

***CYPRESS SHADOWS  
Community Development  
District***

***December 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

- Nicholas Liberto, Chairperson
- Gary Gauvin, Vice Chairperson
- Joseph Molsen, Assistant Secretary
- Norman Reno, Assistant Secretary
- Delos Stapf, Assistant Secretary

## District Staff

- Justin Faircloth, District Manager
- Gregory Urbancic, District Counsel
- Jamie Rivera, District Engineer
- Lucus McDonald, Accountant
- Janice Swade, Administrative Assistant

## Meeting Agenda

Thursday, December 4, 2025 – 6:00 p.m.-8:00 p.m.

### 1. Call to Order and Roll Call

### 2. Approval of the Agenda

### 3. Audience Comments *Three (3) Minute Time Limit*

### 4. Staff Reports

- A. District Accountant
- B. District Counsel
- C. District Engineer
  - i. Review of Road Striping Project (Scope of Work to Meet DO & LDO)
  - ii. Review of Structural Berm Replanting (Eaglestone Road) (Scope of Work to Meet DO)
  - iii. Discussion of Scope of Work for Lake Bank Restoration
  - iv. Discussion of Scope of Work for Stormwater Management Policy (January Results Discussion)
- D. Vendor Reports
  - i. Pond Report.....Page 4
  - ii. Conservation Report.....Page 5
  - iii. Irrigation Update
- E. District Manager
  - i. Field Inspection Report.....Page 6
  - ii. Follow-Up Items
    - a. Median Lighting Discussion

### 5. Business Items

- A. Presentation and Discussion on Remote Gate Attendant Automation (Allied Security & Diamond Access)
- B. Hoover Pumping Systems – Maintenance Agreement MA#7687.....Page 16

### 6. Business Administration

- A. Consideration of Minutes of the November 6, 2025 Meeting and November 14, 2025 Reconvened Meeting/  
Boot Camp Training Workshop.....Page 20
- B. Updates to September 2025 Financial Statements  
(Year-End Closing Statements).....Page 28

## 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

- C. Consideration of October 2025 Financial Statements  
and Check Register.....Page 43
- D. Items Approved Under Resolution 2023-09
  - i. Estimate #1029 from David Cujas Irrigation Service  
for Controller Repair.....Page 64

**7. Chairperson's Comments**

**8. Supervisor Requests**

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

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

**10. Adjournment**

The next meeting is scheduled to be held Thursday, January 8, 2026, 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

# Invoice & Report

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

**DATE:**  
November 19, 2025

**INVOICE #**  
TPACPM2511

**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 11/18, 19			\$ 3,530.00
<b>Report</b>	<b>Aeration</b>	<b>Fountains</b>	
<b>Pond 1:</b> Filamentous algae treatment with xtr (83 ounces) in 40 gallons of water & Foliar treatment with AquaMaster aquatic herbicide @ 2% (10 gallons) Species: Torp grass, dollar weed, primrose, alligator weed	Working: N - Proposals were sent	Working: Y	
<b>Pond 2:</b> Foliar treatment with AquaMaster aquatic herbicide @ 2% (10 gallons) Species: Torp grass, flat sedge, BP, primrose, climbing hemp vine, dollar weed	Working: Y	Working: Y	
<b>Pond 3:</b> Foliar treatment with AquaMaster aquatic herbicide @ 2% (7 gallons) Species: Torp grass, climbing hempvine, dollar weed, dog fennel	Working: N		
<b>Pond 4:</b> Foliar treatment with AquaMaster aquatic herbicide @ 2% (10 gallons) Species: Torp grass, climbing hemp vine, dollar weed, alligator flag	Working: Y		
<b>Pond 5:</b> Foliar treatment with AquaMaster aquatic herbicide @ 2% (10 gallons) Species: Torp grass, primrose, climbing hemp vine, eastern cockspur, dollar weed, cattails	Working: Y		
<b>Pond 6:</b> Foliar treatment with AquaMaster aquatic herbicide @ 2% (5 gallons) Species: Torp grass, primrose, dollar weed, climbing hemp vine	Working: Y		
<b>Pond 7:</b> Foliar treatment with AquaMaster aquatic herbicide @ 2% (15 gallons) Species: Torp grass, dog fennel, climbing hemp vine, purple bush bean, cattails	Working: Y		
<b>Pond 8:</b> Foliar treatment with AquaMaster aquatic herbicide @ 2% (5 gallons) Species: Torp grass, eastern cockspur, dollar weed, cattails, climbing hemp vine, flat sedge	Working: Y		
<b>Pond 9:</b> Foliar treatment with AquaMaster aquatic herbicide @ 2% (5 gallons) Species: eastern cockspur, dollar weed, Torp grass, climbing hempvine, BP	Working: Y		
<b>Pond 10:</b> Foliar treatment with AquaMaster aquatic herbicide @ 2% (5 gallons) Species: Torp grass, primrose, dollar weed, climbing hemp vine, flat sedge	Working: Y		
<b>Pond 11:</b> Foliar treatment with AquaMaster aquatic herbicide @ 2% (5 gallons) Species: Torp grass, climbing hemp vine, dollar weed	Working: Y		
<b>Pond 12:</b> Foliar treatment with AquaMaster aquatic herbicide @ 2% (3 gallons) Species: Torp grass, primrose, dollar weed, climbing hemp vine	Working: N - Proposals were sent		
<b>Pond 13:</b> Foliar treatment with AquaMaster aquatic herbicide @ 2% (5 gallons) Species: Torp grass, primrose, eastern cockspur, climbing hempvine, dollar weed	Working: N - Proposals were sent		
<b>Pond 14:</b> Foliar treatment with AquaMaster aquatic herbicide @ 2% (10 gallons) Species: eastern cockspur, Torp grass, primrose, dollar weed, climbing hemp vine	Working: N - Proposals were sent		
<b>Pond 15:</b> Foliar treatment with AquaMaster aquatic herbicide @ 2% (5 gallons) Species: Torp grass, climbing hemp vine	Working: Y		
<b>Pond 16:</b> Foliar treatment with AquaMaster aquatic herbicide @ 2% (5 gallons) Species: Torp grass, dollar weed, climbing hemp vine	Working: Y		
<b>Pond 17:</b> Foliar treatment with AquaMaster aquatic herbicide @ 2% (7 gallons) Species: Torp grass, dollar weed, flat sedge	Working: Y		
<b>Total (net 30)</b>			<b>\$ 3,530.00</b>

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!**

**Community Environmental Services, LLC**

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


# INVOICE

**DATE:**  
November 26, 2025

**INVOICE #**  
TPACCE2510

**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 October Conservation area maintenance. Service dates October 17, 2025	\$ 3,850.00
<p><b>Report for HOA and SFWMD:</b></p> <p><b>Unit 6A - Cut stump treatment with Triclopyr 4 @ 20% (232 oz) - Primrose willow, Melaleuca, Brazilian Pepper, Senegal date palm, Areka palm, lygodium, earleaf acacia, carrotwood</b></p> 	
<b>TOTAL</b>	<b>\$ 3,850.00</b>

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!**

# **CYPRESS SHADOWS CDD MONTHLY INSPECTION 11/17/25**

---

**Monday, November 17, 2025**

**Along with Norman Reno**

**35 Issues Identified**



---

### ITEM 1

Assigned To Board

Landscape Lighting - Lighting First completed initial repairs to the landscape lighting. We are currently waiting on the parts to come in to address the remaining lighting issues on the islands for the landscape lights.



---

### ITEM 2

Assigned To Board

Electrical - The power on these first island on Cypress Shadows Blvd. was tested by an electrician on 11/13/25 and they confirmed the outlet was working. Upon testing on 11/17/25 the outlet was not working and the vendor was contacted for a follow up visit to get power restored.



---

### ITEM 3

Assigned To La Jungla

Cypress Shadows Blvd. - Other items growing in hedge that should be targeted. The Brazilian pepper tree found was removed during the inspection.



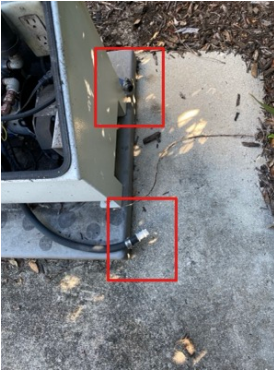
---

### ITEM 4

Assigned To CES

Lk 1-Fountain working. Algae present in littoral shelf that needs treatment. Aeration not working due to parts being on back order according to the vendor.





---

### ITEM 5

Assigned To CES

Lk1/Lk3 aeration - Vendor still waiting on new supplies for lake 1. Vendor notified about lake 3 aeration not working due to broken air line.



---

### ITEM 6

Assigned To CES

Lk 1-Widow maker tree may need to be removed within preserve south of south west corner of the lake due to a possible safety concern of it falling on people using the walking path. Vendor should review and provide estimate if necessary.



---

### ITEM 7

Assigned To La Jungla / CES

Berm-Stacked piles of dead vegetation should be removed from behind the berm along home on the western side of the Villa Di Preserve Ln. cul de sac. No additional debris should be introduced into the preserve.



---

### ITEM 8

Assigned To CES

Lk 7-Maintenance needed on west side of the lake to rid the littoral shelf of the taller grasses.





### ITEM 9

Assigned To La Jungla

Berm-Debris on the berm should be removed just south of Lk 7.



### ITEM 10

Assigned To La Jungla

Berm-New cord grass plantings have been installed and appear to be doing well presently. Board may wish to consider replacing additional plants to fill in voids elsewhere in the community.



### ITEM 11

Assigned To La Jungla / Engineeer

Berm-Erosion occurring in front of southern home on the southern Eagle Stone Dr. cul de sac. Review should be taken to resolve concern and ensure erosion does not get more severe.



### ITEM 12

Assigned To David Cujas irrigation / Board

20158 Eagle Stone Dr. - Irrigation locations verified on proposal from vendor to lower valve boxes. Mr. Reno suggested sod and soil be added around the boxes in question to avoid the need to completed additional irrigation work.



---

### ITEM 13

Assigned To Board / La Jungla

Berm-Cord grass missing along western home on the south side of Deer Haven Ln. The board may wish to have additional plantings installed.



---

### ITEM 14

Assigned To Board / TPAC

Berm-Homeowner appears to have installed items in a tree behind the western home on the south side of Deer Haven Ln. The board may wish to allow the items to remain or request they be removed.



---

### ITEM 15

Assigned To Board / Engineer

Stormwater system-Drain behind homes on the south side of Deer Haven Ln. appears to have been modified. The board may wish to have the engineer review to ensure drain is functioning as intended and no illicit discharges are occurring either into the stormwater system or the preserves.



---

### ITEM 16

Assigned To Board / CES

CA-1-Western side of preserve is exceeding preserve boundary. Now that we are in the dry season a proposal from CES should be provided as previously discussed so trimming can be planned.



### ITEM 17

Assigned To La Jungla / Board

Berm-New cord grass plantings have been installed and appear to be doing well presently. Board may wish to consider replacing additional plants to fill in voids elsewhere in the community



### ITEM 18

Assigned To La Jungla

Cypress Shadows Blvd. - Grass along the boulevard has appeared to be struggling for some time. Treatments may be necessary to restore the vitality of the grass.



### ITEM 19

Assigned To CES

Lk 4 - Aeration working. Palm needs removal along northern side. Native grasses appear to be dying off due to the cold front and changing season.



### ITEM 20

Assigned To La Jungla.

Edging-Edging should be performed around all ground structures to prevent grass overgrowth. Edging needed behind southern homes on the Villa Di Preserve Ln. cul de sac.





### **ITEM 21**

Assigned To La Jungla

Western fence-Landscaping is recovering from previous trim east of lake 4.



### **ITEM 22**

Assigned To CES

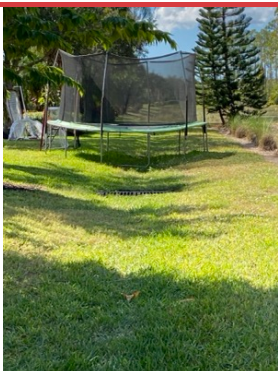
Lk 17-Torpedo grass needs to be addressed in the littoral shelf.



### **ITEM 23**

Assigned To CES

CA-1-Eastern edge of preserve between lakes 8 & 17 should be targeted to remove any unwanted growth developing from clippings previously discarded into the preserves.



### **ITEM 24**

Assigned To TPAC

20312 Black Tree Ln.-Trampoline installed over swell and should be removed to prevent any disruption to the flow of runoff behind homes.



### **ITEM 25**

Assigned To TPAC / Board

20328 Black Tree Ln. - Unauthorized discharge occurring in lake 8 from what appears to be a pool overflow.



### **ITEM 26**

Assigned To CES

Lk 8-aeration working.



