



Cypress Shadows Community Development District

March 5, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 234 914 147 212 PASSCODE: hr7r37BY
[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

- Lisania Brito, District Manager
- Wesley Elias, Sr. District Manager
- Gregory Urbancic, District Counsel
- Carl Barraco, District Engineer
- Jason Liggett, Field Services Manager
- Robert Giro, District Field Manager
- Lucus McDonald, District Accountant
- Janice Swade, Administrative Assistant

Meeting Agenda

Thursday, March 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
 - iii. Presentation of Lake Bank Erosion Report..... Page 3
 - D. Vendor Reports
 - i. Pond Report.....Page14
 - ii. Conservation Report..... Page 15
 - iii. Irrigation Update
 - E. District Manager
 - i. Field Inspection Report.....Page 16
 - ii. Approval of Johnson Engineering Invoice 7596.....Page 26
 - iii. Follow-Up Items
 - 5. Business Items**
 - A. Consideration of Hoover Pumping Systems Repair/Upgrade Needed at Site 9204.....Page 28
 - B. Discussion of Stormwater Management Rules and Policies.....Page 30
 - 6. Business Administration**
 - A. Consideration of Minutes of the January 8, 2026 and February 5, 2026 Meetings.....Page 72
 - B. Consideration of January 2026 Financial Statements and Check Register.....Page 73
 - C. Consideration of Resolution 2026-06, Designating Signatories on Bank Accounts.....Page 98
 - D. Consideration of Resolution 2026-07, for the FY 2026 General Election.....Page 99
 - E. Consideration of Resolution 2026-08, Designation of Officers.....Page 101
 - 7. Chairperson’s Comments**
 - 8. Supervisor Requests**
 - A. Supervisor Liberto
 - i. Consideration of Resolution 2026-02, Financial Plan & Policy.....Page 102
 - 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, April 2, 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

LAKE BANK EROSION EXHIBIT FOR

CYPRESS SHADOWS CDD

PART OF SECTIONS 20 AND 29, TOWNSHIP 46 SOUTH, RANGE 26E
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

PROJECT DATA

SITE ADDRESS

20021 CYPRESS SHADOWS BLVD.
ESTERO, FL. 33928

PROJECT DATUM

STATE PLANE FLORIDA WEST ZONE (NAD 1983 (NSRS2011)
NORTH AMERICAN VERTICAL DATUM (NAVD) 1988

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP
NO. 12071C0025F, EFFECTIVE DATE: 8/28/2008, THE
SUBJECT PARCEL IS LOCATED IN FLOOD ZONE "X"
(ELEVATION X NAVD 1988)

NOTE: CONTRACTOR MUST OBTAIN AND KEEP ON FILE A COPY OF ALL PERMITS
REQUIRED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY

DESIGN TEAM

PROJECT ENGINEER

CARL A. BARRACO, P.E.

PROJECT MANAGEMENT

FRANK SAVAGE

DESIGN ENGINEER

-

PROJECT SURVEYOR

-

LEAD DESIGN TECHNICIAN

GUY SAPEN, SR

SITE PLANNING

-

DESIGN STAFF

DILLON RISNER

LAND PLANNING

-

QUALITY CONTROL

DOUG TARN

RECORD DRAWINGS

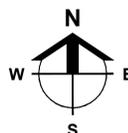
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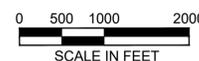
ALL DIMENSIONS ARE IN FEET.



