

Cypress Shadows Community Development District

February 5, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 234 914 147 212 **PASSCODE:** hr7r378Y
[**JOIN THE MEETING NOW**](#)

CALL-IN INFORMATION

PHONE #: 646-838-1601
ID#: 747 151 331#

11555 HERON BAY SUITE 201
CORAL SPRINGS, FLORIDA 33076

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Cypress Shadows Community Development District

Board of Supervisors

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

District Staff

- Jennifer Goldyn, Regional Director
- Gregory Urbancic, District Counsel
- Carl Barraco, District Engineer
- Howard Neal, Field Services Director
- Lucas McDonald, District Accountant
- Janice Swade, Administrative Assistant

Meeting Agenda

Thursday, February 5, 2026 – 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. Discussion of Road Striping Project
 - ii. Discussion of Structural Berm Replanting
- D. Vendor Reports
 - i. Pond Report.....Page 3
 - ii. Conservation Report.....Page 4
 - iii. Irrigation Update
- E. District Manager
 - i. Field Inspection Report..... Page 5
 - ii. Discussion of Goals & Objectives
 - iii. Follow-Up Items

5. Business Items

6. Business Administration

- A. Consideration of Minutes of the December 4, 2025 January 8, 2026 Meetings (*January 8, 2026 Minutes To Be Sent Under Separate Cover*).....Page 14
- B. Consideration of December 2025 Financial Statements and Check Register.....Page 20

7. Chairperson's Comments

8. Supervisor Requests

- A. Supervisor Liberto
- 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, March 5, 2026, at 6:00 p.m.

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

www.cypress-shadows-cdd.org

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

Invoice & Report

DATE:
January 13, 2026

INVOICE #
TPACPM2601

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 1/7, 13			\$ 3,530.00
Report	Aeration	Fountains	
Pond 1: Filamentous algae treatment with Captain XTR (208 ounces) in 100 gallons of water & Foliar treatment with AquaMaster aquatic herbicide @ 2% (3 gallons) Species: primrose, Torp grass, dollar weed, climbing hempvine, camphor weed, alligator weed	Working: Y - Compressors and boxes have been replaced	Working: Y	
Pond 2: Foliar treatment with AquaMaster aquatic herbicide @ 2% (10 gallons) Species: Torp grass, dog fennel, climbing hemp vine, BP, dollar weed	Working: Y	Working: Y	
Pond 3: Foliar treatment with AquaMaster aquatic herbicide @ 2% (7 gallons) Species: Torp grass, dog fennel, cattails, dollar weed, climbing hemp vine, camphor weed	Working: N		
Pond 4: Foliar treatment with AquaMaster aquatic herbicide @ 2% (5 gallons) Species: Torp grass, BP, climbing hemp vine, camphor weed, alligator flag	Working: Y		
Pond 5: Foliar treatment with AquaMaster aquatic herbicide @ 2% (15 gallons) Species: Torp grass, camphor weed, climbing hemp vine, dollar weed, eastern cockspur, primrose	Working: Y		
Pond 6: Foliar treatment with AquaMaster aquatic herbicide @ 2% (3 gallons) Species: cattails, Torp grass, climbing hempvine, camphor weed, eastern cockspur	Working: Y		
Pond 7: Foliar treatment with AquaMaster aquatic herbicide @ 2% (5 gallons) Species: climbing hemp vine, Torp grass, camphor weed, sonchus, purple bush bean, eastern cockspur	Working: Y		
Pond 8: Foliar treatment with AquaMaster aquatic herbicide @ 2% (5 gallons) Species: Torp grass, climbing hemp vine, eastern cockspur, sonchus, flat sedge, camphor weed	Working: Y		
Pond 9: Foliar treatment with AquaMaster aquatic herbicide @ 2% (4 gallons) Species: Torp grass, climbing hemp vine, camphor weed, eastern cockspur	Working: Y		
Pond 10: Foliar treatment with AquaMaster aquatic herbicide @ 2% (3 gallons) Species: Torp grass, camphor weed, climbing hemp vine, eastern cockspur, turf grass, primrose	Working: Y		
Pond 11: Foliar treatment with AquaMaster aquatic herbicide @ 2% (5 gallons) Species: Torp grass, climbing hemp vine, camphor weed	Working: Y		
Pond 12: Foliar treatment with AquaMaster aquatic herbicide @ 2% (3 gallons) Species: Torp grass, climbing hemp vine, primrose, dog fennel, camphor weed	Working: Y - Compressors and boxes have been replaced		
Pond 13: Foliar treatment with AquaMaster aquatic herbicide @ 2% (3 gallons) Species: Torp grass, climbing hemp vine, eastern cockspur, primrose	Working: Y - Compressors and boxes have been replaced		
Pond 14: Foliar treatment with AquaMaster aquatic herbicide @ 2% (25 gallons) Species: eastern cockspur, Torp grass, climbing hempvine, camphor weed, sonchus	Working: Y - Compressors and boxes have been replaced		
Pond 15: Foliar treatment with AquaMaster aquatic herbicide @ 2% (2 gallons) Species: Torp grass, climbing hemp vine, camphor weed, eastern cockspur	Working: Y		
Pond 16: Foliar treatment with AquaMaster aquatic herbicide @ 2% (2 gallons) Species: Torp grass, climbing hemp vine, eastern cockspur	Working: Y		
Pond 17: Foliar treatment with AquaMaster aquatic herbicide @ 2% (3 gallons) Species: Torp grass, camphor weed, climbing hemp vine, dollar weed	Working: Y		
Total (net 30)			\$ 3,530.00

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

THANK YOU FOR YOUR BUSINESS!

Community Environmental Services, LLC

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

INVOICE

DATE:


January 26, 2026

INVOICE #

TPACCE2601

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
2026 January Conservation area maintenance. Service dates January 21, 22	\$ 3,850.00
Report for HOA and SFWMD: Unit 2A - Cut stump treatment with Triclopyr 4 @ 20% (210 oz) & Foliar treatment with Makaze herbicide @ 2% (3.25 gallons) - Brazilian pepper, melaleuca, lygodium, Primrose, Caesar weed, Areca palm, Senegal date palm	
	
TOTAL	\$ 3,850.00

Make all checks payable to **Community Environmental Services, LLC**

If you have any questions concerning this invoice, contact Jeff Key at 239-822-6087 or jeff.ces@comcast.net

THANK YOU FOR YOUR BUSINESS!



Cypress Shadows CDD

Monday, 12 January 2026

21 Item Identified

21 Item Incomplete

A handwritten signature in black ink, appearing to read "Jason Liggett".

Jason Liggett

Department Manager- Field Services



Item 1

Assigned To: Onsite

Please remove the piping from the first pond on the right-hand side as you enter the community (Pond #1).

Once removed, store the piping in the field for the time being. We will keep it there until we can confirm that it is no longer needed.

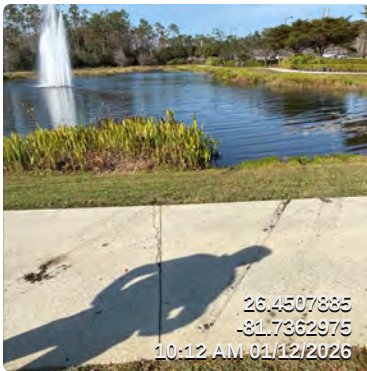


Item 2

Assigned To: Board

Pond #1 is in good shape overall. There is a small amount of filamentous algae along the sides.

During my inspection, all aeration systems appeared to be operating properly.



Item 3

Assigned To: Aquatics

Please make sure we are being careful when using boats in Pond #1. We are starting to see ruts forming on the east side of the pond.

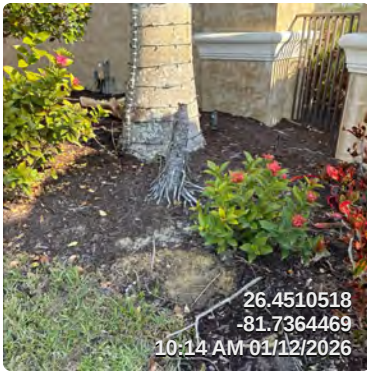
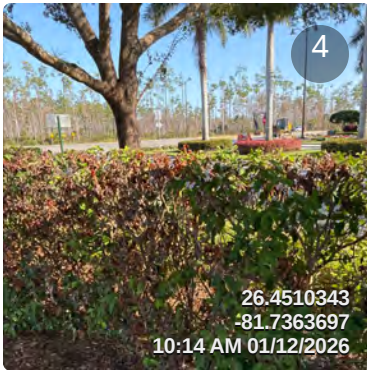
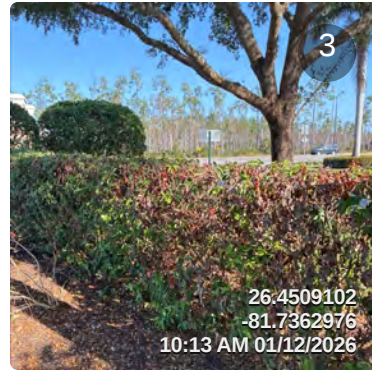
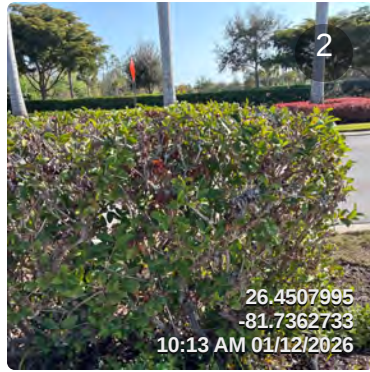
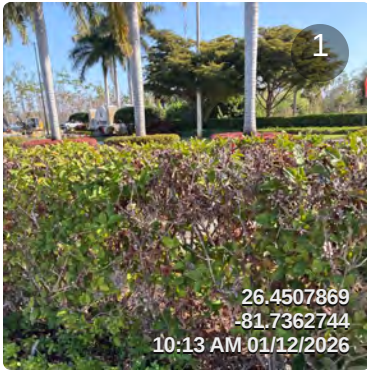
Let's be mindful of this moving forward to prevent further damage.

Item 4

Assigned To: Board

The Viburnum Odoratissimum on the west side of the entrance are declining due to the work along Corkscrew Road.

We need to address this and get the affected plants replaced or restored as soon as possible.



Item 5

Assigned To: [Landscaper](#)

Please treat the ant mounds located behind the main entrance monument on the inbound side.

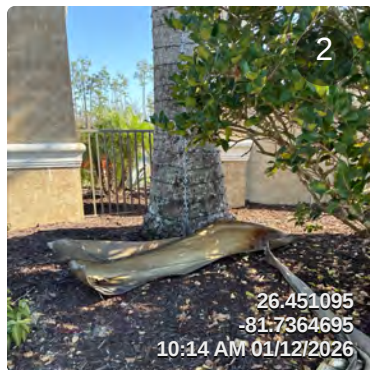
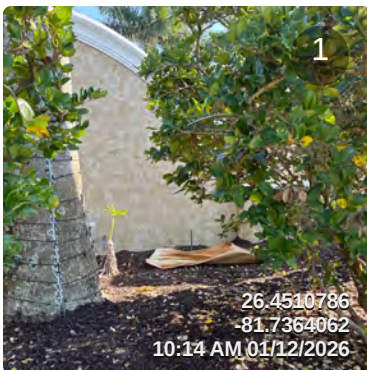
Additionally, if the philodendron in this area does not recover, it will need to be removed.

Please monitor the situation and provide an update as needed.

Item 6

Assigned To: [Landscaper](#)

Please remove the large seedpods located behind the entrance monument on the inbound side of the main entrance.

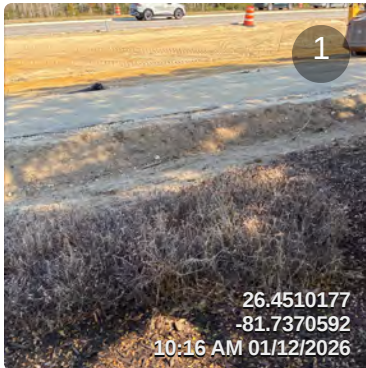


Item 7

Assigned To: Board

It is important that we document all irrigation that has been displaced or is out of the ground along Corkscrew Road due to the recent work.