### **ITEM 27**

Assigned To Board

Lk 8 aeration-Complaint received from a homeowner earlier in the month about the sound level, however, neither Mr. Reno or myself believed the compressor was excessively loud. The noise appeared to be minimal. Surge protection working.



### **ITEM 28**

Assigned To La Jungla / Board

Signage-care should be used when trimming around signs in the community. Board may wish to install mulch around signage to prevent further damage. Repairs may be necessary.



### ITEM 29

Assigned To Board

Gutters-Pressure washing of orphan gutters has been completed.



### ITEM 30

Assigned To La Jungla / Board

20413 Cypress Shadows Blvd. - Irrigation locations verified on proposal from vendor to lower valve boxes. Mr. Reno suggested sod and soil be added around the boxes in question to avoid the need to completed additional irrigation work.



### ITEM 31

Assigned To La Jungla

Southern Fence-Fence line is being well maintained.



### ITEM 32

Assigned To CES

Lk 16-aeration working.



**ITEM 33**

Assigned To La Jungla.

Southern Fence-Easement needs cutting behind lake 15.



**ITEM 34**

Assigned To Board

Southern Fence/Lk 15-fence complaint received regarding damage. Proposal will be obtained.



**ITEM 35**

Assigned To CES / TPAC

Lk 15-houseplant in the lake. Plants should not be discarded into the lakes.





**Date:** 10/3/2025  
**To:** Cypress Shadows CDD  
Justin Faircloth  
**Subject:** Hoover Maintenance Agreement, MA#7687  
**Contract Term:** 24 months 1/1/2026 - 12/31/2027  
**Site IDs:** #7485

**Phone:**

**The Hoover Maintenance Program** includes 2 preventative maintenance site visits per year by a Hoover Certified Pump Technician. The following preventative maintenance will be furnished for each pump system as required:

- **Priority Scheduling** - When repair service is required, no standard diagnostic fee for evaluation will be charged - only time and materials will apply.
- **Pump Control Panel** - Test control logic, torque electrical connections to specification, treat components with anti-oxidant protective spray, test surge protection components, check HMI.
- **Variable Frequency Drive(s)** (if applicable) - Test and confirm proper operation. Change parameters if required.
- **Pump motor(s)** - Service bearings, check operation and current draw against specification, check motor connections.
- **Pump(s)** - Check condition of seal. Confirm flow and pressure performance.
- **Air Conditioner** (if applicable) - Check and confirm proper operation. Clean filter.
- **Control Valve** (if applicable) - Check pilots and service. Clean filter. Calibrate valve and replace worn diaphragm if required.
- **Flow Meter** (if applicable) - Test flow meter and pressure transducer for proper operation. Calibrate flow meter as required by Florida Water Management District upon client request.
- **Pressure Tank** (if applicable) - Check and adjust tank precharge pressure as required.
- **Suction Intake** (if applicable) - Evaluate intake performance and recommend screen cleaning as required.
- **Discharge Filter** (if applicable) - Check operation, clean command filters, and flush tubing.
- **Rain Bucket** (if applicable) - Check operation. Replace filter. Clean bucket.
- **UPS Battery** (if applicable) - Check condition.
- **RCS** (if applicable) - Check pilot operation and service. Replace worn diaphragm on shutoff valve if required.
- **Level Transducer** (if applicable) - Check operation and reporting.
- **Tubing** - Flush tubing to hydraulic controls.
- **Gauges** - Replace as needed.
- **Fiberglass Enclosure** (if applicable) - Check lockable handle, hinges and opening mechanism.
- **Report** - To be submitted upon completion of service call with findings and recommendations.

The following items are excluded from the Hoover Maintenance Program:

- Suction intake cleaning or adjustments due to changing water levels
- Repairs due to failure of any electrical or mechanical components due to mistreatment of the system and other causes not covered by Hoover Pumping Systems warranty



**Date:** 10/3/2025  
**To:** Cypress Shadows CDD  
Justin Faircloth  
**Subject:** Hoover Maintenance Agreement, MA#7687  
**Contract Term:** 24 months 1/1/2026 - 12/31/2027  
**Site IDs:** #7485

**Phone:**

- Repairs due to failures or recurring problems caused by poor water quality including chemical or biological fouling or field irrigation system problems
- Repairs due to vandalism, accidents, negligence or natural events including wind, flood, power surge and lightning
- Repairs due to operating the irrigation system in a manner that exceeds the limits of pump system design performance, or due to repeated rapid cycling of pump system due to irrigation system leaks.
- Disc-Filter cleaning not included

**For Hoover Flowguard pump systems the Hoover Maintenance Program includes:**

- **24/7 Control** and remote automatic monitoring of the irrigation and pump system
- **Automated system alerts** and warnings via e-mail, proactive system support, and up to 8 hours assistance from the Hoover Help Desk.
- **Broadband Internet Service Connection.**
- **Graphical web display** of Water Management system status, alarm enunciators, controls, history, trends, data logs, maintenance alerts, service counters, and configuration.
- **Unlimited Free webinars** to learn best practices for using Flowguard.
- **Water restriction controls** to prevent over/under watering, save energy and water consumption, and rapid cycling due to field issues.
- **Remote system Shut-down** and Reset features with shutoff valves.
- **Protection features** to indicate low pressure, high flow rate including automatic, adjustable shut down.
- **Printable water management usage reports** for graphing, events, usage, and configurations.

**The following are the Flowguard Sites on this agreement**

<b>Site ID</b>	<b>Site Name</b>	<b>Model #</b>
7485	Cypress Shadows CDD	HC2F-30PDV-460/3-MR3L-Z

Total Annual Price \$2,590.00

**\*\*Save Time and Costs** of additional service visits by pre-authorizing a Hoover tech to repair non-maintenance related, system performance, or safety-critical component problems while on site for maintenance. Please select ONE of two options:

- ☐ YES, I authorize Hoover to complete non-maintenance related repairs up to \$750.00 while on site during a Maintenance visit. *The Hoover Technician will call the on-site manager to discuss the repair prior to completing the work. For repairs exceeding \$750.00, approval will be obtained immediately or in advance.*
- ☐ NO, I want to approve each non-maintenance related repair. If an authorized manager is not available to provide immediate approval, an additional service visit will be scheduled after approval is obtained.

**Terms:** This agreement is automatically renewable for one year unless written notice is provided by either party 30 days prior to its expiration. We still require a signed copy for our records. Hoover Pumping systems Standard Terms and Conditions of Sales will apply. Hoover will use care, but is not responsible for the repair of hardscape, non-located customer owned utilities, or landscape damaged in the course of performing work and accessing work areas.

Accepted by:  
Hoover Pumping Systems



Charles Gleason 10/3/2025

Accepted by:  
Cypress Shadows CDD

\_\_\_\_\_  
Signature/Date

\_\_\_\_\_  
Name Printed

\_\_\_\_\_  
P.O. Number (if required)

**MINUTES OF MEETING  
CYPRESS SHADOWS  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Cypress Shadows Community Development District was held Thursday, November 6, 2025 at 6:00 p.m. at The Preserve at Corkscrew Clubhouse, located at 20021 Cypress Shadows Boulevard, Estero, Florida 33928.

Present and constituting a quorum were:

Nicholas Liberto	Chairperson
Gary Gauvin	Vice Chairperson
Norman Reno	Assistant Secretary
Joseph Molsen	Assistant Secretary
Delos Stapf	Assistant Secretary

Also present were:

Justin Faircloth	District Manager
Jamie Rivera	AIM Engineering & Surveying
Daniel Schroeder	AIM Engineering & Surveying
Carl Barraco	Barraco and Associates
Frank Savage	Barraco and Associates
Various Residents	

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

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

Mr. Faircloth called the meeting to order and called the roll. A quorum was established.

**SECOND ORDER OF BUSINESS**

**Approval of Agenda**

The following Amendment was requested:

- *Audience Comments* should be addressed before *Supervisor Workshop*.

On MOTION by Mr. Liberto, seconded by Mr. Molsen, with all in favor, the Agenda for the meeting was approved, as amended. (5-0)

**THIRD ORDER OF BUSINESS****Audience Comments *Three (3) Minute Time Limit***

- Residents commented on the RFID installation, roadways and financials.

**FOURTH ORDER OF BUSINESS****Consideration of RFQs for District Engineering Services****A. Discussion of Evaluation Criteria**

- Mr. Faircloth explained the Evaluation Criteria and how the ranking of firms would be completed.

**B. Responses/Statements of Qualifications**

- RWA Engineering (from September)**
  - CPH Consulting, LLC (from September)**
  - AIM Engineering & Surveying, Inc.**
  - Barraco and Associates, Inc.**
  - Johnson Engineering (from September)**
- The Board listened to presentations from AIM Engineering and Surveying and Barraco and Associates, and asked questions of both firms.
  - The Board completed their rankings as follows: Barraco and Associates receiving 485 points, AIM Engineering and Surveying receiving 430 points, CPH Consulting, LLC receiving 345 points, and Johnson Engineering receiving 175 points.

On MOTION by Mr. Liberto, seconded by Mr. Gauvin, with all in favor, rankings of engineering firms were accepted, as discussed above, and staff was authorized to commence contract negotiations with Barraco and Associates. (5-0)

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

There being no report, the next item followed.

**B. District Engineer**

- Discussion ensued on the roadway striping items. The Board made it clear they did not want anything additional added to the roadway in response to the questions asked by Johnson Engineering. The Board requested staff request Johnson

Engineering turn over the LDO and striping project to Barraco and Associates going forward, since the LDO request had not yet been submitted to the Village of Estero.

**C. Landscape & Irrigation Reports**

**i. Pond Report**

**ii. Conservation Report**

The CES Reports were presented to the Board for review.

- Mr. Faircloth provided updates on open items from CES regarding the repair of the aeration on Lakes 1, 12, 13 and 14.

**D. District Manager**

**i. Field Inspection Report**

- Mr. Faircloth reviewed his report with the Board. The Board was in agreement to allow the homeowner of 13410 Villa Di Preserve Lane to manage the cordgrass behind their home as a test area to be reviewed in six months and one-year increments to assess the effectiveness of the management approach.

**ii. Follow-Up Items**

**a. Irrigation Repair Estimate Discussion**

- Mr. Faircloth noted he just received Estimate 1030 from David Cujas Irrigation for adjustment of the irrigation main lines to lower the irrigation valve boxes that were previously pointed out as trip hazards.

On MOTION by Mr. Stapf, seconded by Mr. Gauvin, with all in favor, Estimate 1030 from David Cujas Irrigation in the amount of \$3,363 was approved, as discussed above. (5-0)
---

- Mr. Liberto requested staff verify the address locations of the irrigation boxes to be addressed before the work is completed.

**b. Supervisor “Bootcamp” Training Date & Place**

- The Board was in agreement to have the training on November 14, 2025 at 1:00 p.m., which would be a continuation of the November 6, 2025 meeting to be held at Preserve at Corkscrew Clubhouse located at 20021 Cypress Shadows Boulevard, Estero, Florida 33928.

**SIXTH ORDER OF BUSINESS**

**Business Items**

**A. Resolution 2026-02, Financial Plan & Policy**

The Resolution was discussed.



Mr. Liberto MOVED to adopt Resolution 2026-02, Adopting the District's Financial Plan & Policy; Providing for Conflict and Severability; and Providing an Effective Date.

The motion failed for lack of a second to the motion.

**B. The Preserve at Corkscrew Master Association RFID Installation Request**

- Mr. Faircloth and Mr. Liberto discussed the request and noted District Counsel was in agreement that the District should cover the expense since it is an addition to District equipment.

On MOTION by Mr. Liberto, seconded by Mr. Gauvin, with all in favor the Preserve at Corkscrew Master Association for RFID installation was approved, at the District's expense. (5-0)

**SEVENTH ORDER OF BUSINESS**

**Business Administration**

**A. Consideration of Minutes of the October 2, 2025 Meeting**

Mr. Faircloth requested any additions, corrections of deletions to the Minutes of the October 2, 2025 Meeting.

There being none,

On MOTION by Mr. Stapf, seconded by Mr. Molsen, with all in favor, the Minutes of the October 2, 2025 Meeting were approved, as presented. (5-0)

**B. Consideration of September 2025 Financial Statements and Check Register**

**C. Consideration of Motion to Assign Fund Balance**

- Mr. Faircloth discussed the financials and noted that staff had reverted to accounting for assessments as previously completed, and not as outlined in the budget and that staff would be correcting the issue and show all discounts included.
- Mr. Faircloth noted he would inquire why assessments were showing as over-collected and report back to the Board.
- Mr. Liberto provided comments on the financials and addressed irrigation expenses, and Mr. Faircloth noted he had already requested the accountant reclassify the expenditures in question as approved previously.