PROJECT LOCATION



LOCATION MAP



INDEX OF DRAWINGS

ENGINEER OF RECORDS SIGNATURE AND SEAL APPLY TO THE FOLLOWING PLAN SHEETS, EXCLUDING ANY SUPPLEMENTS:

| SHEET | DESCRIPTION | XREF | DRAWING NAME |
|-------|---|------|------------------------|
| 1.0 | COVER SHEET AND LOCATION MAP | A,B | 24402A01.DWG |
| 2.0 | LAKE BANK EROSION EXHIBIT KEY SHEET | A,B | 24402_LAKE EROSION.DWG |
| 2.1 | LAKE BANK EROSION EXHIBIT LAKES 1 - 3 | A,B | 24402_LAKE EROSION.DWG |
| 2.2 | LAKE BANK EROSION EXHIBIT LAKES 4 & PART OF 8 | A,B | 24402_LAKE EROSION.DWG |
| 2.3 | LAKE BANK EROSION EXHIBIT LAKES 5 & 6 | A,B | 24402_LAKE EROSION.DWG |
| 2.4 | LAKE BANK EROSION EXHIBIT LAKES 7 - 9 | A,B | 24402_LAKE EROSION.DWG |
| 2.5 | LAKE BANK EROSION EXHIBIT LAKES 10 & 11 | A,B | 24402_LAKE EROSION.DWG |
| 2.6 | LAKE BANK EROSION EXHIBIT LAKES 12 & 13 | A,B | 24402_LAKE EROSION.DWG |
| 2.7 | LAKE BANK EROSION EXHIBIT LAKES 14 & 15 | A,B | 24402_LAKE EROSION.DWG |
| 2.8 | LAKE BANK EROSION EXHIBIT LAKES 16 & 17 | A,B | 24402_LAKE EROSION.DWG |
| 3.0 | TYPICAL SECTION AND NOTES | - | 24402A18.DWG |

SUPPLEMENTS:

SHEET DESCRIPTION

CROSS-REFERENCED DRAWINGS:

| XREF | DESCRIPTION | DRAWING NAME |
|------|-----------------------------|--------------|
| A | BASE LINWORK PLAN & PROFILE | 24402A00.DWG |
| B | AERIAL PHOTOGRAPH | (IMAGE).JPEG |

PLAN STATUS

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LAND PLANNING

www.barraco.net

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PHONE (239) 461-3170
OFFICE LOCATIONS:
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FLORIDA BUSINESS REGISTRATIONS
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**CYPRESS
SHADOWS
COMMUNITY
DEVELOPMENT
DISTRICT**

PROJECT DESCRIPTION

**THE
PRESERVE
AT
CORKSCREW**

LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND
INTENDED FOR CONCEPTUAL
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SITE LAYOUT AND LAND USE
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PLOT DATE: TUE: 2-24-2026 - 4:29 PM

PLOT BY: DILLONRISNER

CROSS REFERENCED DRAWINGS

MASTER = BAI-COVER-1.DWG

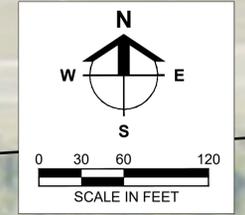
PLAN REVISIONS

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**COVER SHEET
AND
LOCATION MAP**

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PLAN REVISIONS

PLAN STATUS

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LAKE BANK EROSION EXHIBIT LAKES 1 - 3

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CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

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LAKE BANK EROSION EXHIBIT LAKES 5 & 6

PROJECT / FILE NO. 24402 SHEET NUMBER 2.3



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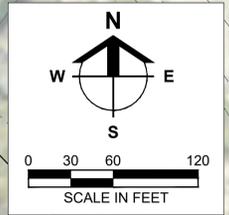
PLAN REVISIONS

PLAN STATUS

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LAKE BANK EROSION EXHIBIT LAKES 10 & 11

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| 24402 | 2.5 |



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PLAN REVISIONS

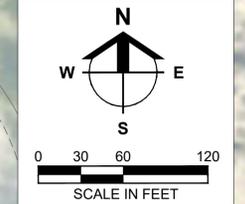
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PLAN STATUS

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**LAKE BANK
EROSION EXHIBIT
LAKES 10 & 11**

| PROJECT / FILE NO. | SHEET NUMBER |
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| 24402 | 2.6 |



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CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT

PROJECT DESCRIPTION

THE PRESERVE AT CORKSCREW

LEE COUNTY, FLORIDA

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CROSS REFERENCED DRAWINGS

| PLAN REVISIONS | |
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PLAN STATUS

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LAKE BANK EROSION EXHIBIT LAKES 14 & 15

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|--------------------|--------------|
| PROJECT / FILE NO. | SHEET NUMBER |
| 24402 | 2.7 |



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PLAN REVISIONS

PLAN STATUS

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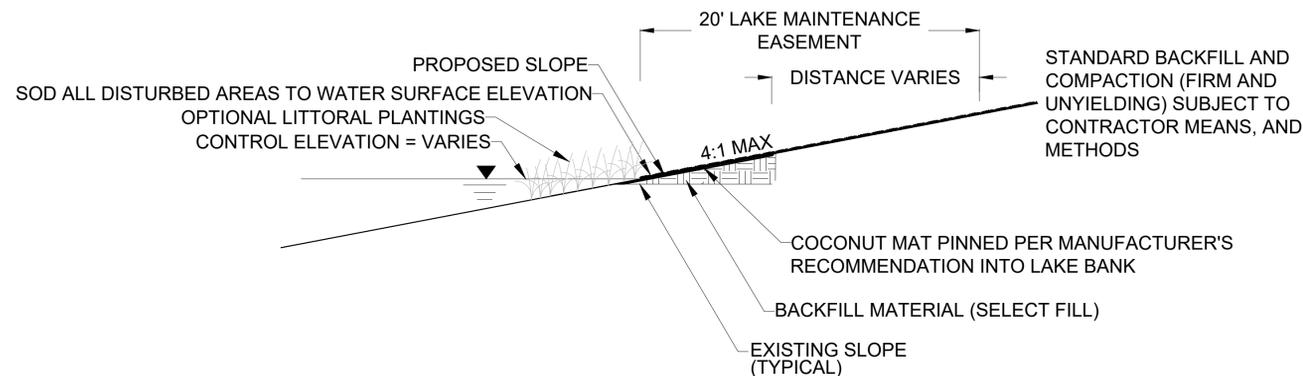
LAKE BANK EROSION EXHIBIT LAKES 16 & 17

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| PROJECT / FILE NO. | SHEET NUMBER |
| 24402 | 2.8 |