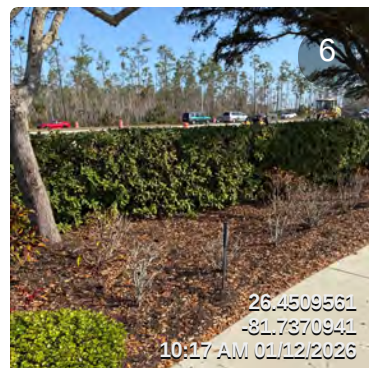
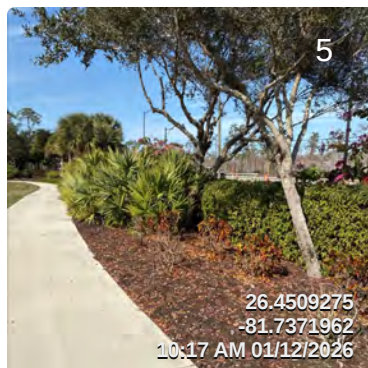
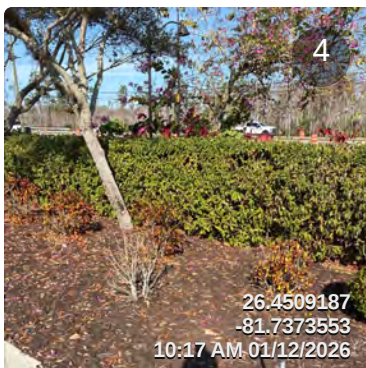
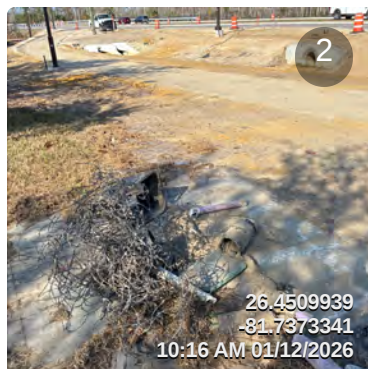
If the county is responsible for completing the repairs, we need to ensure that our irrigation team is inspecting their work to confirm it is done correctly.

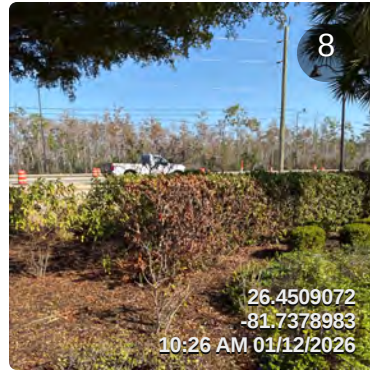


Item 8

Assigned To: Board

More documentation of the work on Corkscrew with documentation of dead plant material from the result of the irrigation not working.



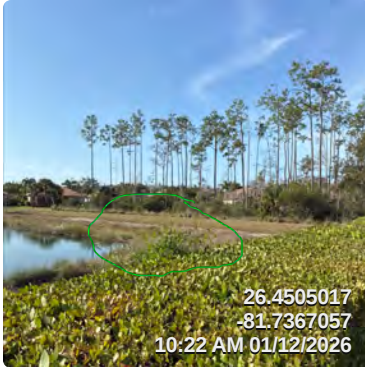


Item 9

Assigned To: [Landscaper](#)

Please remove the unwanted growth within the Viburnum hedges along the sidewalk between Pond 1 and Pond 3.

Make sure the area is cleaned up and restored to maintain a neat appearance.



Item 10

Assigned To: [Aeration Vendor](#)

We currently have lines entering Pond #1 that may pose a safety concern.

What is the possibility of having these lines buried at least until they enter the water?



Please review this and let me know the feasibility, timeline, and any associated costs.

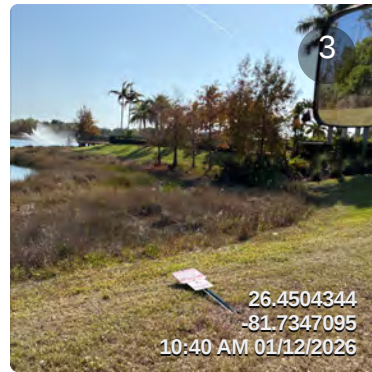
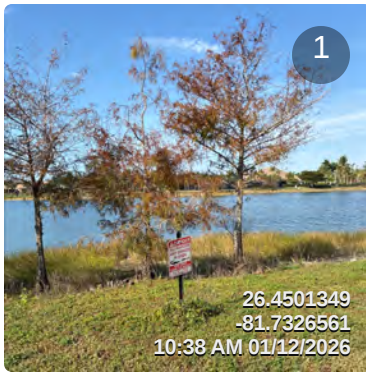
Item 11

Assigned To: [Board](#)

During my recent inspection, I noted that many of the pond signs are leaning and/or broken.

I believe this may have been discussed in the past, but I wanted to confirm what direction the Board would like us to take.

We can straighten the signs and have them reinstalled if that is the preferred approach. Please advise on how you would like us to proceed.



Item 12

Assigned To: [Landscape](#)

During my recent inspections, I noticed that the weeds in the landscape beds on the inbound side of Cypress Shadows Blvd were not in good condition.

I did observe spraying being performed; however, we also need to ensure that hand pulling is being done in these areas to fully address the issue.

Please make sure this is being incorporated into the maintenance routine moving forward.

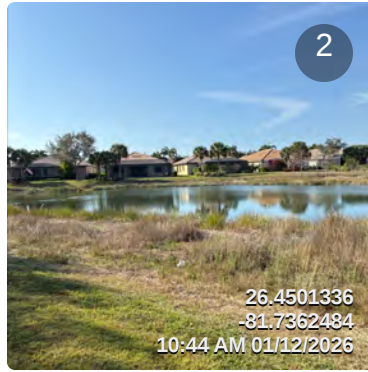


Item 13

Assigned To: [Aquatics](#)

Please make sure that during all pond aquatic maintenance events, any trash and debris along the pond banks are removed.

Keeping these areas clean is important for safety and overall appearance.



Item 14

Assigned To: [Landscaper](#)

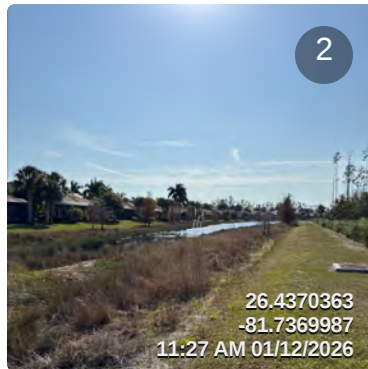
We need to focus on improving the Saint Augustine grass throughout the main boulevard. With the cooler weather, this is a good time to concentrate on weed control. As we move into spring, we will begin fertilizing and continue working on overall turf improvement.



Item 15

Assigned To: [Board](#)

The aeration system on Pond #15 was not operating at the expected capacity during the inspection. However, the pond water level was also very low at the time, which may have impacted system performance.



Item 16

Assigned To: [Board](#)

During the inspection, lighting was observed behind the home at 20498 Black Tree Lane that appears to have been installed on District property.



Item 17

Assigned To: [Landscaper](#)

Please check the irrigation system at the dead end of Tripoli Court. During my inspection, it appeared that the system was not functioning properly.



Item 18

Assigned To: [Board](#)

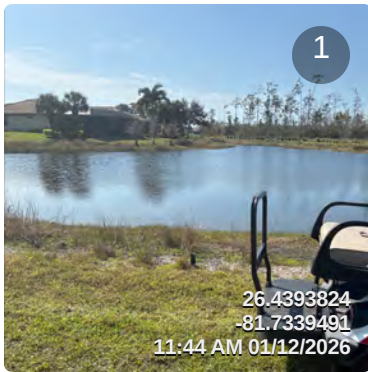
During my inspection, we reviewed the easement requested by a homeowner to access the rear of their property for pool installation. Based on our observations, the homeowner would need to use their own yard for access.



Item 19

Assigned To: [Board](#)

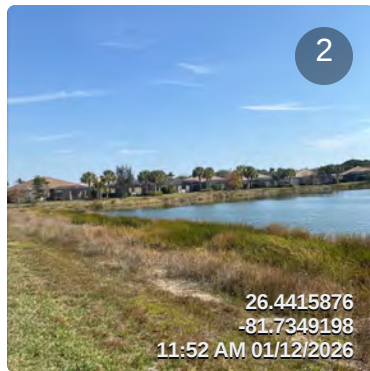
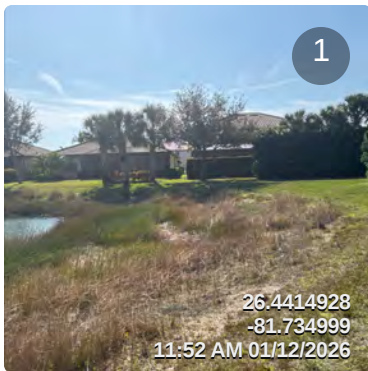
During my inspection, a broken sign was observed lying on the ground. Would the Board like me to arrange for a vendor to address this issue?



Item 20

Assigned To: Board

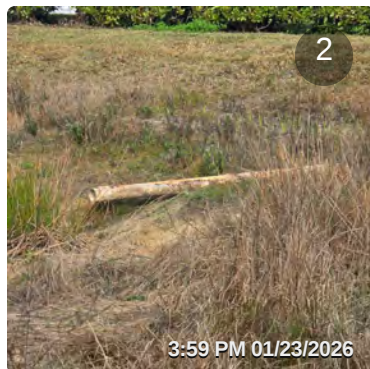
As shown in the photos below, there is increased laying over of the spike rush due to the low water levels.



Item 21

Assigned To: Aquatics

At Pond 3, white piping is currently visible. Please request that the aquatics vendor provide a proposal to install crushed rock around these pipes or present alternative solutions.



41 The Board discussed their follow-up items.

42 The Remote Gate Attendant Item may be presented at the February meeting.

43
44 On MOTION by Mr. Stapf, seconded by Mr. Gauvin, with all in
45 favor, the agenda for the meeting was approved, as discussed. (4-0)
46

47
48 **THIRD ORDER OF BUSINESS**

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

49 Audience members commented on concerns regarding the gates.
50

51
52 **FOURTH ORDER OF BUSINESS**

Staff Reports

53 **A. District Accountant**

54 Mr. McDonald discussed assessments. Assessments were slightly over-collected by
55 \$3,300. All financial documents have been corrected.

56 Mr. McDonald provided an explanation. All items are net totals.

57 The audit for the District has commenced.

58 *The record shall reflect Mr. McDonald exited the meeting.*

59 **B. District Counsel**

60 A letter is to be sent to Habitat CDD regarding violations for trimming Cypress Shadows
61 property. The letter will come from Mr. Faircloth, as Mr. Urbancic also represents Habitat
62 CDD.

63 **C. District Engineer**
64

65
66 On MOTION by Mr. Gauvin, seconded by Mr. Reno, with all in
67 favor, the contract with Barraco and Associates for District
68 Engineering Services, as prepared by District Counsel and revised,
69 was approved. (4-0)
70

71 **i. Review of Road Striping Project (Scope of Work to Meet DO & LDO)**

72 Information was provided to Barraco and Associates regarding this project. Johnson
73 Engineering findings need to be confirmed by Barraco and Associates. Everything needs to be in
74 compliance and longer-lasting.
75

76 **ii. Review of Structural Berm Replanting (Eaglestone Road) (Scope of**
77 **Work to Meet DO)**

78 The berm plantings on the structural berm were in poor condition. There are required
79 specifications to be met. There are also irrigation issues. The irrigation needs to be on CDD
80 property, but in a different location so that it is not run over. The main line has been damaged
81 twice. It cannot be under a permanent structure. The front monument will be lost if the irrigation
82 is not restored.

83 **iii. Discussion of Scope of Work for Lake Bank Restoration**

84 This item has been tabled due to the fact that Johnson Engineering provided an unrealistic
85 estimate to investigate the problems.

86 Mr. Faircloth will provide a scope of work for Barraco to prepare a proposal to be presented
87 at the January meeting.