- Discussion ensued on the Motion to Assign Fund balance.

Mr. Gauvin MOVED to approve setting the fund balance of reserves as \$430,534, and all other funds to the operating reserve, approve the September 2025 Financial Statements.  
Mr. Molsen seconded the motion.

Upon VOICE VOTE, with Mr. Gauvin, Mr. Molsen and Mr. Reno voting in favor, and Mr. Liberto and Mr. Stapf opposed, the prior motion was approved. (3-2)

**D. Consideration of Resolution 2026-03, Fiscal Year 2026 Budget Amendment**

There being no comments or questions,

On MOTION by Mr. Gauvin, seconded by Mr. Molsen, with all in favor, Resolution 2026-03, Amending the District's Debt Service Fund Budget for Fiscal Year 2026, was adopted. (5-0)

**E. Items Approved Under Resolution 2023-09**

There being no items, the next order of business followed.

**EIGHTH ORDER OF BUSINESS**

**Chairperson's Comments**

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

**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

**A. Supervisor Gauvin**

- Discussion ensued regarding sidewalk maintenance.

Mr. Stapf MOVED to approve entering emails from Ms. Christine Chatfield regarding CDD sidewalks in front of the parcels into the record.

Due to lack of a second, the motion failed.

**B. Supervisor Molsen**

**C. Supervisor Stapf**

**D. Supervisor Reno**

There being no requests, the next order of business followed.

**TENTH ORDER OF BUSINESS**

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

- Residents commented on the budget, sidewalks, landscape and signage.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Workshop**

This item was tabled to the continuation on November 14, 2025, as discussed earlier in the meeting.

**TWELFTH ORDER OF BUSINESS**

**Continuation**

On MOTION by Mr. Molsen, seconded by Mr. Stapf, with all in favor, the meeting was recessed and continued on Thursday, November 14, 2025 at 1:00 p.m. at the same meeting location. (5-0)

---

Nicholas Liberto  
Chairperson

**MINUTES OF RECONVENED MEETING  
CYPRESS SHADOWS  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Cypress Shadows Community Development District held Thursday, November 6, 2025 was recessed and reconvened on Friday, November 14, 2025 at 1:00 p.m. at The Preserve at Corkscrew Clubhouse, located at 20021 Cypress Shadows Boulevard, Estero, Florida 33928.

Present and constituting a quorum were:

Nicholas Liberto	Chairperson
Gary Gauvin	Vice Chairperson
Norman Reno	Assistant Secretary
Joseph Molsen	Assistant Secretary
Delos Stapf	Assistant Secretary

Also present were:

Gregory Urbancic	District Counsel
Justin Faircloth	District Manager
Stephen Kennedy	Former Board Member

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

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Faircloth called the meeting to order and called the roll. A quorum was established.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Workshop**

- District Counsel, Mr. Greg Urbancic presented the training to the Board and answered questions.

**SIXTH ORDER OF BUSINESS**

**Business Items**

**A. Discussion of Financial Plan Policy**

- Mr. Liberto discussed the Financial Plan Policy.

Mr. Liberto MOVED to adopt Resolution 2026-02, Adopting the District's Financial Plan & Policy; Providing for Conflict and Severability; and Providing an Effective Date.

The motion failed for lack of a second.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Molsen, seconded by Mr. Gauvin, with all in favor, the meeting was adjourned at 3:31 p.m.

---

Nicholas Liberto  
Chairperson

# **Cypress Shadows Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
September 31, 2025

Prepared by:



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

**CYPRESS SHADOWS**

Community Development District

**Governmental Funds****Balance Sheet**  
September 30, 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
<b>ASSETS</b>						
Cash - Checking Account	\$ 780,204	\$ -	\$ -	\$ -	\$ -	\$ 780,204
Cash in Transit	-	1,076	456	-	-	1,532
Accounts Receivable	875	-	-	-	-	875
Due From Other Funds	-	7,384	-	-	-	7,384
Investments:						
Reserve Fund	-	158,040	8,785	-	-	166,825
Revenue Fund	-	277,921	96,942	-	-	374,863
Prepaid Insurance	23,785	-	-	-	-	23,785
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
<b>TOTAL ASSETS</b>	<b>\$ 804,864</b>	<b>\$ 444,421</b>	<b>\$ 106,183</b>	<b>\$ 8,576,263</b>	<b>\$ 3,267,000</b>	<b>\$ 13,198,731</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 35,041	\$ -	\$ -	\$ -	\$ -	\$ 35,041
Accrued Expenses	17,500	-	-	-	-	17,500
Bonds Payable	-	-	-	-	3,267,000	3,267,000
Due To Other Funds	1,255	-	6,128	-	-	7,383
<b>TOTAL LIABILITIES</b>	<b>53,796</b>	<b>-</b>	<b>6,128</b>	<b>-</b>	<b>3,267,000</b>	<b>3,326,924</b>



**CYPRESS SHADOWS**

Community Development District

**Governmental Funds**

**Balance Sheet**  
September 30, 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
<b>FUND BALANCES</b>						
<b>Nonspendable:</b>						
Prepaid Insurance	23,785	-	-	-	-	23,785
<b>Restricted for:</b>						
Debt Service	-	444,421	100,055	-	-	544,476
<b>Assigned to:</b>						
Operating Reserves	296,749	-	-	-	-	296,749
Reserves - Capital Projects	430,534	-	-	-	-	430,534
<b>Unassigned:</b>	-	-	-	8,576,263	-	8,576,263
<b>TOTAL FUND BALANCES</b>	<b>\$ 751,068</b>	<b>\$ 444,421</b>	<b>\$ 100,055</b>	<b>\$ 8,576,263</b>	<b>\$ -</b>	<b>\$ 9,871,807</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 804,864</b>	<b>\$ 444,421</b>	<b>\$ 106,183</b>	<b>\$ 8,576,263</b>	<b>\$ 3,267,000</b>	<b>\$ 13,198,731</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2024) SEP-24 ACTUAL	(FY 2025) SEP-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)	(FY 2024) YEAR TO DATE ACTUAL	(FY 2025) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>							
Interest - Investments	\$ -	\$ 3,161	\$ 3,052	\$ (109)	\$ 52,053	\$ 45,399	\$ (6,654)
Special Assmnts- Tax Collector	969,487	128	-	(128)	804,032	972,006	167,974
Special Assmnts- Other	-	-	-	-	-	2,734	2,734
Special Assmnts- Discounts	-	-	-	-	(29,769)	-	29,769
HOA Contributions	-	-	-	-	206,464	-	(206,464)
<b>TOTAL REVENUES</b>	<b>969,487</b>	<b>3,289</b>	<b>3,052</b>	<b>(237)</b>	<b>1,032,780</b>	<b>1,020,139</b>	<b>(12,641)</b>
<b>EXPENDITURES</b>							
<b>Administration</b>							
P/R-Board of Supervisors	2,400	-	400	(400)	2,200	2,400	(200)
ProfServ-Engineering	20,000	-	5,020	(5,020)	30,919	34,030	(3,111)
ProfServ-Legal Services	20,000	6,424	1,201	5,223	40,739	24,007	16,732
ProfServ-Mgmt Consulting	50,000	5,458	4,167	1,291	53,317	58,424	(5,107)
ProfServ-Property Appraiser	441	-	-	-	451	441	10
ProfServ-Trustee Fees	7,500	-	-	-	10,219	9,027	1,192
District Manager	-	(5,333)	-	(5,333)	(5,333)	-	(5,333)
Auditing Services	6,100	5,600	-	5,600	6,100	5,400	700
Website Compliance	1,553	-	-	-	3,302	1,553	1,749
Postage, Phone, Faxes, Copies	500	9	4	5	672	24	648
Public Officials Insurance	3,959	(3,959)	-	(3,959)	3,700	3,959	(259)
Insurance -Property & Casualty	-	(850)	-	(850)	-	-	-
Legal Advertising	750	3,926	-	3,926	4,461	3,139	1,322
Misc-Assessment Collection Cost	20,198	-	-	-	-	-	-
Bank Fees	100	-	-	-	-	-	-

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2024) SEP-24 ACTUAL	(FY 2025) SEP-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)	(FY 2024) YEAR TO DATE ACTUAL	(FY 2025) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Misc-Contingency	334	7,500	-	7,500	7,500	111	7,389
Website Administration	1,500	-	125	(125)	2,428	1,625	803
Annual District Filing Fee	175	-	-	-	175	175	-
<b>Total Administration</b>	<b>135,510</b>	<b>18,775</b>	<b>10,917</b>	<b>7,858</b>	<b>160,850</b>	<b>144,315</b>	<b>16,535</b>
<b><u>Electric Utility Services</u></b>							
Utility - Electric	-	(7,443)	-	(7,443)	(7,443)	-	(7,443)
<b>Total Electric Utility Services</b>	<b>-</b>	<b>(7,443)</b>	<b>-</b>	<b>(7,443)</b>	<b>(7,443)</b>	<b>-</b>	<b>(7,443)</b>
<b><u>Utility Services</u></b>							
Utility - Electric	120,000	18,715	24,553	(5,838)	104,522	124,588	(20,066)
Utility - Reclaimed Irrigation	17,000	-	315	(315)	1,117	2,839	(1,722)
<b>Total Utility Services</b>	<b>137,000</b>	<b>18,715</b>	<b>24,868</b>	<b>(6,153)</b>	<b>105,639</b>	<b>127,427</b>	<b>(21,788)</b>
<b><u>Field</u></b>							
ProfServ-Field Management	12,000	-	1,000	(1,000)	18,333	13,667	4,666
Contracts-Preserve Maintenance	46,200	7,700	11,550	(3,850)	63,503	46,200	17,303
Contracts - Landscape	68,000	17,903	14,945	2,958	92,801	59,601	33,200
Contracts - Landscape/Irrigation	12,360	-	9,270	(9,270)	-	12,360	(12,360)
Insurance -Property & Casualty	19,518	(18,668)	-	(18,668)	15,570	19,518	(3,948)
R&M-Irrigation	30,000	3,807	(5,493)	9,300	40,161	26,203	13,958
Street Sweeping Services	6,800	-	-	-	-	-	-
Contracts-Preserve Monitoring & Well Replacments	9,600	800	3,330	(2,530)	2,195	9,135	(6,940)
Contracts-Pump & Well Maintenance	2,590	-	-	-	-	2,590	(2,590)
Pump & Well Maintenance	6,010	-	-	-	974	1,448	(474)
Landscape Miscellaneous	25,000	7,315	3,790	3,525	23,169	6,730	16,439
Misc-Contingency	30,000	9,525	949	8,576	36,787	11,114	25,673
<b>Total Field</b>	<b>268,078</b>	<b>28,382</b>	<b>39,341</b>	<b>(10,959)</b>	<b>293,493</b>	<b>208,566</b>	<b>84,927</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2024) SEP-24 ACTUAL	(FY 2025) SEP-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)	(FY 2024) YEAR TO DATE ACTUAL	(FY 2025) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Gatehouse</u></b>							
Contracts-Security Services	223,899	24,605	32,508	(7,903)	208,806	211,848	(3,042)
Telephone/Fax/Internet Services	1,000	-	-	-	-	-	-
Utility - Water	3,000	147	58	89	3,109	351	2,758
R&M-Gate	7,000	581	1,704	(1,123)	6,623	6,444	179
<b>Total Gatehouse</b>	<b>234,899</b>	<b>25,333</b>	<b>34,270</b>	<b>(8,937)</b>	<b>218,538</b>	<b>218,643</b>	<b>(105)</b>
<b><u>Lakes and Ponds</u></b>							
Contracts-Water Mgmt Services	42,360	3,530	3,530	-	42,100	42,360	(260)
R&M-Aquascaping	5,000	240	-	240	1,665	-	1,665
R&M-Aeration & Fountains	12,000	2,155	3,280	(1,125)	13,095	6,246	6,849
Impr - Lake Bank Restoration	24,640	-	-	-	-	-	-
<b>Total Lakes and Ponds</b>	<b>84,000</b>	<b>5,925</b>	<b>6,810</b>	<b>(885)</b>	<b>56,860</b>	<b>48,606</b>	<b>8,254</b>
<b><u>Capital Expenditures &amp; Projects</u></b>							
Capital Outlay Aeration	20,000	3,280	(3,280)	6,560	10,290	-	10,290
<b>Total Capital Expenditures &amp; Projects</b>	<b>20,000</b>	<b>3,280</b>	<b>(3,280)</b>	<b>6,560</b>	<b>10,290</b>	<b>-</b>	<b>10,290</b>
<b><u>Reserves</u></b>							
Reserve	90,000	2,370	-	2,370	89,816	136,610	(46,794)
<b>Total Reserves</b>	<b>90,000</b>	<b>2,370</b>	<b>-</b>	<b>2,370</b>	<b>89,816</b>	<b>136,610</b>	<b>(46,794)</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>969,487</b>	<b>95,337</b>	<b>112,926</b>	<b>(17,589)</b>	<b>928,043</b>	<b>884,167</b>	<b>43,876</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2024) SEP-24 ACTUAL	(FY 2025) SEP-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)	(FY 2024) YEAR TO DATE ACTUAL	(FY 2025) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Excess (deficiency) of revenues							
Over (under) expenditures	-	(92,048)	(109,874)	(17,826)	104,737	135,972	31,235
Net change in fund balance	\$ -	\$ (92,048)	\$ (109,874)	\$ (17,826)	\$ 104,737	\$ 135,972	\$ 31,235
<b>FUND BALANCE, BEGINNING</b>	<b>615,096</b>				<b>510,359</b>	<b>615,096</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 615,096</b>				<b>\$ 615,096</b>	<b>\$ 751,068</b>	

