	-------------

DEPARTMENT NAME: OTHER SOURCES/USES

Account Name: Operating Transfers-Out

07/31/25	591000-58150-5000	JE000957		Clear cash in transit		5,550.84
YTD Total						5,550.84
Annual Budget						\$0.00
Amount Remaining / (Budget overage)						(\$5,550.84)
% of Budget						n/a

Other Sources/Uses Department Total:	\$5,550.84
--------------------------------------	------------

TOTAL EXPENDITURES & OTHER FINANCING USES:	\$ 89,430.84
--	--------------