88 **iv. Discussion of Scope of Work for Stormwater Management Policy**
89 **(January Results Discussion)**

90 This item was not addressed.

91 **D. Vendor Reports**

92 **i. Pond Report**

93 The Pond Report was presented for review by the Board.

94 **ii. Conservation Report**

95 The Conservation Report was presented for review by the Board.

96 **iii. Irrigation Update**

97 The irrigation update was presented.

98 **E. District Manager**

99 **i. Field Inspection Report**

100 The Field Inspection Report was presented for review by the Board.

101 **ii. Follow-Up Items**

102 **a. Median Lighting Discussion**

103
104 **FIFTH ORDER OF BUSINESS**

Business Items

105 **A. Presentation and Discussion on Remote Gate Attendant Automation (Allied**
106 **Security & Diamond Access)**

107 This item was tabled.

108 **B. Hoover Pumping Systems – Maintenance Agreement MA#7687**
109

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111

On MOTION by Mr. Gauvin, seconded by Mr. Stapf, with all in 112 favor, the Maintenance Agreement MA#7687 with Hoover Pumping 113 Systems, was approved. (5-0)

SIXTH ORDER OF BUSINESS**Business Administration****A. Consideration of Minutes of the November 6, 2025 Meeting and November 14, 2025 Reconvened Meeting/Boot Camp Training Workshop**

There being no additions, corrections or deletions,

On MOTION by Mr. Liberto, seconded by Mr. Reno, with all in favor, the Minutes of the November 6, 2025 Meeting and November 14, 2025 Reconvened Meeting/Boot Camp Training Workshop were approved. (4-0)

B. Updates to September 2025 Financial Statements (Year-End Closing Statements)

This item was tabled.

C. Consideration of October 2025 Financial Statements and Check Register

There being no comments or questions,

On MOTION by Mr. Stapf, seconded by Mr. Gauvin, with all in favor, the October 2025 Financial Statements and Check Register were approved. (5-0)

D. Items Approved Under Resolution 2023-09**i. Estimate #1029 from David Cujas Irrigation Service for Controller Repair**

This item was briefly discussed.

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

Mr. Liberto commented on training and the Chairperson Seat.

EIGHTH ORDER OF BUSINESS**Supervisor Requests****A. Supervisor Gauvin****B. Supervisor Molsen****C. Supervisor Reno****D. Supervisor Stapf**

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

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

Audience members commented on various items.

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TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Gauvin, seconded by Mr. Stapf, with all in favor, the meeting was adjourned at 8:38 p.m. (5-0)

Chairperson/Vice Chairperson

**MINUTES TO BE SENT UNDER SEPARATE
COVER**

*Cypress Shadows
Community
Development
District*

Financial Report

December 31, 2025

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Balance Sheet
December 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
ASSETS						
Cash - Checking Account	\$ 1,430,968	\$ -	\$ -	\$ -	\$ -	\$ 1,430,968
Cash in Transit	-	22,213	9,422	-	-	31,635
Accounts Receivable	875	-	-	-	-	875
Due From Other Funds	-	7,384	-	-	-	7,384
Investments:						
Prepayment Account	-	-	5,245	-	-	5,245
Reserve Fund	-	158,040	8,785	-	-	166,825
Revenue Fund	-	312,504	106,607	-	-	419,111
Prepaid Items	2,640	-	-	-	-	2,640
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	-	-	-	-	2,623,444	2,623,444
TOTAL ASSETS	\$ 1,434,483	\$ 500,141	\$ 130,059	\$ 8,576,263	\$ 3,165,000	\$ 13,805,946
LIABILITIES						
Accounts Payable	\$ 47,877	\$ -	\$ -	\$ -	\$ -	\$ 47,877
Bonds Payable	-	-	-	-	3,165,000	3,165,000
Due To Other Funds	1,255	-	6,128	-	-	7,383
TOTAL LIABILITIES	49,132	-	6,128	-	3,165,000	3,220,260

Balance Sheet
December 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
FUND BALANCES						
Nonspendable:						
Prepaid Items	2,640	-	-	-	-	2,640
Restricted for:						
Debt Service	-	500,141	123,931	-	-	624,072
Assigned to:						
Operating Reserves	296,749	-	-	-	-	296,749
Reserves - Capital Projects	430,534	-	-	-	-	430,534
Unassigned:	655,428	-	-	8,576,263	-	9,231,691
TOTAL FUND BALANCES	\$ 1,385,351	\$ 500,141	\$ 123,931	\$ 8,576,263	\$ -	\$ 10,585,686
TOTAL LIABILITIES & FUND BALANCES	\$ 1,434,483	\$ 500,141	\$ 130,059	\$ 8,576,263	\$ 3,165,000	\$ 13,805,946

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2025) DEC-24 ACTUAL	(FY 2026) DEC-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)	(FY 2025) YEAR TO DATE ACTUAL	(FY 2026) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES							
Interest - Investments	\$ 35,000	\$ 5,055	\$ 4,510	\$ (545)	\$ 9,967	\$ 9,585	\$ (382)
Special Assmnts- Tax Collector	985,506	665,972	707,143	41,171	863,316	877,312	13,996
Special Assmnts- Other	-	-	-	-	2,734	2,680	(54)
Special Assmnts- Discounts	(39,420)	-	(28,026)	(28,026)	-	(35,008)	(35,008)
TOTAL REVENUES	981,086	671,027	683,627	12,600	876,017	854,569	(21,448)
EXPENDITURES							
Administration							
P/R-Board of Supervisors	12,000	-	600	(600)	400	2,200	(1,800)
ProfServ-Engineering	30,000	-	-	-	2,420	1,430	990
ProfServ-Legal Services	30,000	2,884	3,308	(424)	9,127	9,153	(26)
ProfServ-Mgmt Consulting	50,000	4,167	5,295	(1,128)	12,500	13,628	(1,128)
ProfServ-Property Appraiser	441	441	-	441	441	441	-
ProfServ-Trustee Fees	7,500	-	-	-	4,256	4,256	-
Auditing Services	5,500	-	-	-	-	-	-
Website Compliance	1,553	-	-	-	388	-	388
Postage, Phone, Faxes, Copies	500	8	-	8	17	2	15
Public Officials Insurance	4,197	-	-	-	3,959	4,197	(238)
Legal Advertising	1,500	493	-	493	493	882	(389)
Misc-Assessment Collection Cost	19,710	-	-	-	-	-	-
Bank Fees	100	-	-	-	-	-	-
Misc-Contingency	300	-	-	-	-	11	(11)
Misc-Web Hosting	1,000	-	-	-	-	-	-
Website Administration	1,500	125	125	-	375	375	-
Annual District Filing Fee	175	-	-	-	175	175	-
Total Administration	165,976	8,118	9,328	(1,210)	34,551	36,750	(2,199)

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2025) DEC-24 ACTUAL	(FY 2026) DEC-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)	(FY 2025) YEAR TO DATE ACTUAL	(FY 2026) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Utility Services</u>							
Electricity - Lift station	-	-	-	-	1,800	-	1,800
Utility - Electric	110,000	9,123	811	8,312	25,310	17,711	7,599
Utility - Reclaimed Irrigation	17,000	-	-	-	-	486	(486)
Total Utility Services	127,000	9,123	811	8,312	27,110	18,197	8,913
<u>Field</u>							
ProfServ-Field Management	12,000	1,000	1,000	-	3,000	3,000	-
Contracts-Preserve Maintenance	46,200	7,700	3,850	3,850	11,550	11,550	-
Contracts - Landscape	68,000	-	2,585	(2,585)	5,170	22,175	(17,005)
Contracts - Landscape/Irrigation	12,360	1,030	-	1,030	3,090	1,030	2,060
Insurance -Property & Casualty	20,690	-	-	-	19,518	19,588	(70)
R&M-Irrigation	30,000	1,172	21,621	(20,449)	1,928	25,087	(23,159)
Street Sweeping Services	6,800	-	-	-	-	-	-
Contracts-Preserve Monitoring & Well Replacments	9,600	-	-	-	-	1,750	(1,750)
Contracts-Pump & Well Maintenance	2,590	2,590	2,590	-	2,590	2,590	-
Pump & Well Maintenance	6,010	695	-	695	695	1,072	(377)
Landscape Miscellaneous	25,000	290	3,790	(3,500)	(1,220)	3,790	(5,010)
Misc-Contingency	30,000	-	8,931	(8,931)	-	15,573	(15,573)
Total Field	269,250	14,477	44,367	(29,890)	46,321	107,205	(60,884)
<u>Gatehouse</u>							
Contracts-Security Services	208,500	8,392	16,378	(7,986)	40,410	48,605	(8,195)
Telephone/Fax/Internet Services	1,000	-	-	-	-	-	-
Utility - Water	3,000	-	738	(738)	191	675	(484)
R&M-Gate	7,000	-	2,035	(2,035)	927	4,978	(4,051)
Total Gatehouse	219,500	8,392	19,151	(10,759)	41,528	54,258	(12,730)

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2025) DEC-24 ACTUAL	(FY 2026) DEC-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)	(FY 2025) YEAR TO DATE ACTUAL	(FY 2026) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Lakes and Ponds</u>							
Contracts-Water Mgmt Services	42,360	3,530	3,530	-	10,590	10,590	-
R&M-Aquascaping	5,000	-	-	-	-	-	-
R&M-Aeration & Fountains	12,000	131	-	131	534	-	534
Impr - Lake Bank Restoration	50,000	-	-	-	-	-	-
Total Lakes and Ponds	109,360	3,661	3,530	131	11,124	10,590	534
<u>Capital Expenditures & Projects</u>							
Capital Outlay Aeration	-	-	-	-	3,280	-	3,280
Total Capital Expenditures & Projects	-	-	-	-	3,280	-	3,280
<u>Reserves</u>							
Reserve	45,000	-	-	-	7,905	800	7,105
Reserve-Stormwater System	45,000	-	-	-	-	-	-
Total Reserves	90,000	-	-	-	7,905	800	7,105
TOTAL EXPENDITURES & RESERVES	981,086	43,771	77,187	(33,416)	171,819	227,800	(55,981)
Excess (deficiency) of revenues							
Over (under) expenditures	-	627,256	606,440	(20,816)	704,198	626,769	(77,429)
Net change in fund balance	\$ -	\$ 627,256	\$ 606,440	\$ (20,816)	\$ 704,198	\$ 626,769	\$ (77,429)
FUND BALANCE, BEGINNING	758,582				615,096	758,582	
FUND BALANCE, ENDING	\$ 758,582				\$ 1,319,294	\$ 1,385,351	

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2025) DEC-24 ACTUAL	(FY 2026) DEC-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)	(FY 2025) YEAR TO DATE ACTUAL	(FY 2026) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>							
Interest - Investments	\$ -	\$ 1,020	\$ 922	\$ (98)	\$ 4,272	\$ 3,690	\$ (582)
Special Assmnts- Tax Collector	220,320	145,291	158,079	12,788	188,345	196,120	7,775
Special Assmnts- Discounts	(8,813)	-	(6,265)	(6,265)	-	(7,826)	(7,826)
TOTAL REVENUES	211,507	146,311	152,736	6,425	192,617	191,984	(633)
<u>EXPENDITURES</u>							
<u>Administration</u>							
Misc-Assessment Collection Cost	4,406	-	-	-	-	-	-
Total Administration	4,406	-	-	-	-	-	-
<u>Debt Service</u>							
Principal Debt Retirement	65,000	-	-	-	65,000	65,000	-
Interest Expense	138,466	-	-	-	72,097	70,188	1,909
Total Debt Service	203,466	-	-	-	137,097	135,188	1,909
TOTAL EXPENDITURES	207,872	-	-	-	137,097	135,188	1,909
Excess (deficiency) of revenues Over (under) expenditures	3,635	146,311	152,736	6,425	55,520	56,796	1,276
Net change in fund balance	\$ 3,635	\$ 146,311	\$ 152,736	\$ 6,425	\$ 55,520	\$ 56,796	\$ 1,276
FUND BALANCE, BEGINNING	443,345				423,007	443,345	
FUND BALANCE, ENDING	\$ 446,980				\$ 478,527	\$ 500,141	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2025) DEC-24 ACTUAL	(FY 2026) DEC-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)	(FY 2025) YEAR TO DATE ACTUAL	(FY 2026) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES							
Interest - Investments	\$ -	\$ 106	\$ 144	\$ 38	\$ 789	\$ 815	\$ 26
Special Assmnts- Tax Collector	93,457	61,631	67,056	5,425	79,893	83,192	3,299
Special Assmnts- CDD Collected	-	-	5,245	5,245	-	5,245	5,245
Special Assmnts- Discounts	(3,738)	-	(2,658)	(2,658)	-	(3,320)	(3,320)
TOTAL REVENUES	89,719	61,737	69,787	8,050	80,682	85,932	5,250
EXPENDITURES							
Administration							
Misc-Assessment Collection Cost	1,869	-	-	-	-	-	-
Total Administration	1,869	-	-	-	-	-	-
Debt Service							
Principal Debt Retirement	37,000	-	-	-	34,000	37,000	(3,000)
Interest Expense	48,460	-	-	-	25,280	24,600	680
Total Debt Service	85,460	-	-	-	59,280	61,600	(2,320)
TOTAL EXPENDITURES	87,329	-	-	-	59,280	61,600	(2,320)
Excess (deficiency) of revenues Over (under) expenditures	2,390	61,737	69,787	8,050	21,402	24,332	2,930
Net change in fund balance	\$ 2,390	\$ 61,737	\$ 69,787	\$ 8,050	\$ 21,402	\$ 24,332	\$ 2,930
FUND BALANCE, BEGINNING	99,599				88,527	99,599	
FUND BALANCE, ENDING	\$ 101,989				\$ 109,929	\$ 123,931	