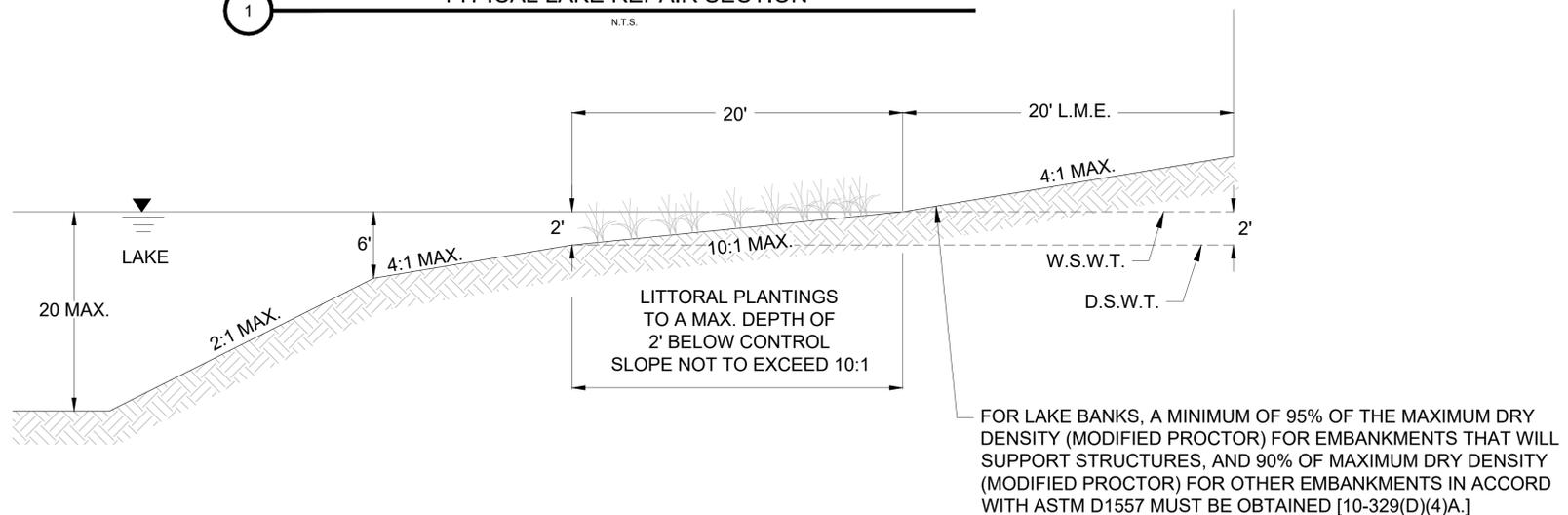
| CONTROL ELEVATIONS | | | | |
|--------------------|---------|---------|---------|---------|
| LAKE # | BASIN A | BASIN B | BASIN C | BASIN D |
| 1 | 17.3' | - | - | - |
| 2 | 17.3' | - | - | - |
| 3 | 17.3' | - | - | - |
| 4 | - | 17.0' | - | - |
| 5 | 17.3' | - | - | - |
| 6 | - | 17.0' | - | - |
| 7 | 17.3' | - | - | - |
| 8 | - | 17.0' | - | - |
| 9 | - | - | 16.6' | - |
| 10 | - | - | 16.6' | - |
| 11 | - | - | 16.6' | - |
| 12 | - | - | 16.6' | - |
| 13 | - | - | - | 16.3' |
| 14 | - | - | - | 16.3' |
| 15 | - | - | - | 16.3' |
| 16 | - | - | - | 16.3' |
| 17 | - | 17.0' | - | - |

NOTES:

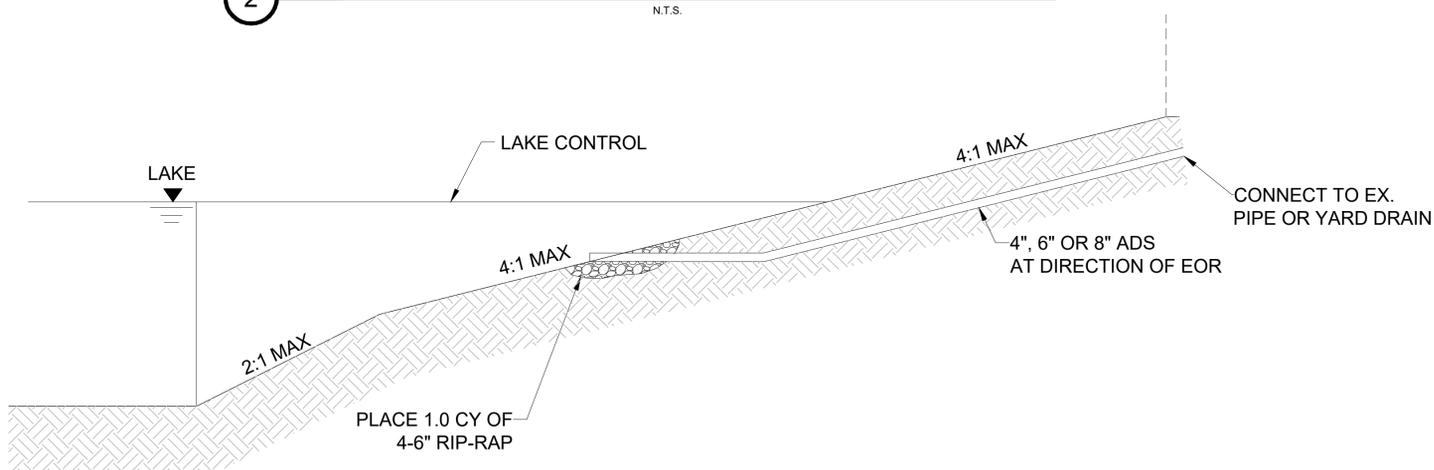
- BACKFILL MATERIAL SHALL BE COMPACTED TO A FIRM AND UNYIELDING CONDITION PRIOR TO THE PLACEMENT OF THE PROPOSED COCONUT MAT.
- ANY LITTORAL PLANTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SPECIES.
- ANY AREAS DISTURBED DURING THE CONSTRUCTION ACTIVITIES SHALL BE RE-GRADED AND RE-SODDED WITH THE SAME SPECIES.
- CONTRACTOR TO UTILIZE AREAS IDENTIFIED AS "DRAINAGE EASEMENTS" D.E. AND OR LAKE MAINTENANCE EASEMENTS (L.M.E.) IN THIS EXHIBIT FOR ACCESS TO AND FROM LAKE AREAS DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO LAKE BANKS AND CONSTRUCTION ACCESS AREAS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE OWNER'S REPRESENTATIVE TO PROTECT OR TEMPORARILY REMOVE ANY IRRIGATION WITHIN THE WORK AREAS.
- ALL EROSION EQUAL TO OR GREATER THAN 9-INCHES VERTICAL OR STEEPER THAN 3.5' HORIZONTAL TO 1' VERTICAL SHALL BE REPAIRED PER THE CROSS SECTIONS PROVIDED.
- CONTRACTOR SHALL IN-HAUL SELECT FILL FOR BACKFILL MATERIAL AS NEEDED TO OBTAIN LINES AND GRADES REQUIRED.