**CYPRESS SHADOWS**

Community Development District

**Series 2012 Debt Service Fund****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2024) SEP-24 ACTUAL	(FY 2025) SEP-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)	(FY 2024) YEAR TO DATE ACTUAL	(FY 2025) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>							
Interest - Investments	\$ -	\$ 1,748	\$ 1,440	\$ (308)	\$ 19,196	\$ 16,972	\$ (2,224)
Special Assmnts- Tax Collector	211,507	(4,095)	-	4,095	216,156	212,057	(4,099)
Special Assmnts- Prepayment	-	(191)	-	191	-	-	-
Special Assmnts- CDD Collected	-	-	1,076	1,076	-	1,076	1,076
Special Assmnts- Discounts	-	-	-	-	(8,156)	-	8,156
<b>TOTAL REVENUES</b>	<b>211,507</b>	<b>(2,538)</b>	<b>2,516</b>	<b>5,054</b>	<b>227,196</b>	<b>230,105</b>	<b>2,909</b>
<b>EXPENDITURES</b>							
<b>Administration</b>							
Misc-Assessment Collection Cost	4,406	-	-	-	-	-	-
<b>Total Administration</b>	<b>4,406</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Debt Service</b>							
Principal Debt Retirement	65,000	-	-	-	60,000	65,000	(5,000)
Interest Expense	142,284	-	-	-	145,956	142,284	3,672
<b>Total Debt Service</b>	<b>207,284</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>205,956</b>	<b>207,284</b>	<b>(1,328)</b>
<b>TOTAL EXPENDITURES</b>	<b>211,690</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>205,956</b>	<b>207,284</b>	<b>(1,328)</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2024) SEP-24 ACTUAL	(FY 2025) SEP-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)	(FY 2024) YEAR TO DATE ACTUAL	(FY 2025) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Excess (deficiency) of revenues Over (under) expenditures	(183)	(2,538)	2,516	5,054	21,240	22,821	1,581
<b>OTHER FINANCING SOURCES (USES)</b>							
Interfund Transfer - In	-	-	-	-	-	5,551	5,551
Operating Transfers-Out	-	-	-	-	-	(6,958)	(6,958)
<b>TOTAL FINANCING SOURCES (USES)</b>	-	-	-	-	-	<b>(1,407)</b>	<b>(1,407)</b>
Net change in fund balance	\$ (183)	\$ (2,538)	\$ 2,516	\$ 5,054	\$ 21,240	\$ 21,414	\$ 174
<b>FUND BALANCE, BEGINNING</b>	<b>423,007</b>				<b>401,767</b>	<b>423,007</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 422,824</b>				<b>\$ 423,007</b>	<b>\$ 444,421</b>	



## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2024) SEP-24 ACTUAL	(FY 2025) SEP-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)	(FY 2024) YEAR TO DATE ACTUAL	(FY 2025) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>							
Interest - Investments	\$ -	\$ 367	\$ 349	\$ (18)	\$ 3,403	\$ 3,593	\$ 190
Special Assmnts- Tax Collector	89,719	4,145	-	(4,145)	97,574	89,952	(7,622)
Special Assmnts- CDD Collected	-	-	456	456	-	456	456
Special Assmnts- Discounts	-	-	-	-	(3,460)	-	3,460
<b>TOTAL REVENUES</b>	<b>89,719</b>	<b>4,512</b>	<b>805</b>	<b>(3,707)</b>	<b>97,517</b>	<b>94,001</b>	<b>(3,516)</b>
<b>EXPENDITURES</b>							
<b>Administration</b>							
Misc-Assessment Collection Cost	1,869	-	-	-	-	-	-
<b>Total Administration</b>	<b>1,869</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Debt Service</b>							
Principal Debt Retirement	34,000	-	-	-	29,000	34,000	(5,000)
Interest Expense	49,880	-	-	-	51,140	49,880	1,260
<b>Total Debt Service</b>	<b>83,880</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>80,140</b>	<b>83,880</b>	<b>(3,740)</b>
<b>TOTAL EXPENDITURES</b>	<b>85,749</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>80,140</b>	<b>83,880</b>	<b>(3,740)</b>

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2024) SEP-24 ACTUAL	(FY 2025) SEP-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)	(FY 2024) YEAR TO DATE ACTUAL	(FY 2025) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Excess (deficiency) of revenues Over (under) expenditures	3,970	4,512	805	(3,707)	17,377	10,121	(7,256)
<b>OTHER FINANCING SOURCES (USES)</b>							
Interfund Transfer - In	-	-	-	-	127	6,958	6,831
Operating Transfers-Out	-	-	-	-	-	(5,551)	(5,551)
<b>TOTAL FINANCING SOURCES (USES)</b>	-	-	-	-	<b>127</b>	<b>1,407</b>	<b>1,280</b>
Net change in fund balance	\$ 3,970	\$ 4,512	\$ 805	\$ (3,707)	\$ 17,504	\$ 11,528	\$ (5,976)
<b>FUND BALANCE, BEGINNING</b>	<b>88,527</b>				<b>71,024</b>	<b>88,527</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 92,497</b>				<b>\$ 88,528</b>	<b>\$ 100,055</b>	

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2025

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

# Bank Account Statement

Cypress Shadows CDD

**Bank Account No.** 7844  
**Statement No.** 09\_25

**Statement Date** 09/30/2025

<b>G/L Account No. 101002 Balance</b>	780,203.85	<b>Statement Balance</b>	830,240.16
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	780,203.85	<b>Subtotal</b>	830,240.16
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-50,036.31
<b>Ending G/L Balance</b>	780,203.85	<b>Ending Balance</b>	780,203.85

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
09/30/2025		JE000984	Interest - Investments	Interest Earned	3,052.24	3,052.24	0.00
<b>Total Deposits</b>					3,052.24	3,052.24	0.00
<b>Checks</b>							
							0.00
08/13/2025	Payment	100103	COLEMAN, YOVANOVICH	Inv: 88	-603.00	-603.00	0.00
08/15/2025	Payment	10250	CYPRESS SHADOWS CDD COMMUNITY	Check for Vendor V00024	-1,532.24	-1,532.24	0.00
08/27/2025	Payment	100107	ENVIRONMENTAL SERVICES LLC	Inv: TPACPM2507	-3,530.00	-3,530.00	0.00
08/27/2025	Payment	100108	LA JUNGLE LAWN MAINTENANCE	Inv: 9998944, Inv: 998788, Inv: 1000032, Inv: 998894	-10,339.44	-10,339.44	0.00
09/08/2025	Payment	DD349	JOSEPH E MOLSEN-EFT	Payment of Invoice 001919	-200.00	-200.00	0.00
09/24/2025	Payment	10251	EGIS INSURANCE ADVISORS	Check for Vendor V00061	-23,785.00	-23,785.00	0.00
09/08/2025	Payment	100109	ALLIED UNIVERSAL PELICAN PEST MANAGEMENT INC.	Inv: 17387938	-8,057.30	-8,057.30	0.00
09/08/2025	Payment	100110	LA JUNGLE LAWN MAINTENANCE	Inv: 12347	-290.00	-290.00	0.00
09/08/2025	Payment	100111	DIAMOND ACCESS TECHNOLOGY, LLC	Inv: 1000145	-2,584.86	-2,584.86	0.00
09/08/2025	Payment	100112	JOHNSON ENGINEERING, INC.	Inv: 20227	-488.78	-488.78	0.00
09/08/2025	Payment	100113	INFRAMARK LLC	Inv: 6376	-3,691.75	-3,691.75	0.00
09/08/2025	Payment	100114	DAVID CUJAS IRRIGATION SERVICES, INC	Inv: 155318	-5,291.67	-5,291.67	0.00
09/08/2025	Payment	100115	GARY GAUVIN COMMUNITY ENVIRONMENTAL SERVICES LLC	Inv: 14502, Inv: 14503, Inv: 14535, Inv: 14567, Inv: 14568, Inv: 14569, Inv: 1459	-2,459.40	-2,459.40	0.00
09/08/2025	Payment	100116		Inv: GG-090425	-200.00	-200.00	0.00
09/16/2025	Payment	100117		Inv: TPACPM2508	-3,530.00	-3,530.00	0.00

# Bank Account Statement

Cypress Shadows CDD

**Bank Account No.** 7844  
**Statement No.** 09\_25

**Statement Date** 09/30/2025

09/16/2025	Payment	100118	LA JUNGLE LAWN MAINTENANCE	Inv: 1000060	-3,290.00	-3,290.00	0.00
09/16/2025	Payment	100119	RDS AIR CONDITIONING	Inv: 60202290274	-156.00	-156.00	0.00
09/08/2025	Payment	300123	FPL ACH	Inv: 082725-32310-ACH	-108.36	-108.36	0.00
09/08/2025	Payment	300124	FPL ACH	Inv: 082725-1043-ACH	-27.37	-27.37	0.00
09/08/2025	Payment	300125	FPL ACH	Inv: 082725-2137-ACH	-2,084.20	-2,084.20	0.00
09/08/2025	Payment	300126	FPL ACH	Inv: 082725-1045-ACH	-172.33	-172.33	0.00
09/08/2025	Payment	300127	FPL ACH	Inv: 082725-42310-ACH	-29.29	-29.29	0.00
09/08/2025	Payment	300128	FPL ACH	Inv: 082725-1046-ACH	-123.05	-123.05	0.00
09/08/2025	Payment	300129	FPL ACH	Inv: 082725-1216-ACH	-61.10	-61.10	0.00
09/08/2025	Payment	300130	FPL ACH	Inv: 082725-2132-ACH	-34.83	-34.83	0.00
09/08/2025	Payment	300131	FPL ACH	Inv: 082725-1040-ACH	-54.60	-54.60	0.00
09/08/2025	Payment	300132	FPL ACH	Inv: 082725-1211-ACH	-108.24	-108.24	0.00
09/08/2025	Payment	300133	FPL ACH	Inv: 082725-2311-ACH	-28.36	-28.36	0.00
09/08/2025	Payment	300134	FPL ACH	Inv: 082725-2318-ACH	-60.02	-60.02	0.00
09/08/2025	Payment	300135	FPL ACH	Inv: 082725-2136-ACH	-26.85	-26.85	0.00
09/08/2025	Payment	300136	FPL ACH	Inv: 082725-1219-ACH	-61.21	-61.21	0.00
09/08/2025	Payment	300137	FPL ACH	Inv: 082725-9264-ACH	-5,715.43	-5,715.43	0.00
<b>Total Checks</b>					-78,724.68	-78,724.68	0.00

## Adjustments

### Total Adjustments

### Outstanding Checks

08/08/2025	Payment	300122	FPL ACH	Inv: 7282025-81219 ACH		-64.53
09/12/2025	Payment	300138	LEE COUNTY UTILITIES	Inv: 081425-91-2- ACH		-150.40
09/12/2025	Payment	300139	LEE COUNTY UTILITIES	Inv: 080825-53-3- ACH		-58.10
09/25/2025	Payment	100120	INFRAMARK LLC	Inv: 157150, Inv: 158176		-5,294.43
09/25/2025	Payment	100121	LA JUNGLE LAWN MAINTENANCE	Inv: 1000180		-3,500.00
09/25/2025	Payment	100122	ALLIED UNIVERSAL JOHNSON	Inv: 17494753, Inv:		-16,108.78
09/29/2025	Payment	100123	ENGINEERING, INC.	Inv: 6677		-2,904.50
09/29/2025	Payment	100124	INFRAMARK LLC	Inv: 159249		-1.48
09/29/2025	Payment	100125	DAVID CUJAS IRRIGATION SERVICES, INC	Inv: 14609, Inv: 14626, Inv: 14627, Inv: 14628, Inv: 14630		-1,816.20
09/29/2025	Payment	100126	COMMUNITY ENVIRONMENTAL SERVICES LLC	Inv: TPACCE2507, Inv: TPACCE2508		-7,700.00
09/29/2025	Payment	100127	ALLIED UNIVERSAL	Inv: 17549860		-8,342.17
09/29/2025	Payment	100128	COLEMAN, YOVANOVICH	Inv: 082525-001M, Inv: 90		-2,018.50
09/29/2025	Payment	100129	DIAMOND ACCESS TECHNOLOGY, LLC	Inv: 12148, Inv: 20367, Inv: 20439		-1,704.48
09/29/2025	Payment	300140	LEE COUNTY UTILITIES	Inv: 091525-91-2 ACH		-314.64
09/29/2025	Payment	300141	LEE COUNTY UTILITIES	Inv: 090925-53-3 ACH		-58.10
<b>Total Outstanding Checks</b>						-50,036.31