Bank Account Statement

Cypress Shadows CDD

Monday, January 26, 2026
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Bank Account No. 7844
Statement No. 12-25

Statement Date 12/31/2025

G/L Account No. 101002 Balance	1,430,968.31	Statement Balance	1,506,167.58
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	1,506,167.58
Subtotal	1,430,968.31	Outstanding Checks	-75,199.27
Negative Adjustments	0.00	Ending Balance	1,430,968.31
Ending G/L Balance	1,430,968.31		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
12/11/2025		JE001029	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	764,329.22	764,329.22	0.00
12/24/2025		JE001053	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	131,000.04	131,000.04	0.00
12/31/2025		JE001070	Interest - Investments	Interest Earned	4,509.82	4,509.82	0.00
Total Deposits					899,839.08	899,839.08	0.00
Checks							
							0.00
11/20/2025	Payment	100152	LA JUNGLE LAWN MAINTENANCE	Inv: 100457, Inv: 100476	-14,420.00	-14,420.00	0.00
11/20/2025	Payment	100153	DIAMOND ACCESS TECHNOLOGY, LLC	Inv: 20131, Inv: 12251	-2,134.83	-2,134.83	0.00
11/25/2025	Payment	100154	JOHNSON ENGINEERING, INC.	Inv: 7306	-1,430.25	-1,430.25	0.00
11/26/2025	Payment	100155	DIAMOND ACCESS TECHNOLOGY, LLC	Inv: 20191	-32.44	-32.44	0.00
12/11/2025	Payment	10260	GANETT FLORIDA LOCALIQ	Check for Vendor V00063	-882.32	-882.32	0.00
12/12/2025	Payment	10261	CYPRESS SHADOWS CDD	Check for Vendor V00024	-51,954.39	-51,954.39	0.00
12/16/2025	Payment	DD352	NICHOLAS P LIBERTO-EFT	Payment of Invoice 002044	-200.00	-200.00	0.00
12/16/2025	Payment	10264	LEE COUNTY TAX COLLECTOR	Check for Vendor V00018	-11.27	-11.27	0.00
12/16/2025	Payment	10265	US BANK	Check for Vendor V00036	-4,256.13	-4,256.13	0.00
12/16/2025	Payment	10262	GARY GAUVIN	Check for Vendor V00074	-200.00	-200.00	0.00
12/16/2025	Payment	10263	NORMAN D RENO	Check for Vendor V00080	-200.00	-200.00	0.00
12/24/2025	Payment	10266	CYPRESS SHADOWS CDD	Check for Vendor V00024	-184,577.10	-184,577.10	0.00
12/16/2025	Payment	100156	INFRAMARK LLC	Inv: 163531	-5,291.67	-5,291.67	0.00
12/24/2025	Payment	100158	LIGHTING FIRST	Inv: B146938	-2,842.07	-2,842.07	0.00
12/24/2025	Payment	100159	CORKSCREW SUDS	Inv: 000342	-8,774.56	-8,774.56	0.00
12/24/2025	Payment	100160	LA JUNGLE LAWN MAINTENANCE	Inv: 100523, Inv: 100605	-5,169.72	-5,169.72	0.00

Bank Account Statement

Monday, January 26, 2026
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Cypress Shadows CDD

Bank Account No. 7844
Statement No. 12-25

Statement Date 12/31/2025

12/24/2025	Payment	100161	COMMUNITY ENVIRONMENTAL SERVICES LLC	Inv: TPACPM2511, Inv: TPACCE2510, Inv: TPACPM2512	-10,910.00	-10,910.00	0.00
12/24/2025	Payment	100164	INFRAMARK LLC	Inv: 164532, Inv: 165657	-5,293.89	-5,293.89	0.00
12/24/2025	Payment	100168	HOOVER PUMPING SYSTEMS	Inv: 193373	-1,071.72	-1,071.72	0.00
12/24/2025	Payment	100169	RESERVE ADVISORS	Inv: S-INV006745	-800.00	-800.00	0.00
12/24/2025	Payment	100171	RDS AIR CONDITIONING	Inv: 60202292414	-156.00	-156.00	0.00
12/12/2025	Payment	300174	LEE COUNTY UTILITIES	Inv: 110725-53-3 ACH	-53.10	-53.10	0.00
12/05/2025	Payment	300175	FPL ACH	Inv: 112525-9264-ACH	-5,720.88	-5,720.88	0.00
12/05/2025	Payment	300176	FPL ACH	Inv: 112525-1219-ACH	-55.15	-55.15	0.00
12/05/2025	Payment	300177	FPL ACH	Inv: 112525-2136-ACH	-26.85	-26.85	0.00
12/05/2025	Payment	300178	FPL ACH	Inv: 112525-2318-ACH	-57.39	-57.39	0.00
12/05/2025	Payment	300179	FPL ACH	Inv: 112525-2311-ACH	-28.24	-28.24	0.00
12/05/2025	Payment	300180	FPL ACH	Inv: 112525-1211-ACH	-101.61	-101.61	0.00
12/05/2025	Payment	300181	FPL ACH	Inv: 112525-1040-ACH	-53.42	-53.42	0.00
12/05/2025	Payment	300182	FPL ACH	Inv: 112525-2132-ACH	-34.26	-34.26	0.00
12/05/2025	Payment	300183	FPL ACH	Inv: 112525-1216-ACH	-58.20	-58.20	0.00
12/05/2025	Payment	300184	FPL ACH	Inv: 112525-1046-ACH	-114.61	-114.61	0.00
12/05/2025	Payment	300185	FPL ACH	Inv: 112525-42310-ACH	-31.62	-31.62	0.00
12/05/2025	Payment	300186	FPL ACH	Inv: 112525-1045-ACH	-120.81	-120.81	0.00
12/05/2025	Payment	300187	FPL ACH	Inv: 112525-2137-ACH	-2,231.86	-2,231.86	0.00
12/08/2025	Payment	300188	FPL ACH	Inv: 112525-1043-ACH	-27.18	-27.18	0.00
12/05/2025	Payment	300189	FPL ACH	Inv: 112525-32310-ACH	-101.35	-101.35	0.00
12/04/2025	Payment	300190	LEE COUNTY UTILITIES	Inv: 111425-91-2-ACH	-478.17	-478.17	0.00
12/01/2025		JE001082	Utility - Water	bank recon adj LEE co	-334.79	-334.79	0.00
Total Checks					-310,237.85	-310,237.85	0.00

Adjustments

Total Adjustments

Outstanding Checks

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
12/30/2025	Payment	10267	CYPRESS SHADOWS CDD	Check for Vendor V00024		-31,635.07
12/24/2025	Payment	100157	PELICAN PEST MANAGEMENT INC.	Inv: 12669		-290.00
12/24/2025	Payment	100162	ALLIED UNIVERSAL	Inv: 17754796, Inv:		-24,454.37
12/24/2025	Payment	100163	DAVID CUJAS IRRIGATION SERVICES, INC	Inv: 14794, Inv: 14795, Inv: 14859, Inv: 14863, Inv: 14864, Inv: 14865, Inv: 1486		-2,739.55
12/24/2025	Payment	100165	COLEMAN, YOVANOVICH	Inv: 92, Inv: 93		-7,731.25
12/24/2025	Payment	100166	LEE COUNTY PROPERTY APPRAISERS	Inv: 013287		-441.00

Bank Account Statement

Cypress Shadows CDD

Bank Account No. 7844
Statement No. 12-25

Statement Date 12/31/2025

12/24/2025	Payment	100167	DIAMOND ACCESS TECHNOLOGY, LLC	Inv: 12268	-2,028.03
12/24/2025	Payment	100170	PASSARELLA & ASSOCIATES, INC.	Inv: 2L	-1,750.00
Total Outstanding Checks					-75,199.27

Outstanding Deposits

Total Outstanding Deposits

CYPRESS SHADOWS

Community Development District

Cash and Investment Report

December 31, 2025

<u>Account Name</u>	<u>Bank Name</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND			
Checking Account - Operating	Valley National	3.83%	\$ 1,430,968
DEBT SERVICE FUNDS			
Series 2012 Reserve Fund	US Bank	3.38%	\$ 158,040
Series 2012 Revenue Fund	US Bank	3.38%	\$ 312,504
Series 2022 Prepayment Account	US Bank	3.38%	\$ 5,245
Series 2022 Reserve Fund	US Bank	3.38%	\$ 8,785
Series 2022 Revenue Fund	US Bank	3.38%	\$ 106,607

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2025

														TOTAL				
Acct No.	Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Budget	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Actual Thru 12/31/2025	Projected Next 9 Mths	FY2026 Total	Adopted Budget	% of Budget
<u>Revenues</u>																		
361001	Interest - Investments	\$ 2,616	\$ 2,458	\$ 4,510	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 9,585	\$ 26,252	\$ 35,837	\$ 35,000	102%
363010	Special Assmnts- Tax Collector	-	170,169	707,143	98,551	98,551	98,551	-	-	-	-	-	-	877,312	295,653	1,172,965	985,506	119%
363015	Special Assmnts- Other	2,680	-	-	-	-	-	-	-	-	-	-	-	2,680	-	2,680	-	0%
363090	Special Assmnts- Discounts	-	(6,982)	(28,026)	(3,942)	(3,942)	(3,942)	-	-	-	-	-	-	(35,008)	(11,826)	(46,834)	(39,420)	119%
Total Revenues		5,296	165,645	683,627	97,526	97,526	97,526	2,917	2,917	2,917	2,917	2,917	2,917	854,569	310,079	1,164,648	981,086	119%
<u>Expenditures</u>																		
<u>Administrative</u>																		
511001	P/R-Board of Supervisors	400	1,200	600	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	2,200	9,000	11,200	12,000	93%
531013	ProfServ-Engineering	-	1,430	-	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	1,430	22,500	23,930	30,000	80%
531023	ProfServ-Legal Services	1,422	4,423	3,308	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	9,153	22,500	31,653	30,000	106%
531027	ProfServ-Mgmt Consulting	4,167	4,167	5,295	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	13,628	37,504	51,132	50,000	102%
531035	ProfServ-Property Appraiser	-	441	-	37	37	37	37	37	37	37	37	37	441	333	774	441	176%
531045	ProfServ-Trustee Fees	-	4,256	-	625	625	625	625	625	625	625	625	625	4,256	5,625	9,881	7,500	132%
532002	Auditing Services	-	-	-	458	458	458	458	458	458	458	458	458	-	4,122	4,122	5,500	75%
534397	Website Compliance	-	-	-	129	129	129	129	129	129	129	129	129	-	1,161	1,161	1,553	75%
541024	Postage, Phone, Faxes, Copies	-	2	-	42	42	42	42	42	42	42	42	42	2	378	380	500	76%
545008	Public Officials Insurance	4,197	-	-	-	-	-	-	-	-	-	-	-	4,197	-	4,197	4,197	100%
548002	Legal Advertising	-	882	-	125	125	125	125	125	125	125	125	125	882	1,125	2,007	1,500	134%
549070	Misc-Assessment Collection Cost	-	-	-	1,643	1,643	1,643	1,643	1,643	1,643	1,643	1,643	1,643	-	14,787	14,787	19,710	75%
549142	Bank Fees	-	-	-	8	8	8	8	8	8	8	8	8	-	72	72	100	72%
549900	Misc-Contingency	-	11	-	25	25	25	25	25	25	25	25	25	11	225	236	300	79%
549915	Misc-Web Hosting	-	-	-	83	83	83	83	83	83	83	83	83	-	747	747	1,000	75%
549936	Website Administration	125	125	125	125	125	125	125	125	125	125	125	125	375	1,125	1,500	1,500	100%
554007	Annual District Filing Fee	175	-	-	15	15	15	15	15	15	15	15	15	175	135	310	175	177%
Total Administrative		10,486	16,937	9,328	13,482	13,482	13,482	13,482	13,482	13,482	13,482	13,482	13,482	36,750	121,339	158,089	165,976	95%
<u>Utility Services</u>																		
543041	Utility - Electric	(5)	16,904	811	9,167	9,167	9,167	9,167	9,167	9,167	9,167	9,167	9,167	17,711	82,502	100,213	110,000	91%
543083	Utility - Reclaimed Irrigation	60	426	-	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	486	12,753	13,239	17,000	78%
Total Utility Services		55	17,330	811	10,584	10,584	10,584	10,584	10,584	10,584	10,584	10,584	10,584	18,197	95,255	113,452	127,000	89%
<u>Field</u>																		
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	3,000	9,000	12,000	12,000	100%
534076	Contracts-Preserve Maintenance	-	7,700	3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,850	11,550	34,650	46,200	46,200	100%
534171	Contracts - Landscape	2,585	17,005	2,585	5,667	5,667	5,667	5,667	5,667	5,667	5,667	5,667	5,667	22,175	51,003	73,178	68,000	108%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2025