1 TYPICAL LAKE REPAIR SECTION
N.T.S.



2 WATER MANAGEMENT LAKE LITTORAL ZONE
N.T.S.



3 LAKE BANK WITH SECONDARY DRAINAGE
N.T.S.

NOTE: THIS SECTION MAY BE USED AT THE DIRECTION OF THE ENGINEER OF RECORD.

PREPARED FOR

CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT

PROJECT DESCRIPTION

THE PRESERVE AT CORKSCREW

LEE COUNTY, FLORIDA

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PLOT DATE: TUE. 2-24-2026 - 4:29 PM
PLOT BY: DILLONRISNER

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

NOT FOR CONSTRUCTION

TYPICAL SECTION AND NOTES

PROJECT / FILE NO. **24402** SHEET NUMBER **3.0**

Invoice & Report

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

DATE:
 February 12, 2026

INVOICE #
 TPACPM2602

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 2/10, 11 | | | \$ 3,530.00 |
| Report | Aeration | Fountains | |
| Pond 1: Filamentous algae treatment with Captain XTR (208 ounces) in 50 gallons of water & Foliar treatment with AquaMaster aquatic herbicide @ 2% (2 gallons) Species: Torp grass, flat sedge, sonchus, alligator weed, dollar weed | Working: Y | Working: Y | |
| Pond 2: Foliar treatment with AquaMaster aquatic herbicide @ 2% (3 gallons) Species: climbing hempvine, Torp grass, camphor weed | Working: N | Working: Y | |
| Pond 3: Foliar treatment with AquaMaster aquatic herbicide @ 2% (2 gallons) Species: Torp grass, climbing hempvine, sonchus, dog fennel | Working: Y | | |
| Pond 4: Foliar treatment with AquaMaster aquatic herbicide @ 2% (2 gallons) Species: Torp grass, climbing hemp vine, camphor weed | Working: Y | | |
| Pond 5: Foliar treatment with AquaMaster aquatic herbicide @ 2% (4 gallons) Species: Torp grass, climbing hemp vine, eastern cockspur, flat sedge | Working: Y | | |
| Pond 6: Foliar treatment with AquaMaster aquatic herbicide @ 2% (2 gallons) Species: Torp grass, eastern cockspur, camphor weed, climbing hempvine | Working: Y | | |
| Pond 7: Foliar treatment with AquaMaster aquatic herbicide @ 2% (4 gallons) Species: Torp grass, climbing hemp vine, sonchus, fox tail, eastern cockspur | Working: Y | | |
| Pond 8: Foliar treatment with AquaMaster aquatic herbicide @ 2% (2 gallons) Species: Torp grass, eastern cockspur, climbing hemp vine, dollar weed, sonchus | Working: Y | | |
| Pond 9: Foliar treatment with AquaMaster aquatic herbicide @ 2% (2 gallons) Species: Torp grass, camphor weed, eastern cockspur | Working: Y | | |
| Pond 10: Foliar treatment with AquaMaster aquatic herbicide @ 2% (2 gallons) Species: Torp grass, climbing hempvine | Working: Y | | |
| Pond 11: Foliar treatment with AquaMaster aquatic herbicide @ 2% (3 gallons) Species: Torp grass, climbing hempvine, sonchus | Working: Y | | |
| Pond 12: Foliar treatment with AquaMaster aquatic herbicide @ 2% (1 gallons) Species: Torp grass, climbing hemp vine | Working: Y | | |
| Pond 13: Foliar treatment with AquaMaster aquatic herbicide @ 2% (1 gallons) Species: Torp grass, eastern cockspur, climbing hempvine | Working: Y | | |
| Pond 14: Foliar treatment with AquaMaster aquatic herbicide @ 2% (3 gallons) Species: Torp grass, eastern cockspur, sonchus, climbing hempvine | Working: Y | | |
| Pond 15: Foliar treatment with AquaMaster aquatic herbicide @ 2% (1 gallons) Species: Torp grass, climbing hempvine | Working: Y | | |
| Pond 16: Foliar treatment with AquaMaster aquatic herbicide @ 2% (1 gallons) Species: Torp grass, eastern cockspur, climbing hempvine | Working: Y | | |
| Pond 17: Foliar treatment with AquaMaster aquatic herbicide @ 2% (2 gallons) Species: Torp grass, climbing hempvine, camphor weed, sonchus | 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:
February 16, 2026

INVOICE #
TPACCE2602

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 February Conservation area maintenance. Service dates February 10, 12, 16 | \$ 3,850.00 |
| <p>Report for HOA and SFWMD:</p> <p>Unit 2B - Cut stump treatment with Triclopyr 4 @ 20% (379 oz) & Foliar treatment with Makaze herbicide @ 2% (6 gallons) - lygodium, melaleuca, Brazilian pepper, primrose, torp grass, caesar weed</p>  | |
| 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