# Bank Account Statement

Cypress Shadows CDD

<b>Bank Account No.</b>	7844		
<b>Statement No.</b>	09_25	<b>Statement Date</b>	09/30/2025

---

**Outstanding Deposits**

**Total Outstanding Deposits**

# **Cypress Shadows Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
October 31, 2025

Prepared by:



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

**CYPRESS SHADOWS**

Community Development District

**Governmental Funds****Balance Sheet**  
October 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
<b>ASSETS</b>						
Cash - Checking Account	\$ 714,526	\$ -	\$ -	\$ -	\$ -	\$ 714,526
Cash in Transit	-	1,076	456	-	-	1,532
Accounts Receivable	875	-	-	-	-	875
Due From Other Funds	-	7,838	-	-	-	7,838
Investments:						
Reserve Fund	-	158,040	8,785	-	-	166,825
Revenue Fund	-	279,298	97,275	-	-	376,573
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
<b>TOTAL ASSETS</b>	<b>\$ 715,401</b>	<b>\$ 446,252</b>	<b>\$ 106,516</b>	<b>\$ 8,576,263</b>	<b>\$ 3,267,000</b>	<b>\$ 13,111,432</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 9,414	\$ -	\$ -	\$ -	\$ -	\$ 9,414
Bonds Payable	-	-	-	-	3,267,000	3,267,000
Due To Other Funds	1,902	-	5,935	-	-	7,837
<b>TOTAL LIABILITIES</b>	<b>11,316</b>	<b>-</b>	<b>5,935</b>	<b>-</b>	<b>3,267,000</b>	<b>3,284,251</b>



**CYPRESS SHADOWS**

Community Development District

**Governmental Funds**

**Balance Sheet**  
October 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
<b>FUND BALANCES</b>						
<b>Restricted for:</b>						
Debt Service	-	446,252	100,581	-	-	546,833
<b>Assigned to:</b>						
Operating Reserves	296,749	-	-	-	-	296,749
Reserves - Capital Projects	430,534	-	-	-	-	430,534
<b>Unassigned:</b>	(23,198)	-	-	8,576,263	-	8,553,065
<b>TOTAL FUND BALANCES</b>	<b>\$ 704,085</b>	<b>\$ 446,252</b>	<b>\$ 100,581</b>	<b>\$ 8,576,263</b>	<b>\$ -</b>	<b>\$ 9,827,181</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 715,401</b>	<b>\$ 446,252</b>	<b>\$ 106,516</b>	<b>\$ 8,576,263</b>	<b>\$ 3,267,000</b>	<b>\$ 13,111,432</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2025) OCT-24 ACTUAL	(FY 2026) OCT-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)	(FY 2025) YEAR TO DATE ACTUAL	(FY 2026) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>							
Interest - Investments	\$ 35,000	\$ 2,516	\$ 2,616	\$ 100	\$ 2,516	\$ 2,617	\$ 101
Special Assmnts- Tax Collector	985,506	-	2,033	2,033	-	2,033	2,033
Special Assmnts- Other	-	2,734	-	(2,734)	2,734	-	(2,734)
Special Assmnts- Discounts	(39,420)	-	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>981,086</b>	<b>5,250</b>	<b>4,649</b>	<b>(601)</b>	<b>5,250</b>	<b>4,650</b>	<b>(600)</b>

**EXPENDITURES**

**Administration**

P/R-Board of Supervisors	12,000	400	400	-	400	400	-
ProfServ-Engineering	30,000	2,420	-	2,420	2,420	-	2,420
ProfServ-Legal Services	30,000	-	1,422	(1,422)	-	1,422	(1,422)
ProfServ-Mgmt Consulting	50,000	4,167	4,167	-	4,167	4,167	-
ProfServ-Property Appraiser	441	-	-	-	-	-	-
ProfServ-Trustee Fees	7,500	-	-	-	-	-	-
Auditing Services	5,500	-	-	-	-	-	-
Website Compliance	1,553	388	-	388	388	-	388
Postage, Phone, Faxes, Copies	500	-	-	-	-	-	-
Public Officials Insurance	4,197	3,959	4,197	(238)	3,959	4,197	(238)
Legal Advertising	1,500	-	-	-	-	-	-
Misc-Assessment Collection Cost	19,710	-	-	-	-	-	-
Bank Fees	100	-	-	-	-	-	-
Misc-Contingency	300	-	-	-	-	-	-
Misc-Web Hosting	1,000	-	-	-	-	-	-
Website Administration	1,500	125	125	-	125	125	-

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2025) OCT-24 ACTUAL	(FY 2026) OCT-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)	(FY 2025) YEAR TO DATE ACTUAL	(FY 2026) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Annual District Filing Fee	175	175	175	-	175	175	-
<b>Total Administration</b>	<b>165,976</b>	<b>11,634</b>	<b>10,486</b>	<b>1,148</b>	<b>11,634</b>	<b>10,486</b>	<b>1,148</b>
<b>Utility Services</b>							
Electricity - Lift station	-	1,800	-	1,800	1,800	-	1,800
Utility - Electric	110,000	13,823	(7,520)	21,343	13,823	(7,520)	21,343
Utility - Reclaimed Irrigation	17,000	-	60	(60)	-	60	(60)
<b>Total Utility Services</b>	<b>127,000</b>	<b>15,623</b>	<b>(7,460)</b>	<b>23,083</b>	<b>15,623</b>	<b>(7,460)</b>	<b>23,083</b>
<b>Field</b>							
ProfServ-Field Management	12,000	1,000	1,000	-	1,000	1,000	-
Contracts-Preserve Maintenance	46,200	-	-	-	-	-	-
Contracts - Landscape	68,000	2,585	2,585	-	2,585	2,585	-
Contracts - Landscape/Irrigation	12,360	1,030	-	1,030	1,030	-	1,030
Insurance -Property & Casualty	20,690	19,518	19,588	(70)	19,518	19,588	(70)
R&M-Irrigation	30,000	405	1,756	(1,351)	405	1,756	(1,351)
Street Sweeping Services	6,800	-	-	-	-	-	-
Contracts-Preserve Monitoring & Well Replacments	9,600	-	-	-	-	-	-
Contracts-Pump & Well Maintenance	2,590	-	-	-	-	-	-
Pump & Well Maintenance	6,010	-	-	-	-	-	-
Landscape Miscellaneous	25,000	(1,510)	-	(1,510)	(1,510)	-	(1,510)
Misc-Contingency	30,000	-	3,285	(3,285)	-	3,285	(3,285)
<b>Total Field</b>	<b>269,250</b>	<b>23,028</b>	<b>28,214</b>	<b>(5,186)</b>	<b>23,028</b>	<b>28,214</b>	<b>(5,186)</b>

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2025) OCT-24 ACTUAL	(FY 2026) OCT-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)	(FY 2025) YEAR TO DATE ACTUAL	(FY 2026) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Gatehouse</u></b>							
Contracts-Security Services	208,500	15,779	16,104	(325)	15,779	16,104	(325)
Telephone/Fax/Internet Services	1,000	-	-	-	-	-	-
Utility - Water	3,000	191	(17)	208	191	(17)	208
R&M-Gate	7,000	676	775	(99)	676	775	(99)
<b>Total Gatehouse</b>	<b>219,500</b>	<b>16,646</b>	<b>16,862</b>	<b>(216)</b>	<b>16,646</b>	<b>16,862</b>	<b>(216)</b>
<b><u>Lakes and Ponds</u></b>							
Contracts-Water Mgmt Services	42,360	3,530	3,530	-	3,530	3,530	-
R&M-Aquascaping	5,000	-	-	-	-	-	-
R&M-Aeration & Fountains	12,000	403	-	403	403	-	403
Impr - Lake Bank Restoration	50,000	-	-	-	-	-	-
<b>Total Lakes and Ponds</b>	<b>109,360</b>	<b>3,933</b>	<b>3,530</b>	<b>403</b>	<b>3,933</b>	<b>3,530</b>	<b>403</b>
<b><u>Reserves</u></b>							
Reserve	45,000	5,350	-	5,350	5,350	-	5,350
Reserve-Stormwater System	45,000	-	-	-	-	-	-
<b>Total Reserves</b>	<b>90,000</b>	<b>5,350</b>	<b>-</b>	<b>5,350</b>	<b>5,350</b>	<b>-</b>	<b>5,350</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>981,086</b>	<b>76,214</b>	<b>51,632</b>	<b>24,582</b>	<b>76,214</b>	<b>51,632</b>	<b>24,582</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2025) OCT-24 ACTUAL	(FY 2026) OCT-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)	(FY 2025) YEAR TO DATE ACTUAL	(FY 2026) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Excess (deficiency) of revenues Over (under) expenditures	-	(70,964)	(46,983)	23,981	(70,964)	(46,982)	23,982
Net change in fund balance	\$ -	\$ (70,964)	\$ (46,983)	\$ 23,981	\$ (70,964)	\$ (46,982)	\$ 23,982
<b>FUND BALANCE, BEGINNING</b>	<b>751,067</b>				<b>615,096</b>	<b>751,067</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 751,067</b>				<b>\$ 544,132</b>	<b>\$ 704,085</b>	

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2025) OCT-24 ACTUAL	(FY 2026) OCT-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)	(FY 2025) YEAR TO DATE ACTUAL	(FY 2026) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>							
Interest - Investments	\$ -	\$ 1,642	\$ 1,377	\$ (265)	\$ 1,642	\$ 1,376	\$ (266)
Special Assmnts- Tax Collector	220,320	-	455	455	-	455	455
Special Assmnts- Discounts	(8,813)	-	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>211,507</b>	<b>1,642</b>	<b>1,832</b>	<b>190</b>	<b>1,642</b>	<b>1,831</b>	<b>189</b>
<b>EXPENDITURES</b>							
<b>Administration</b>							
Misc-Assessment Collection Cost	4,406	-	-	-	-	-	-
<b>Total Administration</b>	<b>4,406</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Debt Service</b>							
Principal Debt Retirement	65,000	-	-	-	-	-	-
Interest Expense	138,466	-	-	-	-	-	-
<b>Total Debt Service</b>	<b>203,466</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>207,872</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	3,635	1,642	1,832	190	1,642	1,831	189
Net change in fund balance	\$ 3,635	\$ 1,642	\$ 1,832	\$ 190	\$ 1,642	\$ 1,831	\$ 189
<b>FUND BALANCE, BEGINNING</b>	<b>444,421</b>				<b>423,007</b>	<b>444,421</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 448,056</b>				<b>\$ 424,649</b>	<b>\$ 446,252</b>	

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2025) OCT-24 ACTUAL	(FY 2026) OCT-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)	(FY 2025) YEAR TO DATE ACTUAL	(FY 2026) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>							
Interest - Investments	\$ -	\$ 345	\$ 334	\$ (11)	\$ 345	\$ 333	\$ (12)
Special Assmnts- Tax Collector	93,457	-	193	193	-	193	193
Special Assmnts- Discounts	(3,738)	-	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>89,719</b>	<b>345</b>	<b>527</b>	<b>182</b>	<b>345</b>	<b>526</b>	<b>181</b>
<b>EXPENDITURES</b>							
<b>Administration</b>							
Misc-Assessment Collection Cost	1,869	-	-	-	-	-	-
<b>Total Administration</b>	<b>1,869</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Debt Service</b>							
Principal Debt Retirement	37,000	-	-	-	-	-	-
Interest Expense	48,460	-	-	-	-	-	-
<b>Total Debt Service</b>	<b>85,460</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>87,329</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	2,390	345	527	182	345	526	181
Net change in fund balance	\$ 2,390	\$ 345	\$ 527	\$ 182	\$ 345	\$ 526	\$ 181
<b>FUND BALANCE, BEGINNING</b>	<b>100,055</b>				<b>88,527</b>	<b>100,055</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 102,445</b>				<b>\$ 88,872</b>	<b>\$ 100,581</b>	