														TOTAL				
Acct No.	Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Budget	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Actual Thru 12/31/2025	Projected Next 9 Mths	FY2026 Total	Adopted Budget	% of Budget
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	9,270	10,300	12,360	83%
545009	Insurance -Property & Casualty	19,588	-	-	-	-	-	-	-	-	-	-	-	19,588	-	19,588	20,690	95%
546041	R&M-Irrigation	1,756	1,710	21,621	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	25,087	22,500	47,587	30,000	159%
546448	Street Sweeping Services	-	-	-	567	567	567	567	567	567	567	567	567	-	5,103	5,103	6,800	75%
546898	Contracts-Preserve Monitoring & Well Replacments	-	1,750	-	800	800	800	800	800	800	800	800	800	1,750	7,200	8,950	9,600	93%
546899	Contracts-Pump & Well Maintenance	-	-	2,590	216	216	216	216	216	216	216	216	216	2,590	1,944	4,534	2,590	175%
546918	Pump & Well Maintenance	-	1,072	-	501	501	501	501	501	501	501	501	501	1,072	4,509	5,581	6,010	93%
546923	Landscape Miscellaneous	-	-	3,790	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	3,790	18,747	22,537	25,000	90%
549900	Misc-Contingency	3,285	3,357	8,931	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	15,573	22,500	38,073	30,000	127%
Total Field		28,214	34,624	44,367	20,714	20,714	20,714	20,714	20,714	20,714	20,714	20,714	20,714	107,205	186,426	293,631	269,250	109%
Gatehouse																		
534037	Contracts-Security Services	16,104	16,123	16,378	17,375	17,375	17,375	17,375	17,375	17,375	17,375	17,375	17,375	48,605	156,375	204,980	208,500	98%
541009	Telephone/Fax/Internet Services	-	-	-	83	83	83	83	83	83	83	83	83	-	747	747	1,000	75%
543018	Utility - Water	(17)	(46)	738	250	250	250	250	250	250	250	250	250	675	2,250	2,925	3,000	98%
546034	R&M-Gate	775	2,167	2,035	583	583	583	583	583	583	583	583	583	4,978	5,246	10,224	7,000	146%
Total Gatehouse		16,862	18,244	19,151	18,291	18,291	18,291	18,291	18,291	18,291	18,291	18,291	18,291	54,258	164,618	218,876	219,500	100%
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	10,590	31,770	42,360	42,360	100%
546006	R&M-Aquascaping	-	-	-	417	417	417	417	417	417	417	417	417	-	3,753	3,753	5,000	75%
546364	R&M-Aeration & Fountains	-	-	-	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	-	9,000	9,000	12,000	75%
563003	Impr - Lake Bank Restoration	-	-	-	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	-	37,503	37,503	50,000	75%
Total Lakes and Ponds		3,530	3,530	3,530	9,114	9,114	9,114	9,114	9,114	9,114	9,114	9,114	9,114	10,590	82,026	92,616	109,360	85%
Total Expenditures		59,147	90,665	77,187	72,185	72,185	72,185	72,185	72,185	72,185	72,185	72,185	72,185	227,000	649,664	876,664	891,086	98%
Reserves																		
568022	Reserve	-	800	-	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	800	33,750	34,550	45,000	77%
568169	Reserve-Stormwater System	-	-	-	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	-	33,750	33,750	45,000	75%
Total Reserves		-	800	-	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	800	67,500	68,300	90,000	76%
Total Expenditures & Reserves		59,147	91,465	77,187	79,685	79,685	79,685	79,685	79,685	79,685	79,685	79,685	79,685	227,800	717,164	944,964	981,086	96%
Excess (deficiency) of revenues																		
Over (under) expenditures		\$ (53,851)	\$ 74,180	\$ 606,440	\$ 17,841	\$ 17,841	\$ 17,841	\$ (76,768)	\$ (76,768)	\$ (76,768)	\$ (76,768)	\$ (76,768)	\$ (76,768)	626,769	(407,085)	219,684	-	0%

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

														TOTAL				
Acct No.	Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Budget	Feb Budget	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Actual Thru 12/31/2025	Projected Next 9 Mths	FY2026 Total	Adopted Budget	% of Budget
391000	Fund Balance, Beginning (Oct 1, 2025)													758,582	-	758,582	758,582	
	Fund Balance, Ending													\$ 1,385,351	\$ (407,085)	\$ 978,266	\$ 758,582	

(Summary, aged as of December 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
V00034	INFRAMARK LLC	Phone:		Contact:		Amounts are in USD
	Total Amount Due	1,127.96	0.00	1,127.96	0.00	0.00
			0.00%	100.00%	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
V00043	COMMUNITY ENVIRONMENTAL SERVICES	Phone:		Contact:		Amounts are in USD
	Total Amount Due	7,700.00	7,700.00	0.00	0.00	0.00
			100.00%	0.00%	0.00%	0.00%
V00044	HOOVER PUMPING SYSTEMS	Phone:	954-971-7350	Contact:		Amounts are in USD
	Total Amount Due	2,590.00	2,590.00	0.00	0.00	0.00
			100.00%	0.00%	0.00%	0.00%
V00047	ALLIED UNIVERSAL	Phone:		Contact:		Amounts are in USD
	Total Amount Due	8,046.69	8,046.69	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%
V00054	DIAMOND ACCESS TECHNOLOGY, LLC	Phone:		Contact:		Amounts are in USD
	Total Amount Due	2,647.44	2,647.44	0.00	0.00	0.00
			100.00%	0.00%	0.00%	0.00%
V00057	LEE COUNTY UTILITIES	Phone:		Contact:		Amounts are in USD
	Total Amount Due	211.92	349.83	53.10	0.00	-191.01
			165.08%	25.06%	0.00%	-90.13%
V00066	DAVID CUJAS IRRIGATION SERVICES, INC	Phone:	239-777-176	Contact:		Amounts are in USD
	Total Amount Due	21,621.20	208.20	21,413.00	0.00	0.00
			0.96%	99.04%	0.00%	0.00%
V00083	BIGGERSTAFF ELECTRIC	Phone:		Contact:		Amounts are in USD

(Summary, aged as of December 31, 2025)

No.	Name	Balance Due	-----Aged Overdue Amounts-----			
			Current	Up To 30 Days	31 - 60 Days	Over 60 Days
	Total Amount Due	3,500.00	3,500.00	0.00	0.00	0.00
			100.00%	0.00%	0.00%	0.00%
	Report Total Amount Due (USD)	47,877.22	25,042.16	22,594.06	0.00	241.00
			52.30%	47.19%	0.00%	0.50%

CYPRESS SHADOWS

Community Development District

Payment Register by Bank Account

For the Period from 12/1/25 to 12/31/25

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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VALLEY NATIONAL BANK - (ACCT# XXXXX7844)

Manual Che 100156	12/16/25	Vendor	INFRAMARK LLC	163531	11/11/25 Inframark - November 2025	ProfServ-Field Management	001-531016-53901	\$1,000.00
Manual Che 100156	12/16/25	Vendor	INFRAMARK LLC	163531	11/11/25 Inframark - November 2025	Website Administration	001-549936-51301	\$125.00
Manual Che 100156	12/16/25	Vendor	INFRAMARK LLC	163531	11/11/25 Inframark - November 2025	ProfServ-Mgmt Consulting	001-531027-51301	\$4,166.67
Manual Che 100157	12/24/25	Vendor	PELICAN PEST MANAGEMENT INC.	12669	12/1/25 Pelican Pest Management - December 2025	Landscape Miscellaneous	001-546923-53901	\$290.00
Manual Che 100158	12/24/25	Vendor	LIGHTING FIRST	B146938	11/12/25 Lighting First - Landscape Lighting Repairs	Misc-Contingency	001-549900-53901	\$2,842.07
Manual Che 100159	12/24/25	Vendor	CORKSCREW SUDS	000342	10/27/25 Corkscrew Suds - Pressure Washing	Misc-Contingency	001-549900-53901	\$8,774.56
Manual Che 100160	12/24/25	Vendor	LA JUNGLE LAWN MAINTENANCE	100605	12/1/25 La Jungla Lawn Maintenance - December 2025	Contracts - Landscape	001-534171-53901	\$2,584.86
Manual Che 100160	12/24/25	Vendor	LA JUNGLE LAWN MAINTENANCE	100523	11/21/25 La Jungla - November 2025	Contracts - Landscape	001-534171-53901	\$2,584.86
Manual Che 100161	12/24/25	Vendor	COMMUNITY ENVIRONMENTAL SERVICES LLC	TPACPM2511	11/19/25 Community Environmental Services - November 2025	Contracts-Water Mgmt Services	001-534047-53917	\$3,530.00
Manual Che 100161	12/24/25	Vendor	COMMUNITY ENVIRONMENTAL SERVICES LLC	TPACCE2510	11/26/25 Community Environmental Services - November 2025	Contracts-Preserve Maintenance	001-534076-53901	\$3,850.00
Manual Che 100161	12/24/25	Vendor	COMMUNITY ENVIRONMENTAL SERVICES LLC	TPACPM2512	12/16/25 Community Environmental Services - December 2025	Contracts-Water Mgmt Services	001-534047-53917	\$3,530.00
Manual Che 100162	12/24/25	Vendor	ALLIED UNIVERSAL	17809192	11/20/25 Allied Universal - 11/07-11/20/25	Contracts-Security Services	001-534037-53904	\$8,054.22
Manual Che 100162	12/24/25	Vendor	ALLIED UNIVERSAL	17876092	11/20/25 Allied Universal - 11/21-12/04/25	Contracts-Security Services	001-534037-53904	\$8,331.21
Manual Che 100162	12/24/25	Vendor	ALLIED UNIVERSAL	17754796	11/6/25 Allied Universal - 10/24-11/6/25	Contracts-Security Services	001-534037-53904	\$8,068.94
Manual Che 100163	12/24/25	Vendor	DAVID CUJAS IRRIGATION SERVICES, INC	14794	11/2/25 Cujas Irrigation - Repairs	R&M-Irrigation	001-546041-53901	\$200.00
Manual Che 100163	12/24/25	Vendor	DAVID CUJAS IRRIGATION SERVICES, INC	14795	11/3/25 Cujas Irrigation - Repairs	R&M-Irrigation	001-546041-53901	\$308.75
Manual Che 100163	12/24/25	Vendor	DAVID CUJAS IRRIGATION SERVICES, INC	14866	11/19/25 David Cujas Irrigation Service - Repairs	R&M-Irrigation	001-546041-53901	\$124.60
Manual Che 100163	12/24/25	Vendor	DAVID CUJAS IRRIGATION SERVICES, INC	14859	11/18/25 David Cujas Irrigation Service - November 2025	Contracts - Landscape/Irrigation	001-534340-53901	\$1,030.00
Manual Che 100163	12/24/25	Vendor	DAVID CUJAS IRRIGATION SERVICES, INC	14863	11/19/25 David Cujas Irrigation Service - Repairs	R&M-Irrigation	001-546041-53901	\$105.40
Manual Che 100163	12/24/25	Vendor	DAVID CUJAS IRRIGATION SERVICES, INC	14864	11/19/25 David Cujas Irrigation Service - Repairs	R&M-Irrigation	001-546041-53901	\$83.60
Manual Che 100163	12/24/25	Vendor	DAVID CUJAS IRRIGATION SERVICES, INC	14865	11/19/25 David Cujas Irrigation Service - Repairs	R&M-Irrigation	001-546041-53901	\$124.60
Manual Che 100163	12/24/25	Vendor	DAVID CUJAS IRRIGATION SERVICES, INC	14867	11/19/25 David Cujas Irrigation Service - Repairs	R&M-Irrigation	001-546041-53901	\$477.40
Manual Che 100163	12/24/25	Vendor	DAVID CUJAS IRRIGATION SERVICES, INC	14868	11/19/25 David Cujas Irrigation Service - Repairs	R&M-Irrigation	001-546041-53901	\$285.20
Manual Che 100164	12/24/25	Vendor	INFRAMARK LLC	164532	11/25/25 Inframark - October 2025 - ADDITIONAL CHARGES	11/25/25 Inframark - October 2025 - ADDITIONAL CHARGES - postage - Postage	001-541024-51301	\$2.22
Manual Che 100164	12/24/25	Vendor	INFRAMARK LLC	165657	12/1/25 Inframark - December 2025	ProfServ-Mgmt Consulting	001-531027-51301	\$4,166.67
Manual Che 100164	12/24/25	Vendor	INFRAMARK LLC	165657	12/1/25 Inframark - December 2025	Website Administration	001-549936-51301	\$125.00
Manual Che 100164	12/24/25	Vendor	INFRAMARK LLC	165657	12/1/25 Inframark - December 2025	ProfServ-Field Management	001-531016-53901	\$1,000.00
Manual Che 100165	12/24/25	Vendor	COLEMAN, YOYANOVICH	92	11/19/25 CYK - Services through 11/19/25	ProfServ-Legal Services	001-531023-51301	\$4,423.25
Manual Che 100165	12/24/25	Vendor	COLEMAN, YOYANOVICH	93	11/19/25 CYK - Services through 12/08/25	ProfServ-Legal Services	001-531023-51301	\$3,308.00
Manual Che 100166	12/24/25	Vendor	LEE COUNTY PROPERTY APPRAISERS	013287	11/4/25 Lee County Property Appraiser - FY2026 Non Ad Valorem Roll	ProfServ-Property Appraiser	001-531035-51301	\$441.00
Manual Che 100167	12/24/25	Vendor	DIAMOND ACCESS TECHNOLOGY, LLC	12268	11/20/25 Diamond Access Technology - Final payment on RFID reader installation	R&M-Gate	001-546034-53904	\$2,028.03
Manual Che 100168	12/24/25	Vendor	HOOVER PUMPING SYSTEMS	193373	11/20/25 Hoover Pumping Systems - irrigation Pump Station Leak Repair	Pump & Well Maintenance	001-546918-53901	\$1,071.72
Manual Che 100169	12/24/25	Vendor	RESERVE ADVISORS	S-INV006745	7-31-25 Reserve Advisors - Final invoice	Reserve	001-568022-58100	\$800.00
Manual Che 100170	12/24/25	Vendor	PASSARELLA & ASSOCIATES, INC.	2L	11/10/25 Passarella & Associates - Mitigation Observation	Contracts-Preserve Monitoring & Well Replacments	001-546898-53901	\$1,750.00
Manual Che 100171	12/24/25	Vendor	RDS AIR CONDITIONING	60202292414	12/3/25 RDS Air Conditioning - Repairs	Misc-Contingency	001-549900-53901	\$156.00
Check 10260	12/11/25	Vendor	GANETT FLORIDA LOCALIQ	0007457015	LEGAL AD	Legal Advertising	001-548002-51301	\$882.32
Check 10261	12/12/25	Vendor	CYPRESS SHADOWS CDD	12102025-278 279	SERIES 2012 AND 2022 FY26 TAX DIST ID 278 AND 279	SERIES 2012 FY26 TAX DIST ID 278 AND 279	103200	\$36,479.89
Check 10261	12/12/25	Vendor	CYPRESS SHADOWS CDD	12102025-278 279	SERIES 2012 AND 2022 FY26 TAX DIST ID 278 AND 279	SERIES 2022 FY26 TAX DIST ID 278 AND 279	103200	\$15,474.50
Check 10262	12/16/25	Vendor	GARY GAUVIN	GG-120425	BOARD 12/04/25	Supervisor Fees	001-511100-51301	\$200.00
Check 10263	12/16/25	Vendor	NORMAN D RENO	NR-120425	BOARD 12/04/25	Supervisor Fees	001-511100-51301	\$200.00
Check 10264	12/16/25	Vendor	LEE COUNTY TAX COLLECTOR	110425-0000	11/1/25 Lee County Tax Collector - FY2026 waste assessment	Misc-Contingency	001-549900-51301	\$11.27
Check 10265	12/16/25	Vendor	US BANK	7941988	10/24/25 US Bank - FY2026 Trustee Fees	ProfServ-Trustee Fees	001-531045-51301	\$4,256.13
Check 10266	12/24/25	Vendor	CYPRESS SHADOWS CDD	12232025-278 279	SERIES 2012 FY26 TAX DIST ID 278 & 279	Cash in Transit	103200	\$129,601.19
Check 10266	12/24/25	Vendor	CYPRESS SHADOWS CDD	12232025-278 279	SERIES 2012 FY26 TAX DIST ID 278 & 279	SERIES 2022 FY26 TAX DIST ID 278 & 279	103200	\$54,975.91
Check 10267	12/30/25	Vendor	CYPRESS SHADOWS CDD	12292025-285	SERIES 2012 AND 2022 FY26 TAX DIST ID 285	SERIES 2012 FY26 TAX DIST ID 285	103200	\$22,212.63
Check 10267	12/30/25	Vendor	CYPRESS SHADOWS CDD	12292025-285	SERIES 2012 AND 2022 FY26 TAX DIST ID 285	SERIES 2022 FY26 TAX DIST ID 285	103200	\$9,422.44
Manual Che 300174	12/12/25	Vendor	LEE COUNTY UTILITIES	110725-53-3 ACH	11/7/25 Lee County Utilities - SVC PRD 10/6/24-11/5/25	Utility - Water	001-543018-53904	\$53.10
Manual Che 300175	12/05/25	Vendor	FPL ACH	112525-9264-ACH	ELECTRIC	Utility - Electric	001-543041-53150	\$5,720.88

CYPRESS SHADOWS
Community Development District

Payment Register by Bank Account

For the Period from 12/1/25 to 12/31/25
(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
Manual Che 300176		12/05/25	Vendor	FPL ACH	112525-1219-ACH	ELECTRIC	Utility - Electric	001-543041-53150	\$55.15
Manual Che 300177		12/05/25	Vendor	FPL ACH	112525-2136-ACH	ELECTRIC	Utility - Electric	001-543041-53150	\$26.85
Manual Che 300178		12/05/25	Vendor	FPL ACH	112525-2318-ACH	ELECTRIC	Utility - Electric	001-543041-53150	\$57.39
Manual Che 300179		12/05/25	Vendor	FPL ACH	112525-2311-ACH	ELECTRIC	Utility - Electric	001-543041-53150	\$28.24
Manual Che 300180		12/05/25	Vendor	FPL ACH	112525-1211-ACH	ELECTRIC	Utility - Electric	001-543041-53150	\$101.61
Manual Che 300181		12/05/25	Vendor	FPL ACH	112525-1040-ACH	ELECTRIC	Utility - Electric	001-543041-53150	\$53.42
Manual Che 300182		12/05/25	Vendor	FPL ACH	112525-2132-ACH	ELECTRIC	Utility - Electric	001-543041-53150	\$34.26
Manual Che 300183		12/05/25	Vendor	FPL ACH	112525-1216-ACH	ELECTRIC	Utility - Electric	001-543041-53150	\$58.20
Manual Che 300184		12/05/25	Vendor	FPL ACH	112525-1046-ACH	ELECTRIC	Utility - Electric	001-543041-53150	\$114.61
Manual Che 300185		12/05/25	Vendor	FPL ACH	112525-42310-ACH	ELECTRIC	Utility - Electric	001-543041-53150	\$31.62
Manual Che 300186		12/05/25	Vendor	FPL ACH	112525-1045-ACH	ELECTRIC	Utility - Electric	001-543041-53150	\$120.81
Manual Che 300187		12/05/25	Vendor	FPL ACH	112525-2137-ACH	ELECTRIC	Utility - Electric	001-543041-53150	\$2,231.86
Manual Che 300188		12/08/25	Vendor	FPL ACH	112525-1043-ACH	ELECTRIC	Utility - Electric	001-543041-53150	\$27.18
Manual Che 300189		12/05/25	Vendor	FPL ACH	112525-32310-ACH	ELECTRIC	Utility - Electric	001-543041-53150	\$101.35
Manual Che 300190		12/04/25	Vendor	LEE COUNTY UTILITIES	111425-91-2-ACH	11/14/25 Lee County Utilities - 10/01-11/1/25	Utility - Reclaimed Irrigation	001-543083-53150	\$478.17
Manual Che 300208		12/01/25	Vendor	LEE COUNTY UTILITIES	110725-533- ACH	PAYMENT	Utility - Water	001-543018-53904	\$334.79
ACH	DD352	12/16/25	Vendor	NICHOLAS P LIBERTO-EFT	NL-120425-EFT	BOARD 12/04/25	Supervisor Fees	001-511100-51301	\$200.00
Account Total									<u>\$363,289.60</u>

Total Amount Paid	\$363,289.60
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Cypress Shadows Community Development District