# Bank Account Statement

Cypress Shadows CDD

Agenda Page 52  
Thursday, November 20, 2025  
Page 1

**Bank Account No.** 7844  
**Statement No.** 10\_25

**Statement Date** 10/31/2025

<b>G/L Account No. 101002 Balance</b>	714,525.90	<b>Statement Balance</b>	745,535.87
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	714,525.90	<b>Subtotal</b>	745,535.87
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-31,009.97
<b>Ending G/L Balance</b>	714,525.90	<b>Ending Balance</b>	714,525.90

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
10/31/2025		JE001005	Interest - Investments	Interest Earned	2,615.61	2,615.61	0.00
10/10/2025		JE001013	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	2,494.32	2,494.32	0.00
10/30/2025		JE001014	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	186.17	186.17	0.00
<b>Total Deposits</b>					5,296.10	5,296.10	0.00
<b>Checks</b>							
							0.00
09/25/2025	Payment	100120	INFRAMARK LLC	Inv: 157150, Inv: 158176	-5,294.43	-5,294.43	0.00
09/25/2025	Payment	100121	LA JUNGLE LAWN MAINTENANCE	Inv: 1000180	-3,500.00	-3,500.00	0.00
09/25/2025	Payment	100122	ALLIED UNIVERSAL JOHNSON ENGINEERING, INC.	Inv: 17494753, Inv:	-16,108.78	-16,108.78	0.00
09/29/2025	Payment	100123	INFRAMARK LLC	Inv: 6677	-2,904.50	-2,904.50	0.00
09/29/2025	Payment	100124	DAVID CUJAS IRRIGATION SERVICES, INC	Inv: 159249 Inv: 14609, Inv: 14626, Inv: 14627, Inv: 14628, Inv: 14630	-1.48	-1.48	0.00
09/29/2025	Payment	100125	COMMUNITY ENVIRONMENTAL SERVICES LLC	Inv: TPACCE2507, Inv: TPACCE2508	-7,700.00	-7,700.00	0.00
09/29/2025	Payment	100126	ALLIED UNIVERSAL COLEMAN, YOVANOVICH	Inv: 17549860	-8,342.17	-8,342.17	0.00
09/29/2025	Payment	100127	DIAMOND ACCESS TECHNOLOGY, LLC	Inv: 082525-001M, Inv: 90	-2,018.50	-2,018.50	0.00
09/29/2025	Payment	100128	GARY GAUVIN	Inv: 12148, Inv: 20367, Inv: 20439	-1,704.48	-1,704.48	0.00
10/07/2025	Payment	10252	NORMAN D RENO	Payment of Invoice 001973	-200.00	-200.00	0.00
10/21/2025	Payment	10253	LA JUNGLE LAWN MAINTENANCE	Check for Vendor V00080	-200.00	-200.00	0.00
10/02/2025	Payment	100130	DAVID CUJAS IRRIGATION SERVICES, INC	Inv: 1000195	-12,360.00	-12,360.00	0.00
10/02/2025	Payment	100131		Inv: 14648, Inv: 14651, Inv: 14657, Inv: 14658, Inv: 14659	-1,560.60	-1,560.60	0.00



# Bank Account Statement

Cypress Shadows CDD

**Bank Account No.** 7844  
**Statement No.** 10\_25

**Statement Date** 10/31/2025

10/02/2025	Payment	100133	COMMUNITY ENVIRONMENTAL SERVICES LLC	Inv: TPACPM2509	-3,530.00	-3,530.00	0.00
10/02/2025	Payment	100134	ALLIED UNIVERSAL	Inv: 17602674	-8,057.30	-8,057.30	0.00
10/15/2025	Payment	100135	LIGHTING FIRST	Inv: B139474	-149.00	-149.00	0.00
10/29/2025	Payment	100140	INFRAMARK LLC	Inv: 160708	-5,291.67	-5,291.67	0.00
10/30/2025	Payment	100146	INFRAMARK LLC	Inv: 161793	-385.29	-385.29	0.00
10/07/2025	Payment	300142	FPL ACH	Inv: 092625-2318 ACH	-59.90	-59.90	0.00
10/07/2025	Payment	300143	FPL ACH	Inv: 092625-2136 ACH	-26.85	-26.85	0.00
10/07/2025	Payment	300144	FPL ACH	Inv: 092625-32310 ACH	-108.63	-108.63	0.00
10/07/2025	Payment	300145	FPL ACH	Inv: 092625-1043 ACH	-27.23	-27.23	0.00
10/07/2025	Payment	300146	FPL ACH	Inv: 092625-1211 ACH	-108.24	-108.24	0.00
10/07/2025	Payment	300147	FPL ACH	Inv: 092625-1219 ACH	-60.97	-60.97	0.00
10/07/2025	Payment	300148	FPL ACH	Inv: 092625-2137 ACH	-1,799.59	-1,799.59	0.00
10/07/2025	Payment	300149	FPL ACH	Inv: 092625-1045 ACH	-164.51	-164.51	0.00
10/07/2025	Payment	300150	FPL ACH	Inv: 092625-42310 ACH	-29.68	-29.68	0.00
10/07/2025	Payment	300151	FPL ACH	Inv: 092625-1046 ACH	-122.39	-122.39	0.00
10/07/2025	Payment	300152	FPL ACH	Inv: 092625-1216 ACH	-61.21	-61.21	0.00
10/07/2025	Payment	300153	FPL ACH	Inv: 092625-2132 ACH	-34.87	-34.87	0.00
10/07/2025	Payment	300154	FPL ACH	Inv: 092625-1040 ACH	-54.87	-54.87	0.00
10/07/2025	Payment	300155	FPL ACH	Inv: 092625-9264 ACH	-5,715.43	-5,715.43	0.00
10/07/2025	Payment	300156	FPL ACH	Inv: 092625-2311 ACH	-28.36	-28.36	0.00
10/21/2025		JE001015	Utility - Reclaimed Irrigation	Bank recon adj LEE CO	-473.26	-473.26	0.00
<b>Total Checks</b>					-90,000.39	-90,000.39	0.00

## Adjustments

### Total Adjustments

### Outstanding Checks

10/29/2025	Payment	10254	FLORIDA COMMERCE	Payment of Invoice 001995		-175.00
10/02/2025	Payment	100132	THE VILLAGE OF ESTERO	Inv: 092425-		-800.00
10/21/2025	Payment	100136	PASSARELLA & ASSOCIATES, INC.	Inv: 9K		-3,330.00
10/29/2025	Payment	100137	COLEMAN, YOVANOVICH	Inv: 91		-1,422.00
10/29/2025	Payment	100138	LA JUNGLE LAWN MAINTENANCE	Inv: 100286		-2,584.86
10/29/2025	Payment	100139	COPELAND SOUTHERN ENTERPRISES INC	Inv: 557, Inv: 559, Inv: 561		-3,675.00
10/29/2025	Payment	100141	COMMUNITY ENVIRONMENTAL SERVICES LLC	Inv: TPACCE2509		-3,850.00
10/29/2025	Payment	100142	ALLIED UNIVERSAL	Inv: 17659318		-8,057.30
10/29/2025	Payment	100143	PELICAN PEST MANAGEMENT INC.	Inv: 12493		-290.00
10/30/2025	Payment	100144	COMMUNITY ENVIRONMENTAL SERVICES LLC	Inv: TPACM2510		-3,530.00

# Bank Account Statement

Cypress Shadows CDD

**Bank Account No.**7844

**Statement No.**10\_25

**Statement Date**10/31/2025

10/30/2025	Payment	100145	JOHNSON ENGINEERING, INC.	Inv: 7110	-2,115.00
10/30/2025	Payment	100147	DAVID CUJAS IRRIGATION SERVICES, INC	Inv: 14713	-1,030.00
10/31/2025	Payment	300157	LEE COUNTY UTILITIES	Inv: 100825-53-3 ACH	-99.06
10/31/2025	Payment	300158	LEE COUNTY UTILITIES	Inv: 101425-91-2	-51.75
<b>Total Outstanding Checks</b>					-31,009.97

**Outstanding Deposits**

**Total Outstanding Deposits**

**CYPRESS SHADOWS**Community Development District

---

## Cash and Investment Report

October 31, 2025

<b><u>Account Name</u></b>	<b><u>Bank Name</u></b>	<b><u>Yield</u></b>	<b><u>Balance</u></b>
<b>GENERAL FUND</b>			
Checking Account - Operating	Valley National	4.33%	\$ 714,526
<b>DEBT SERVICE FUNDS</b>			
Series 2012 Reserve Fund	US Bank	3.96%	\$ 158,040
Series 2012 Revenue Fund	US Bank	3.96%	\$ 279,298
Series 2022 Reserve Fund	US Bank	3.96%	\$ 8,785
Series 2022 Revenue Fund	US Bank	3.96%	\$ 97,275

Statement of Revenues, Expenditures and Changes in Fund Balances  
For the Period Ending October 31, 2025

														TOTAL				
Acct No.	Account Description	Oct Actual	Nov Budget	Dec Budget	Jan Budget	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Actual Thru 10/31/2025	Projected Next 11 Mths	FY2026 Total	Adopted Budget	% of Budget
<b>Revenues</b>																		
361001	Interest - Investments	\$ 2,616	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,617	\$ 32,086	\$ 34,703	\$ 35,000	99%
363010	Special Assmnts- Tax Collector	2,033	197,101	492,753	98,551	98,551	98,551	-	-	-	-	-	-	2,033	985,507	987,540	985,506	100%
363090	Special Assmnts- Discounts	-	(7,884)	(19,710)	(3,942)	(3,942)	(3,942)	-	-	-	-	-	-	-	(39,420)	(39,420)	(39,420)	100%
Total Revenues		4,649	192,134	475,960	97,526	97,526	97,526	2,917	2,917	2,917	2,917	2,917	2,917	4,650	978,173	982,823	981,086	100%
<b>Expenditures</b>																		
<b>Administrative</b>																		
511001	P/R-Board of Supervisors	400	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	400	11,000	11,400	12,000	95%
531013	ProfServ-Engineering	-	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	-	27,500	27,500	30,000	92%
531023	ProfServ-Legal Services	1,422	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	1,422	27,500	28,922	30,000	96%
531027	ProfServ-Mgmt Consulting	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	45,837	50,004	50,000	100%
531035	ProfServ-Property Appraiser	-	37	37	37	37	37	37	37	37	37	37	37	-	407	407	441	92%
531045	ProfServ-Trustee Fees	-	625	625	625	625	625	625	625	625	625	625	625	-	6,875	6,875	7,500	92%
532002	Auditing Services	-	458	458	458	458	458	458	458	458	458	458	458	-	5,038	5,038	5,500	92%
534397	Website Compliance	-	129	129	129	129	129	129	129	129	129	129	129	-	1,419	1,419	1,553	91%
541024	Postage, Phone, Faxes, Copies	-	42	42	42	42	42	42	42	42	42	42	42	-	462	462	500	92%
545008	Public Officials Insurance	4,197	-	-	-	-	-	-	-	-	-	-	-	4,197	-	4,197	4,197	100%
548002	Legal Advertising	-	125	125	125	125	125	125	125	125	125	125	125	-	1,375	1,375	1,500	92%
549070	Misc-Assessment Collection Cost	-	1,643	1,643	1,643	1,643	1,643	1,643	1,643	1,643	1,643	1,643	1,643	-	18,073	18,073	19,710	92%
549142	Bank Fees	-	8	8	8	8	8	8	8	8	8	8	8	-	88	88	100	88%
549900	Misc-Contingency	-	25	25	25	25	25	25	25	25	25	25	25	-	275	275	300	92%
549915	Misc-Web Hosting	-	83	83	83	83	83	83	83	83	83	83	83	-	913	913	1,000	91%
549936	Website Administration	125	125	125	125	125	125	125	125	125	125	125	125	125	1,375	1,500	1,500	100%
554007	Annual District Filing Fee	175	15	15	15	15	15	15	15	15	15	15	15	175	165	340	175	194%
Total Administrative		10,486	13,482	13,482	13,482	13,482	13,482	13,482	13,482	13,482	13,482	13,482	13,482	10,486	148,302	158,788	165,976	96%
<b>Utility Services</b>																		
543041	Utility - Electric	(7,520)	9,167	9,167	9,167	9,167	9,167	9,167	9,167	9,167	9,167	9,167	9,167	(7,520)	100,837	93,317	110,000	85%
543083	Utility - Reclaimed Irrigation	60	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	60	15,587	15,647	17,000	92%
Total Utility Services		(7,460)	10,584	10,584	10,584	10,584	10,584	10,584	10,584	10,584	10,584	10,584	10,584	(7,460)	116,424	108,964	127,000	86%
<b>Field</b>																		
531016	ProfServ-Field Management	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	11,000	12,000	12,000	100%
534076	Contracts-Preserve Maintenance	-	3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,850	-	42,350	42,350	46,200	92%
534171	Contracts - Landscape	2,585	5,667	5,667	5,667	5,667	5,667	5,667	5,667	5,667	5,667	5,667	5,667	2,585	62,337	64,922	68,000	95%
534340	Contracts - Landscape/Irrigation	-	1,030	1,030	1,030	1,030	1,030	1,030	1,030	1,030	1,030	1,030	1,030	-	11,330	11,330	12,360	92%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2025