Expenditure Report - General Fund
For the Period(s) from Oct 01, 2025 to Dec 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
11/30/25	511001-51301-5000	JE001030			R/C JOSEPH E MOLSEN- EFT)_JM-110625-EFT to P/R-Board of Superv	200.00
11/30/25	511001-51301-5000	JE001031			R/C NORMAN D RENO_NR-110625 to P/R-Board of Supervisors	200.00
11/30/25	511001-51301-5000	JE001032			R/C GARY GAUVIN_GG-110625 to P/R-Board of Supervisors	200.00
11/30/25	511001-51301-5000	JE001033			R/C GARY GAUVIN_GG-111425 to P/R-Board of Supervisors	200.00
11/30/25	511001-51301-5000	JE001034			R/C JOSEPH E MOLSEN- EFT)_JM-111425-EFT to P/R-Board of Supervi	200.00
11/30/25	511001-51301-5000	JE001035			R/C NORMAN D RENO_NR-111425 to P/R-Board of Supervisors	200.00
12/31/25	511001-51301-5000	JE001084			R/C NICHOLAS P LIBERTO-EFT_NL-120425-EFT to P/R-Board of Super	200.00
12/31/25	511001-51301-5000	JE001085			R/C NORMAN D RENO_NR-120425 to P/R-Board of Supervisors	200.00
12/31/25	511001-51301-5000	JE001086			R/C GARY GAUVIN_GG-120425 to P/R-Board of Supervisors	200.00
						YTD Total 2,200.00
						Annual Budget \$12,000.00
						<i>Amount Remaining / (Budget overage)</i> \$9,800.00
						<i>% of Budget</i> 18.3%
Account Name: ProfServ-Engineering						
10/01/25	531013-51301-5000	JE000994			Rev Accr Engineering Inv. 7110	(2,115.00)
10/10/25	531013-51301-5000	7110	VENDOR	JOHNSON ENGINEERING, INC.	10/10/25 Johnson Engineering - Services through 9/30/25	2,115.00
11/03/25	531013-51301-5000	7306	VENDOR	JOHNSON ENGINEERING, INC.	10/31/25 Johnson Engineering - Services through 10/16/25	1,430.25
						YTD Total 1,430.25
						Annual Budget \$30,000.00
						<i>Amount Remaining / (Budget overage)</i> \$28,569.75
						<i>% of Budget</i> 4.8%
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
11/19/25	531023-51301-5000	92	VENDOR	COLEMAN, YOVANOVICH	11/19/25 CYK - Services through 11/19/25	4,423.25
12/08/25	531023-51301-5000	93	VENDOR	COLEMAN, YOVANOVICH	11/19/25 CYK - Services through 12/08/25	3,308.00
						YTD Total 9,153.25
						Annual Budget \$30,000.00
						<i>Amount Remaining / (Budget overage)</i> \$20,846.75
						<i>% of Budget</i> 30.5%
Account Name: ProfServ-Mgmt Consulting						
10/08/25	531027-51301-5000	160708	VENDOR	INFRAMARK LLC	10/8/25 Inframark - October 2025	4,166.67
11/11/25	531027-51301-5000	163531	VENDOR	INFRAMARK LLC	11/11/25 Inframark - November 2025	4,166.67
11/26/25	531027-51301-5000	165657	VENDOR	INFRAMARK LLC	12/1/25 Inframark - December 2025	4,166.67
11/26/25	531027-51301-5000	JE001062			Prep Expenses	(4,166.67)
12/01/25	531027-51301-5000	JE001063			Rev Prep Expenses	4,166.67
12/22/25	531027-51301-5000	166675	VENDOR	INFRAMARK LLC	Additional Meeting Times	1,127.96
						YTD Total 13,627.97
						Annual Budget \$50,000.00
						<i>Amount Remaining / (Budget overage)</i> \$36,372.03
						<i>% of Budget</i> 27.3%
Account Name: ProfServ-Property Appraiser						
11/30/25	531035-51301-5000	013287	VENDOR	LEE COUNTY PROPERTY APPRAISERS	11/4/25 Lee County Property Appraiser - FY2026 Non Ad Valorem Roll	441.00
						YTD Total 441.00
						Annual Budget \$441.00
						<i>Amount Remaining / (Budget overage)</i> \$0.00
						<i>% of Budget</i> 100.0%
Account Name: ProfServ-Trustee Fees						
11/30/25	531045-51301-5000	7941988	VENDOR	US BANK	10/24/25 US Bank - FY2026 Trustee Fees	4,256.13
						YTD Total 4,256.13
						Annual Budget \$7,500.00
						<i>Amount Remaining / (Budget overage)</i> \$3,243.87
						<i>% of Budget</i> 56.7%
Account Name: Postage, Phone, Faxes, Copies						
11/25/25	541024-51301-5000	164532	VENDOR	INFRAMARK LLC	11/25/25 Inframark - October 2025 - ADDITIONAL CHARGES	2.22
						YTD Total 2.22
						Annual Budget \$500.00
						<i>Amount Remaining / (Budget overage)</i> \$497.78
						<i>% of Budget</i> 0.4%
Account Name: Public Officials Insurance						
10/01/25	545008-51301-5000	JE000974			Incurance Prem. 10.01.25-09.30.25	4,197.00

Cypress Shadows Community Development District

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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
						<div>YTD Total4,197.00</div> <div>Annual Budget\$4,197.00</div> <div>Amount Remaining / (Budget overage)\$0.00</div> <div>% of Budget100.0%</div>
Account Name: Legal Advertising						
11/30/25	548002-51301-5000	0007457015	VENDOR	GANETT FLORIDA LOCALIQ	LEGAL AD	882.32
						<div>YTD Total882.32</div> <div>Annual Budget\$1,500.00</div> <div>Amount Remaining / (Budget overage)\$617.68</div> <div>% of Budget58.8%</div>
Account Name: Misc-Contingency						
11/03/25	549900-51301-5000	110425-0000	VENDOR	LEE COUNTY TAX COLLECTOR	11/1/25 Lee County Tax Collector - FY2026 waste assessment	11.27
						<div>YTD Total11.27</div> <div>Annual Budget\$300.00</div> <div>Amount Remaining / (Budget overage)\$288.73</div> <div>% of Budget3.8%</div>
Account Name: Website Administration						
10/08/25	549936-51301-5000	160708	VENDOR	INFRAMARK LLC	10/8/25 Inframark - October 2025	125.00
11/11/25	549936-51301-5000	163531	VENDOR	INFRAMARK LLC	11/11/25 Inframark - November 2025	125.00
11/26/25	549936-51301-5000	165657	VENDOR	INFRAMARK LLC	12/1/25 Inframark - December 2025	125.00
11/26/25	549936-51301-5000	JE001064			Prep Expenses	(125.00)
12/01/25	549936-51301-5000	JE001065			Rev Prep Expenses	125.00
						<div>YTD Total375.00</div> <div>Annual Budget\$1,500.00</div> <div>Amount Remaining / (Budget overage)\$1,125.00</div> <div>% of Budget25.0%</div>
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
						<div>YTD Total175.00</div> <div>Annual Budget\$175.00</div> <div>Amount Remaining / (Budget overage)\$0.00</div> <div>% of Budget100.0%</div>
						<div>Financial And Administrative Department Total:\$36,751.41</div>

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)
10/01/25	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)
11/08/25	543041-53150-5000	102825-1219 ACH	VENDOR	FPL ACH	ELECTRIC	62.94
11/08/25	543041-53150-5000	102825-2137 ACH	VENDOR	FPL ACH	ELECTRIC	2,315.60
11/08/25	543041-53150-5000	102825-1045 ACH	VENDOR	FPL ACH	ELECTRIC	162.53
11/08/25	543041-53150-5000	102825-42310 ACH	VENDOR	FPL ACH	ELECTRIC	30.38
11/08/25	543041-53150-5000	102825-1046 ACH	VENDOR	FPL ACH	ELECTRIC	128.89
11/08/25	543041-53150-5000	102825-1216 ACH	VENDOR	FPL ACH	ELECTRIC	64.13
11/08/25	543041-53150-5000	102825-2132 ACH	VENDOR	FPL ACH	ELECTRIC	35.30
11/08/25	543041-53150-5000	102825-1040 ACH	VENDOR	FPL ACH	ELECTRIC	57.78
11/08/25	543041-53150-5000	102825-32310 ACH	VENDOR	FPL ACH	ELECTRIC	113.54
11/08/25	543041-53150-5000	102825-1211 ACH	VENDOR	FPL ACH	ELECTRIC	113.65
11/08/25	543041-53150-5000	102825-2311 ACH	VENDOR	FPL ACH	ELECTRIC	28.53
11/08/25	543041-53150-5000	102825-2318 ACH	VENDOR	FPL ACH	ELECTRIC	63.49
11/08/25	543041-53150-5000	102825-2136 ACH	VENDOR	FPL ACH	ELECTRIC	26.85
11/08/25	543041-53150-5000	102825-9264 ACH	VENDOR	FPL ACH	ELECTRIC	5,720.88
11/09/25	543041-53150-5000	102825-1043 ACH	VENDOR	FPL ACH	ELECTRIC	27.23
11/30/25	543041-53150-5000	JE001060			Accr Utility - Electric	7,952.74
12/01/25	543041-53150-5000	JE001061			Rev Accr Utility - Electric	(7,952.74)
12/06/25	543041-53150-5000	112525-9264-ACH	VENDOR	FPL ACH	ELECTRIC	5,720.88
12/06/25	543041-53150-5000	112525-1219-ACH	VENDOR	FPL ACH	ELECTRIC	55.15
12/06/25	543041-53150-5000	112525-2136-ACH	VENDOR	FPL ACH	ELECTRIC	26.85
12/06/25	543041-53150-5000	112525-2318-ACH	VENDOR	FPL ACH	ELECTRIC	57.39
12/06/25	543041-53150-5000	112525-2311-ACH	VENDOR	FPL ACH	ELECTRIC	28.24

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12/06/25	543041-53150-5000	112525-1211-ACH	VENDOR	FPL ACH	ELECTRIC	101.61
12/06/25	543041-53150-5000	112525-1040-ACH	VENDOR	FPL ACH	ELECTRIC	53.42
12/06/25	543041-53150-5000	112525-2132-ACH	VENDOR	FPL ACH	ELECTRIC	34.26
12/06/25	543041-53150-5000	112525-1216-ACH	VENDOR	FPL ACH	ELECTRIC	58.20
12/06/25	543041-53150-5000	112525-1046-ACH	VENDOR	FPL ACH	ELECTRIC	114.61
12/06/25	543041-53150-5000	112525-42310-ACH	VENDOR	FPL ACH	ELECTRIC	31.62
12/06/25	543041-53150-5000	112525-1045-ACH	VENDOR	FPL ACH	ELECTRIC	120.81
12/06/25	543041-53150-5000	112525-2137-ACH	VENDOR	FPL ACH	ELECTRIC	2,231.86
12/06/25	543041-53150-5000	112525-32310-ACH	VENDOR	FPL ACH	ELECTRIC	101.35
12/07/25	543041-53150-5000	112525-1043-ACH	VENDOR	FPL ACH	ELECTRIC	27.18

YTD Total 17,710.52

Annual Budget \$110,000.00

Amount Remaining / (Budget overage) \$92,289.48

% of Budget 16.1%

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
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)
11/24/25	543083-53150-5000	111425-91-2-ACH	VENDOR	LEE COUNTY UTILITIES	11/14/25 Lee County Utilities - 10/01-11/1/25	478.17
11/30/25	543083-53150-5000	101425-91-2	VENDOR	LEE COUNTY UTILITIES	Credit Memo 000037	(51.75)

YTD Total 486.39

Annual Budget \$17,000.00

Amount Remaining / (Budget overage) \$16,513.61

% of Budget 2.9%

Utility Services Department Total: \$18,196.91

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
11/11/25	531016-53901-5000	163531	VENDOR	INFRAMARK LLC	11/11/25 Inframark - November 2025	1,000.00
11/26/25	531016-53901-5000	165657	VENDOR	INFRAMARK LLC	12/1/25 Inframark - December 2025	1,000.00
11/26/25	531016-53901-5000	JE001066			Prep Expenses	(1,000.00)
12/01/25	531016-53901-5000	JE001067			Rev Prep Expenses	1,000.00

YTD Total 3,000.00

Annual Budget \$12,000.00

Amount Remaining / (Budget overage) \$9,000.00

% of Budget 25.0%

Account Name: Contracts-Preserve Maintenance

10/01/25	534076-53901-5000	JE000992			Rev Accr Contracts-Preserve Main. TPACCE2509	(3,850.00)
10/18/25	534076-53901-5000	TPACCE2509	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	10/17/25 Community Environmental Services - October 2025	3,850.00
11/26/25	534076-53901-5000	TPACCE2510	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	11/26/25 Community Environmental Services - November 2025	3,850.00
11/30/25	534076-53901-5000	JE001058			Accr Preserve Maintenance	3,850.00
12/01/25	534076-53901-5000	JE001059			Rec Accr Preserve Maintenance	(3,850.00)
12/26/25	534076-53901-5000	TPACCE2511	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	12/26/25 Community Environmental Services - NOV2025	3,850.00
12/31/25	534076-53901-5000	TPACCE2512	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	12/31/25 Community Environmental Services - DEC2025	3,850.00

YTD Total 11,550.00

Annual Budget \$46,200.00

Amount Remaining / (Budget overage) \$34,650.00

% of Budget 25.0%

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
11/14/25	534171-53901-5000	100457	VENDOR	LA JUNGLE LAWN MAINTENANCE	11/14/25 La Jungla - Cord Grass Trimming	12,360.00
11/18/25	534171-53901-5000	100476	VENDOR	LA JUNGLE LAWN MAINTENANCE	11/18/25 La Jungla - mulch	2,060.00
11/21/25	534171-53901-5000	100523	VENDOR	LA JUNGLE LAWN MAINTENANCE	11/21/25 La Jungla - November 2025	2,584.86
12/01/25	534171-53901-5000	100605	VENDOR	LA JUNGLE LAWN MAINTENANCE	12/1/25 La Jungla Lawn Maintenance - December 2025	2,584.86

YTD Total 22,174.58

Annual Budget \$68,000.00

Amount Remaining / (Budget overage) \$45,825.42

% of Budget 32.6%

Account Name: Contracts - Landscape/Irrigation

11/25/25	534340-53901-5000	14859	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	11/18/25 David Cujas Irrigation Service - November 2025	1,030.00
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YTD Total 1,030.00

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Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
						Annual Budget \$12,360.00
						<i>Amount Remaining / (Budget overage)</i> \$11,330.00
						<i>% of Budget</i> 8.3%
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
						<i>Amount Remaining / (Budget overage)</i> \$1,102.00
						<i>% of Budget</i> 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
11/22/25	546041-53901-5000	14794	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	11/2/25 Cujas Irrigation - Repairs	200.00
11/22/25	546041-53901-5000	14795	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	11/3/25 Cujas Irrigation - Repairs	308.75
11/25/25	546041-53901-5000	14866	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	11/19/25 David Cujas Irrigation Service - Repairs	124.60
11/25/25	546041-53901-5000	14863	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	11/19/25 David Cujas Irrigation Service - Repairs	105.40
11/25/25	546041-53901-5000	14864	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	11/19/25 David Cujas Irrigation Service - Repairs	83.60
11/25/25	546041-53901-5000	14865	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	11/19/25 David Cujas Irrigation Service - Repairs	124.60
11/25/25	546041-53901-5000	14867	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	11/19/25 David Cujas Irrigation Service - Repairs	477.40
11/25/25	546041-53901-5000	14868	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	11/19/25 David Cujas Irrigation Service - Repairs	285.20
12/22/25	546041-53901-5000	14936	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRRIGATION REPAIRS	1,030.00
12/27/25	546041-53901-5000	14962	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRR SERVICES	160.00
12/27/25	546041-53901-5000	14964	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRR SERVICES	1,950.00
12/31/25	546041-53901-5000	14916	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRR REPAIRS	3,363.00
12/31/25	546041-53901-5000	15006	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRR REPAIRS	124.60
12/31/25	546041-53901-5000	14924	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRR REPAIRS	14,910.00
12/31/25	546041-53901-5000	15007	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRR SERVICES	83.60
						YTD Total 25,087.15
						Annual Budget \$30,000.00
						<i>Amount Remaining / (Budget overage)</i> \$4,912.85
						<i>% of Budget</i> 83.6%
Account Name: Contracts-Preserve Monitoring & Well Replacments						
10/01/25	546898-53901-5000	9K	VENDOR	PASSARELLA & ASSOCIATES, INC.	10/24/24 Passarella & Associates - Progress payments on items 3.0 & 4.0	3,330.00
10/01/25	546898-53901-5000	JE000996			Rev Accr Preserve Monitoring Inv 9K	(3,330.00)
11/28/25	546898-53901-5000	2L	VENDOR	PASSARELLA & ASSOCIATES, INC.	11/10/25 Passarella & Associates - Mitigation Observation	1,750.00
						YTD Total 1,750.00
						Annual Budget \$9,600.00
						<i>Amount Remaining / (Budget overage)</i> \$7,850.00
						<i>% of Budget</i> 18.2%
Account Name: Contracts-Pump & Well Maintenance						
12/17/25	546899-53901-5000	194020	VENDOR	HOOVER PUMPING SYSTEMS	Year 1 of a 2 Year Service Agreement	2,590.00
						YTD Total 2,590.00
						Annual Budget \$2,590.00
						<i>Amount Remaining / (Budget overage)</i> \$0.00
						<i>% of Budget</i> 100.0%
Account Name: Pump & Well Maintenance						
11/20/25	546918-53901-5000	193373	VENDOR	HOOVER PUMPING SYSTEMS	11/20/25 Hoover Pumping Systems - irrigation Pump Station Leak Repair	1,071.72
						YTD Total 1,071.72
						Annual Budget \$6,010.00
						<i>Amount Remaining / (Budget overage)</i> \$4,938.28
						<i>% of Budget</i> 17.8%
Account Name: Landscape Miscellaneous						
10/01/25	546923-53901-5000	12493	VENDOR	PELICAN PEST MANAGEMENT INC.	9/30/25 Pelican Pest Management - Pest control Bi-monthly	290.00
10/01/25	546923-53901-5000	JE000998			Rev Accr Pest Control Inv 12493	(290.00)
12/01/25	546923-53901-5000	12669	VENDOR	PELICAN PEST MANAGEMENT INC.	12/1/25 Pelican Pest Management - December 2025	290.00
12/19/25	546923-53901-5000	21627	VENDOR	BIGGERSTAFF ELECTRIC	12/19/25 Blow Out Hand Holes, Fix Receptacle	3,500.00
						YTD Total 3,790.00
						Annual Budget \$25,000.00
						<i>Amount Remaining / (Budget overage)</i> \$21,210.00
						<i>% of Budget</i> 15.2%
Account Name: Misc-Contingency						

Cypress Shadows Community Development District

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

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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
11/10/25	549900-53901-5000	B145920	VENDOR	LIGHTING FIRST	10/16/25 Lighting First - Landscape Lighting Repairs	515.34
11/13/25	549900-53901-5000	B146938	VENDOR	LIGHTING FIRST	11/12/25 Lighting First - Landscape Lighting Repairs	2,842.07
12/03/25	549900-53901-5000	60202292414	VENDOR	RDS AIR CONDITIONING	12/3/25 RDS Air Conditioning - Repairs	156.00
12/16/25	549900-53901-5000	000342	VENDOR	CORKSCREW SUDS	10/27/25 Corkscrew Suds - Pressure Washing	8,774.56

YTD Total	15,573.26
Annual Budget	\$30,000.00
<i>Amount Remaining / (Budget overage)</i>	\$14,426.74
<i>% of Budget</i>	51.9%

Field Department Total:	\$107,204.71
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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
11/11/25	534037-53904-5000	17754796	VENDOR	ALLIED UNIVERSAL	11/6/25 Allied Universal - 10/24-11/6/25	8,068.94
11/24/25	534037-53904-5000	17809192	VENDOR	ALLIED UNIVERSAL	11/20/25 Allied Universal - 11/07-11/20/25	8,054.22
12/09/25	534037-53904-5000	17876092	VENDOR	ALLIED UNIVERSAL	11/20/25 Allied Universal - 11/21-12/04/25	8,331.21
12/22/25	534037-53904-5000	17927119	VENDOR	ALLIED UNIVERSAL	12/18/25 Allied Universal - 12/5-18/25	8,046.69

YTD Total	48,604.70
Annual Budget	\$208,500.00
<i>Amount Remaining / (Budget overage)</i>	\$159,895.30
<i>% of Budget</i>	23.3%

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)
11/17/25	543018-53904-5000	110725-53-3 ACH	VENDOR	LEE COUNTY UTILITIES	11/7/25 Lee County Utilities - SVC PRD 10/6/24-11/5/25	53.10
11/30/25	543018-53904-5000	100825-53-3 ACH	VENDOR	LEE COUNTY UTILITIES	Credit Memo 000036	(99.06)
12/01/25	543018-53904-5000	110725-533- ACH	VENDOR	LEE COUNTY UTILITIES	PAYMENT	334.79
12/16/25	543018-53904-5000	120425-53-3- ACH	VENDOR	LEE COUNTY UTILITIES	11/05/25-12/04/25	53.10
12/29/25	543018-53904-5000	121625-91-2	VENDOR	LEE COUNTY UTILITIES	SVC PRD 11/01/25-12/01/25	349.83
12/31/25	543018-53904-5000	JE001083			R/C JE001082 to Utility - Water	334.79
12/31/25	543018-53904-5000	JE001097			RC JE001083 Utility - Water	(334.79)

YTD Total	674.62
Annual Budget	\$3,000.00
<i>Amount Remaining / (Budget overage)</i>	\$2,325.38
<i>% of Budget</i>	22.5%

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
11/12/25	546034-53904-5000	20131	VENDOR	DIAMOND ACCESS TECHNOLOGY, LLC	6/12/25 Diamond Access Technology - Repairs	106.80
11/12/25	546034-53904-5000	20191	VENDOR	DIAMOND ACCESS TECHNOLOGY, LLC	7/7/25 Diamond Access Technology - gate repairs	32.44
11/13/25	546034-53904-5000	12251	VENDOR	DIAMOND ACCESS TECHNOLOGY, LLC	11/13/25 Diamond Access Technology - RFID deposit	2,028.03
12/01/25	546034-53904-5000	12268	VENDOR	DIAMOND ACCESS TECHNOLOGY, LLC	11/20/25 Diamond Access Technology - Final payment on RFID reader in	2,028.03
12/02/25	546034-53904-5000	20724	VENDOR	DIAMOND ACCESS TECHNOLOGY, LLC	12/2/25 Diamond Access Technology - Repairs	7.44
12/23/25	546034-53904-5000	12325	VENDOR	DIAMOND ACCESS TECHNOLOGY, LLC	GATE PREVENTITIVE MAINT ANNUAL AGREEMENT	2,640.00
12/23/25	546034-53904-5000	JE001087			Diamond Access Invoice 12325 - Preventative Main.	(2,640.00)

YTD Total	4,977.74
Annual Budget	\$7,000.00
<i>Amount Remaining / (Budget overage)</i>	\$2,022.26
<i>% of Budget</i>	71.1%

Gatehouse Department Total:	\$54,257.06
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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
11/20/25	534047-53917-5000	TPACPM2511	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	11/19/25 Community Environmental Services - November 2025	3,530.00
12/16/25	534047-53917-5000	TPACPM2512	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	12/16/25 Community Environmental Services - December 2025	3,530.00

Cypress Shadows Community Development District

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

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

							YTD Total	10,590.00
							Annual Budget	\$42,360.00
						Amount Remaining / (Budget overage)		\$31,770.00
						% of Budget		25.0%

Lakes And Ponds Department Total:	\$10,590.00
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DEPARTMENT NAME: RESERVES

Account Name: Reserve

11/03/25	568022-58100-5000	S-INV006745	VENDOR	RESERVE ADVISORS	7-31-25 Reserve Advisors - Final invoice	800.00		
							YTD Total	800.00
							Annual Budget	\$45,000.00
						Amount Remaining / (Budget overage)		\$44,200.00
						% of Budget		1.8%

Reserves Department Total:	\$800.00
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TOTAL EXPENDITURES & OTHER FINANCING USES:	\$227,800.09
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Cypress Shadows Community Development District
Expenditure Report - Series 2012 Debt Service Fund
For the Period(s) from Oct 01, 2025 to Dec 31, 2025
(Sorted by Department)

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

DEPARTMENT NAME: DEBT SERVICE PAYMENTS

Account Name: Principal Debt Retirement

11/03/25	571001-51701-5000	JE001039			Debt services payment principal	65,000.00
						YTD Total 65,000.00
						Annual Budget \$65,000.00
						<i>Amount Remaining / (Budget overage)</i> \$0.00
						<i>% of Budget</i> 100.0%

Account Name: Interest Expense

11/03/25	572001-51701-5000	JE001037			Debt service payment Interest	70,187.50
						YTD Total 70,187.50
						Annual Budget \$138,466.00
						<i>Amount Remaining / (Budget overage)</i> \$68,278.50
						<i>% of Budget</i> 50.7%

Debt Service Payments Department Total:	\$135,187.50
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TOTAL EXPENDITURES & OTHER FINANCING USES:	\$ 135,187.50
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Cypress Shadows Community Development District
Expenditure Report - Series 2022 Debt Service Fund
For the Period(s) from Oct 01, 2025 to Dec 31, 2025
(Sorted by Department)

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

DEPARTMENT NAME: DEBT SERVICE PAYMENTS

Account Name: Principal Debt Retirement

11/03/25	571001-51701-5000	JE001050			Debt service payment principal	37,000.00
						YTD Total 37,000.00
						Annual Budget \$37,000.00
						Amount Remaining / (Budget overage) \$0.00
						% of Budget 100.0%

Account Name: Interest Expense

11/03/25	572001-51701-5000	JE001049			Debt service payment Interest	24,600.00
						YTD Total 24,600.00
						Annual Budget \$48,460.00
						Amount Remaining / (Budget overage) \$23,860.00
						% of Budget 50.8%

Debt Service Payments Department Total:	\$61,600.00
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TOTAL EXPENDITURES & OTHER FINANCING USES:	\$61,600.00
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