														TOTAL				
Acct No.	Account Description	Oct Actual	Nov Budget	Dec Budget	Jan Budget	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Actual Thru 10/31/2025	Projected Next 11 Mths	FY2026 Total	Adopted Budget	% of Budget
545009	Insurance -Property & Casualty	19,588	-	-	-	-	-	-	-	-	-	-	-	19,588	-	19,588	20,690	95%
546041	R&M-Irrigation	1,756	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	1,756	27,500	29,256	30,000	98%
546448	Street Sweeping Services	-	567	567	567	567	567	567	567	567	567	567	567	-	6,237	6,237	6,800	92%
546898	Contracts-Preserve Monitoring & Well Replacments	-	800	800	800	800	800	800	800	800	800	800	800	-	8,800	8,800	9,600	92%
546899	Contracts-Pump & Well Maintenance	-	216	216	216	216	216	216	216	216	216	216	216	-	2,376	2,376	2,590	92%
546918	Pump & Well Maintenance	-	501	501	501	501	501	501	501	501	501	501	501	-	5,511	5,511	6,010	92%
546923	Landscape Miscellaneous	-	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	-	22,913	22,913	25,000	92%
549900	Misc-Contingency	3,285	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	3,285	27,500	30,785	30,000	103%
Total Field		28,214	20,714	20,714	20,714	20,714	20,714	20,714	20,714	20,714	20,714	20,714	20,714	28,214	227,854	256,068	269,250	95%
Gatehouse																		
534037	Contracts-Security Services	16,104	17,375	17,375	17,375	17,375	17,375	17,375	17,375	17,375	17,375	17,375	17,375	16,104	191,125	207,229	208,500	99%
541009	Telephone/Fax/Internet Services	-	83	83	83	83	83	83	83	83	83	83	83	-	913	913	1,000	91%
543018	Utility - Water	(17)	250	250	250	250	250	250	250	250	250	250	250	(17)	2,750	2,733	3,000	91%
546034	R&M-Gate	775	583	583	583	583	583	583	583	583	583	583	583	775	6,413	7,188	7,000	103%
Total Gatehouse		16,862	18,291	18,291	18,291	18,291	18,291	18,291	18,291	18,291	18,291	18,291	18,291	16,862	201,201	218,063	219,500	99%
Lakes and Ponds																		
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	3,530	3,530	38,830	42,360	42,360	100%
546006	R&M-Aquascaping	-	417	417	417	417	417	417	417	417	417	417	417	-	4,587	4,587	5,000	92%
546364	R&M-Aeration & Fountains	-	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	-	11,000	11,000	12,000	92%
563003	Impr - Lake Bank Restoration	-	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	-	45,837	45,837	50,000	92%
Total Lakes and Ponds		3,530	9,114	9,114	9,114	9,114	9,114	9,114	9,114	9,114	9,114	9,114	9,114	3,530	100,254	103,784	109,360	95%
Total Expenditures		51,632	72,185	72,185	72,185	72,185	72,185	72,185	72,185	72,185	72,185	72,185	72,185	51,632	794,035	845,667	891,086	95%
Reserves																		
568022	Reserve	-	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	-	41,250	41,250	45,000	92%
568169	Reserve-Stormwater System	-	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	-	41,250	41,250	45,000	92%
Total Reserves		-	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	-	82,500	82,500	90,000	92%
Total Expenditures & Reserves		51,632	79,685	79,685	79,685	79,685	79,685	79,685	79,685	79,685	79,685	79,685	79,685	51,632	876,535	928,167	981,086	95%
Excess (deficiency) of revenues																		
Over (under) expenditures		\$ (46,983)	\$ 112,449	\$ 396,275	\$ 17,841	\$ 17,841	\$ 17,841	\$ (76,768)	\$ (76,768)	\$ (76,768)	\$ (76,768)	\$ (76,768)	\$ (76,768)	(46,982)	101,638	54,656	-	0%
391000	Fund Balance, Beginning (Oct 1, 2025)													751,067	-	751,067	751,067	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2025

														TOTAL				
Acct No.	Account Description	Oct Actual	Nov Budget	Dec Budget	Jan Budget	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Actual Thru 10/31/2025	Projected Next 11 Mths	FY2026 Total	Adopted Budget	% of Budget
Fund Balance, Ending														\$ 704,085	\$ 101,638	\$ 805,723	\$ 751,067	

(Summary, aged as of October 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
V00015	JOHNSON ENGINEERING, INC.	Phone:		Contact:		Amounts are in USD
	Total Amount Due	0.00	0.00	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	8,046.34	8,046.34	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	-191.01	0.00	0.00	0.00	-191.01
			0.00%	0.00%	0.00%	100.00%
V00066	DAVID CUJAS IRRIGATION SERVICES, INC	Phone: 239-777-176		Contact:		Amounts are in USD
	Total Amount Due	1,126.40	1,126.40	0.00	0.00	0.00
			100.00%	0.00%	0.00%	0.00%
	Report Total Amount Due (USD)	9,413.74	9,172.74	0.00	0.00	241.00
			97.44%	0.00%	0.00%	2.56%

CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100130	10/02/25	LA JUNGLE LAWN MAINTENANCE	1000195	9/23/25 La Jungla - September 2025 cordgrass Trimming	Contracts - Landscape	534171-53901	\$12,360.00
001	100131	10/02/25	DAVID CUJAS IRRIGATION SERVICES, INC	14659	9/22/25 David Cujas Irrigation Services - IRR REPAIRS	R&M-Irrigation	546041-53901	\$311.20
001	100131	10/02/25	DAVID CUJAS IRRIGATION SERVICES, INC	14658	9/22/25 David Cujas Irrigation Services - IRR REPAIRS	R&M-Irrigation	546041-53901	\$475.80
001	100131	10/02/25	DAVID CUJAS IRRIGATION SERVICES, INC	14648	9/18/25 David Cujas Irrigation Services - IRR REPAIRS	R&M-Irrigation	546041-53901	\$212.60
001	100131	10/02/25	DAVID CUJAS IRRIGATION SERVICES, INC	14651	9/19/25 David Cujas Irrigation Services - IRR REPAIRS	R&M-Irrigation	546041-53901	\$83.60
001	100131	10/02/25	DAVID CUJAS IRRIGATION SERVICES, INC	14657	9/22/25 David Cujas Irrigation Services - IRR REPAIRS	R&M-Irrigation	546041-53901	\$477.40
001	100132	10/02/25	THE VILLAGE OF ESTERO	092425-	9/24/25 CSCDD Check Request for FEE FOR LIMITED DEVELOPMENT ORDER	Misc-Contingency	549900-53901	\$800.00
001	100133	10/02/25	COMMUNITY ENVIRONMENTAL SERVICES LLC	TPACPM2509	9/25/25 Community Environmental Services - September 2025	Contracts-Water Mgmt Services	534047-53917	\$3,530.00
001	100134	10/02/25	ALLIED UNIVERSAL	17602674	9/25/25 Allied Universal - 9/12/25 - 9/25/25	Contracts-Security Services	534037-53904	\$8,057.30
001	100135	10/15/25	LIGHTING FIRST	B139474	4/24/25 Lighting First - Repairs	Misc-Contingency	549900-53901	\$149.00
001	100136	10/21/25	PASSARELLA & ASSOCIATES, INC.	9K	10/24/24 Passarella & Associates - Progress payments on items 3.0 & 4.0	Contracts-Preserve Monitoring & Well Replacments	546898-53901	\$3,330.00
001	100137	10/29/25	COLEMAN, YOVANOVICH	91	10/17/25 CYK - Services through 10/17/25	ProfServ-Legal Services	531023-51301	\$1,422.00
001	100138	10/29/25	LA JUNGLE LAWN MAINTENANCE	100286	10/6/25 La Jungla - October 2025	Contracts - Landscape	534171-53901	\$2,584.86
001	100139	10/29/25	COPELAND SOUTHERN ENTERPRISES INC	559	10/16/25 Copeland Southern Enterprises - Roadway posts	Misc-Contingency	549900-53901	\$775.00
001	100139	10/29/25	COPELAND SOUTHERN ENTERPRISES INC	557	10/11/25 Copeland Southern Enterprises - Sidewalk Grinding	Misc-Contingency	549900-53901	\$2,125.00
001	100139	10/29/25	COPELAND SOUTHERN ENTERPRISES INC	561	10/16/25 Copeland Southern Enterprises - Roadway posts	R&M-Gate	546034-53904	\$775.00
001	100140	10/29/25	INFRAMARK LLC	160708	10/8/25 Inframark - October 2025	ProfServ-Mgmt Consulting	531027-51301	\$4,166.67
001	100140	10/29/25	INFRAMARK LLC	160708	10/8/25 Inframark - October 2025	Website Administration	549936-51301	\$125.00
001	100140	10/29/25	INFRAMARK LLC	160708	10/8/25 Inframark - October 2025	ProfServ-Field Management	531016-53901	\$1,000.00
001	100141	10/29/25	COMMUNITY ENVIRONMENTAL SERVICES LLC	TPACCE2509	10/17/25 Community Environmental Services - October 2025	Contracts-Preserve Maintenance	534076-53901	\$3,850.00
001	100142	10/29/25	ALLIED UNIVERSAL	17659318	10/9/25 Allied Universal - 9/26-10/9/25	Contracts-Security Services	534037-53904	\$8,057.30
001	100143	10/29/25	PELICAN PEST MANAGEMENT INC.	12493	9/30/25 Pelican Pest Management - Pest control Bi-monthly	Landscape Miscellaneous	546923-53901	\$290.00
001	100144	10/30/25	COMMUNITY ENVIRONMENTAL SERVICES LLC	TPACM2510	10/24/25 Community Environmental Services - October 2025	Contracts-Water Mgmt Services	534047-53917	\$3,530.00
001	100145	10/30/25	JOHNSON ENGINEERING, INC.	7110	10/10/25 Johnson Engineering - Services through 9/30/25	ProfServ-Engineering	531013-51301	\$2,115.00
001	100146	10/30/25	INFRAMARK LLC	161793	10/24/25 Inframark - Gate House Supplies	Misc-Contingency	549900-53901	\$385.29
001	100147	10/30/25	DAVID CUJAS IRRIGATION SERVICES, INC	14713	10/10/25 David Cujas Irrigation Service - October 2025	Contracts-Irrigation	534073-53901	\$1,030.00
001	10252	10/07/25	GARY GAUVIN	GG-100225	BOARD 10/02/25	Supervisor Fees	511100-51101	\$200.00
001	10253	10/21/25	NORMAN D RENO	NR-100225	BOARD 10/2/25	Supervisor Fees	511100-51301	\$200.00
001	10254	10/29/25	FLORIDA COMMERCE	93059	10/1/25 Florida Commerce - Annual Filing Fee	Annual District Filing Fee	554007-51301	\$175.00
001	300142	10/07/25	FPL ACH	092625-2318 ACH	ELECTRIC	Utility - Electric	543041-53150	\$59.90
001	300143	10/07/25	FPL ACH	092625-2136 ACH	ELECTRIC	Utility - Electric	543041-53150	\$26.85
001	300144	10/07/25	FPL ACH	092625-32310 ACH	ELECTRIC	Utility - Electric	543041-53150	\$108.63
001	300145	10/07/25	FPL ACH	092625-1043 ACH	ELECTRIC	Utility - Electric	543041-53150	\$27.23
001	300146	10/07/25	FPL ACH	092625-1211 ACH	ELECTRIC	Utility - Electric	543041-53150	\$108.24
001	300147	10/07/25	FPL ACH	092625-1219 ACH	ELECTRIC	Utility - Electric	543041-53150	\$60.97
001	300148	10/07/25	FPL ACH	092625-2137 ACH	ELECTRIC	Utility - Electric	543041-53150	\$1,799.59
001	300149	10/07/25	FPL ACH	092625-1045 ACH	ELECTRIC	Utility - Electric	543041-53150	\$164.51
001	300150	10/07/25	FPL ACH	092625-42310 ACH	ELECTRIC	Utility - Electric	543041-53150	\$29.68
001	300151	10/07/25	FPL ACH	092625-1046 ACH	ELECTRIC	Utility - Electric	543041-53150	\$122.39
001	300152	10/07/25	FPL ACH	092625-1216 ACH	ELECTRIC	Utility - Electric	543041-53150	\$61.21
001	300153	10/07/25	FPL ACH	092625-2132 ACH	ELECTRIC	Utility - Electric	543041-53150	\$34.87
001	300154	10/07/25	FPL ACH	092625-1040 ACH	ELECTRIC	Utility - Electric	543041-53150	\$54.87
001	300155	10/07/25	FPL ACH	092625-9264 ACH	ELECTRIC	Utility - Electric	543041-53150	\$5,715.43
001	300156	10/07/25	FPL ACH	092625-2311 ACH	ELECTRIC	Utility - Electric	543041-53150	\$28.36
001	300157	10/31/25	LEE COUNTY UTILITIES	100825-53-3 ACH	10/8/25 Lee County Utilities - SVC PRD 9/5-10/5/25	Utility - Water	543018-53904	\$99.06
001	300158	10/31/25	LEE COUNTY UTILITIES	101425-91-2	10/14/25 Lee County Utilities - SVC PRD 9/1-10/1/25	Utility - Reclaimed Irrigation	543083-53150	\$51.75
Fund Total								\$71,146.56

Total Checks Paid	\$71,146.56
-------------------	-------------



Cypress Shadows Community Development District

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

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

DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE

Account Name: P/R-Board of Supervisors

10/31/25	511001-51301-5000	JE001016		R/C GARY GAUVIN_GG-100225 to Supervisor Fees		200.00
10/31/25	511001-51301-5000	JE001017		R/C NORMAN D RENO_NR-100225 to Supervisor Fees		200.00
YTD Total						400.00
Annual Budget						\$12,000.00
Amount Remaining / (Budget overage)						\$11,600.00
% of Budget						3.3%

Account Name: ProfServ-Engineering

YTD Total						-
Annual Budget						\$30,000.00
Amount Remaining / (Budget overage)						\$30,000.00
% of Budget						0.0%

Account Name: ProfServ-Legal Services

10/22/25	531023-51301-5000	91	VENDOR	COLEMAN, YOVANOVICH	10/17/25 CYK - Services through 10/17/25	1,422.00
YTD Total						1,422.00
Annual Budget						\$30,000.00
Amount Remaining / (Budget overage)						\$28,578.00
% of Budget						4.7%

Account Name: ProfServ-Mgmt Consulting

10/08/25	531027-51301-5000	160708	VENDOR	INFRAMARK LLC	10/8/25 Inframark - October 2025	4,166.67
YTD Total						4,166.67
Annual Budget						\$50,000.00
Amount Remaining / (Budget overage)						\$45,833.33
% of Budget						8.3%

Account Name: Public Officials Insurance

10/01/25	545008-51301-5000	JE000974		Incurance Prem. 10.01.25-09.30.25		4,197.00
YTD Total						4,197.00
Annual Budget						\$4,197.00
Amount Remaining / (Budget overage)						\$0.00
% of Budget						100.0%

Account Name: Website Administration

10/08/25	549936-51301-5000	160708	VENDOR	INFRAMARK LLC	10/8/25 Inframark - October 2025	125.00
YTD Total						125.00
Annual Budget						\$1,500.00
Amount Remaining / (Budget overage)						\$1,375.00
% of Budget						8.3%

Account Name: Annual District Filing Fee

10/07/25	554007-51301-5000	93059	VENDOR	FLORIDA COMMERCE	10/1/25 Florida Commerce - Annual Filing Fee	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:	\$10,485.67
--	-------------

DEPARTMENT NAME: UTILITY SERVICES

Account Name: Utility - Electric

10/01/25	543041-53150-5000	JE001002		Rev Accr Utility - Electric INV 092625-9264		(5,715.43)
10/01/25	543041-53150-5000	JE001004		Rev Accr Utility - Electric Inv 092625-2137		(1,799.59)
10/30/25	543041-53150-5000	092625-2318 ACH	VENDOR	FPL ACH	ELECTRIC	59.90
10/31/25	543041-53150-5000	7282025-81219 ACH	VENDOR	FPL ACH	Credit Memo 000035	(64.53)
YTD Total						(7,519.65)
Annual Budget						\$110,000.00
Amount Remaining / (Budget overage)						\$117,519.65
% of Budget						-6.8%

Account Name: Utility - Reclaimed Irrigation

10/21/25	543083-53150-5000	101425-91-2	VENDOR	LEE COUNTY UTILITIES	10/14/25 Lee County Utilities - SVC PRD 9/1-10/1/25	51.75
10/21/25	543083-53150-5000	JE001015		Bank recon adj LEE CO		473.26

Cypress Shadows Community Development District

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

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/31/25	543083-53150-5000	081425-91-2- ACH	VENDOR	LEE COUNTY UTILITIES	Credit Memo 000031	(150.40)
10/31/25	543083-53150-5000	091525-91-2 ACH	VENDOR	LEE COUNTY UTILITIES	Credit Memo 000033	(314.64)
YTD Total						59.97
Annual Budget						\$17,000.00
Amount Remaining / (Budget overage)						\$16,940.03
% of Budget						0.4%
Utility Services Department Total:						(\$7,459.68)

DEPARTMENT NAME: FIELD

Account Name: ProfServ-Field Management

10/08/25	531016-53901-5000	160708	VENDOR	INFRAMARK LLC	10/8/25 Inframark - October 2025	1,000.00
YTD Total						1,000.00
Annual Budget						\$12,000.00
Amount Remaining / (Budget overage)						\$11,000.00
% of Budget						8.3%

Account Name: Contracts-Preserve Maintenance

YTD Total						-
Annual Budget						\$46,200.00
Amount Remaining / (Budget overage)						\$46,200.00
% of Budget						0.0%

Account Name: Contracts - Landscape

10/06/25	534171-53901-5000	100286	VENDOR	LA JUNGLE LAWN MAINTENANCE	10/6/25 La Jungla - October 2025	2,584.86
YTD Total						2,584.86
Annual Budget						\$68,000.00
Amount Remaining / (Budget overage)						\$65,415.14
% of Budget						3.8%

Account Name: Insurance -Property & Casualty

10/01/25	545009-53901-5000	JE000974			Incurance Prem. 10.01.25-09.30.25	18,738.00
10/01/25	545009-53901-5000	JE000975			Incurance Prem. 10.01.25-09.30.25	850.00
YTD Total						19,588.00
Annual Budget						\$20,690.00
Amount Remaining / (Budget overage)						\$1,102.00
% of Budget						94.7%

Account Name: R&M-Irrigation

10/01/25	546041-53901-5000	JE001000			Rev Accr R&M-Irrigation Inv 13845	(400.00)
10/27/25	546041-53901-5000	14739	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	10/20/25 David Cujas Irrigation Service - Repairs	148.00
10/29/25	546041-53901-5000	14749	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	10/23/25 David Cujas Irrigation Service - Repairs	477.40
10/29/25	546041-53901-5000	14748	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	10/23/25 David Cujas Irrigation Service - Repairs	91.20
10/31/25	546041-53901-5000	14763	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	10/28/25 David Cujas Irrigation - repairs	285.20
10/31/25	546041-53901-5000	14764	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	10/28/25 David Cujas Irrigation - repairs	124.60
10/31/25	546041-53901-5000	JE001018			R/C DAVID CUJAS IRRIGATION SERVICES, INC_14713 to R&M -Irrigati	1,030.00
YTD Total						1,756.40
Annual Budget						\$30,000.00
Amount Remaining / (Budget overage)						\$28,243.60
% of Budget						5.9%

Account Name: Contracts-Preserve Monitoring & Well Replacments

YTD Total						-
Annual Budget						\$9,600.00
Amount Remaining / (Budget overage)						\$9,600.00
% of Budget						0.0%

Account Name: Landscape Miscellaneous

YTD Total						-
Annual Budget						\$25,000.00
Amount Remaining / (Budget overage)						\$25,000.00
% of Budget						0.0%

Account Name: Misc-Contingency

10/12/25	549900-53901-5000	557	VENDOR	COPELAND SOUTHERN ENTERPRISES INC	10/11/25 Copeland Southern Enterprises - Sidewalk Grinding	2,125.00
10/16/25	549900-53901-5000	559	VENDOR	COPELAND SOUTHERN ENTERPRISES INC	10/16/25 Copeland Southern Enterprises - Roadway posts	775.00
10/24/25	549900-53901-5000	161793	VENDOR	INFRAMARK LLC	10/24/25 Inframark - Gate House Supplies	385.29
YTD Total						3,285.29

Cypress Shadows Community Development District

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

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
						<div>Annual Budget\$30,000.00</div> <div>Amount Remaining / (Budget overage)\$26,714.71</div> <div>% of Budget11.0%</div>
Field Department Total:						\$28,214.55

DEPARTMENT NAME: GATEHOUSE

Account Name: Contracts-Security Services						
10/13/25	534037-53904-5000	17659318	VENDOR	ALLIED UNIVERSAL	10/9/25 Allied Universal - 9/26-10/9/25	8,057.30
10/27/25	534037-53904-5000	17699309	VENDOR	ALLIED UNIVERSAL	10/23/25 Allied Universal - 10/10-10/23/25	8,046.34
						<div>YTD Total16,103.64</div> <div>Annual Budget\$208,500.00</div> <div>Amount Remaining / (Budget overage)\$192,396.36</div> <div>% of Budget7.7%</div>
Account Name: Utility - Water						
10/17/25	543018-53904-5000	100825-53-3 ACH	VENDOR	LEE COUNTY UTILITIES	10/8/25 Lee County Utilities - SVC PRD 9/5-10/5/25	99.06
10/31/25	543018-53904-5000	080825-53-3- ACH	VENDOR	LEE COUNTY UTILITIES	Credit Memo 000032	(58.10)
10/31/25	543018-53904-5000	090925-53-3 ACH	VENDOR	LEE COUNTY UTILITIES	Credit Memo 000034	(58.10)
						<div>YTD Total(17.14)</div> <div>Annual Budget\$3,000.00</div> <div>Amount Remaining / (Budget overage)\$3,017.14</div> <div>% of Budget-0.6%</div>
Account Name: R&M-Gate						
10/23/25	546034-53904-5000	561	VENDOR	COPELAND SOUTHERN ENTERPRISES INC	10/16/25 Copeland Southern Enterprises - Roadway posts	775.00
						<div>YTD Total775.00</div> <div>Annual Budget\$7,000.00</div> <div>Amount Remaining / (Budget overage)\$6,225.00</div> <div>% of Budget11.1%</div>
Gatehouse Department Total:						\$16,861.50

DEPARTMENT NAME: LAKES AND PONDS

Account Name: Contracts-Water Mgmt Services						
10/25/25	534047-53917-5000	TPACM2510	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	10/24/25 Community Environmental Services - October 2025	3,530.00
						<div>YTD Total3,530.00</div> <div>Annual Budget\$42,360.00</div> <div>Amount Remaining / (Budget overage)\$38,830.00</div> <div>% of Budget8.3%</div>
Lakes And Ponds Department Total:						\$3,530.00

TOTAL EXPENDITURES & OTHER FINANCING USES:	\$ 51,632.04
--	--------------

**David Cujas Irrigation Service Inc.**  
 11691 Imperial Pines Way  
 Bonita Springs, FL 34135 US  
 2397771760  
 davidcujasirrigation@gmail.com

## Estimate

### ADDRESS

Cypress Shadows CDD C/O Inframark  
 2005 Pan Am Circle Suite 300 Tampa,  
 Florida 33602  
 2005 Pan Am Circle Suite 300  
 Tampa, Florida 33602

### SHIP TO

The Preserve/ CDD/ Controller#6

ESTIMATE #	DATE	
1029	11/03/2025	

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
<b>Proposal</b>	Proposal/ 11-3-25/ The Preserve/ CDD/ Controller#6/ Controller#6 is failing and needs replaced/ It is at the point where we are not able to see the display to program it/ Replace Controller (Metal Box) and (1) (99) Station Module/	1	0.00	0.00
<b>Material</b>	Material: (1) Hunter ACC2 (2) Wire Irrigation Controller (Metal) Cabinet/ (1) Hunter ACC2 1-99 Station Module/	1	4,125.52	4,125.52
<b>Man Hours Labor</b>	(2) Men (4) Hours/ (8) Total/ Programing and Location Designation/	1	400.00	400.00

TOTAL

**\$4,525.52**

Accepted By



Accepted Date

11/10/25 - After discussion with the chair per Resolution 2023-09 as a work order under the ongoing contract with the District.