Thursday, 19 February 2026

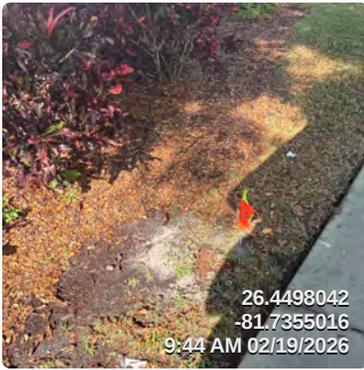
Prepared For Board Of Supervisors

31 Item Identified

31 Item Incomplete

Jason Liggett

Department Manager- Field Services



Item 1

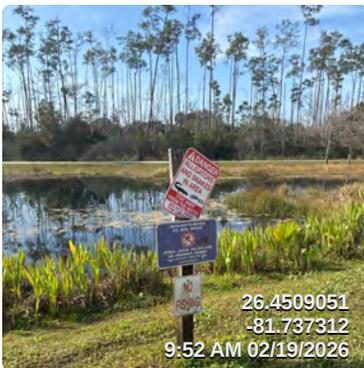
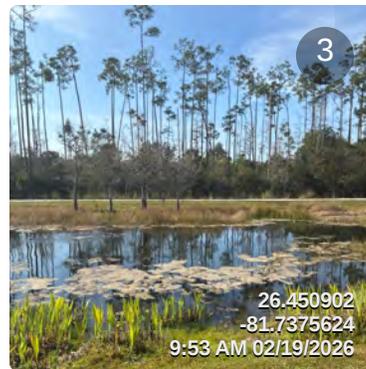
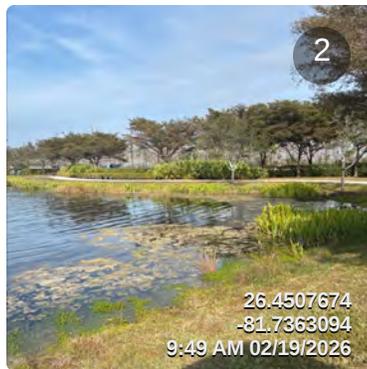
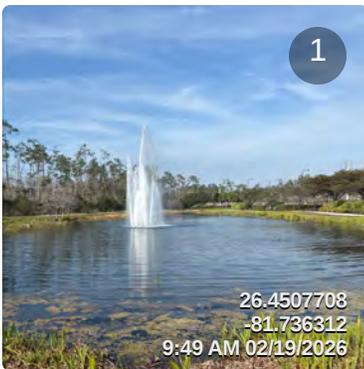
Assigned To: [La Jungla](#)

Fix the irrigation break in the bed space on the outbound side of Cypress Shadows Blvd before the exit gate.

Item 2

Assigned To: [Community Environmental Services](#)

Pond 1 is still showing algae around the perimeter. Fountain pressure is good, and the aerators are working.



Item 3

Assigned To: [Board](#)

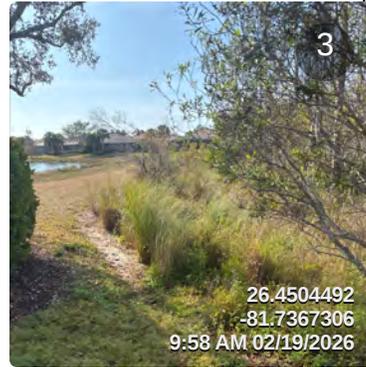
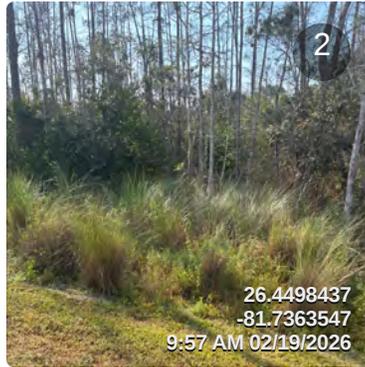
The sign at Pond 1 requires a new pole and cleaning. We will prepare proposals to address this matter in accordance with the Board Chair's direction.

Item 4

Assigned To: [La Jungla](#)

During my inspection, I noted that many of the ornamental grass areas around the perimeter are beginning to be overtaken by weeds. Rather than spraying these areas, I recommend using a string trimmer to cut back the weeds to help prevent damage to the grasses.

Does La Jungla currently have a maintenance schedule in place for these areas?



Item 5

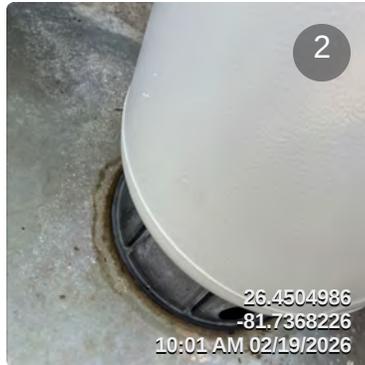
Assigned To: [Maintenance](#)

A new cover is needed for the electrical equipment at the pump near Pond 1. Is this something CES can provide a proposal to complete?

Item 6

Assigned To: [Hoover](#)

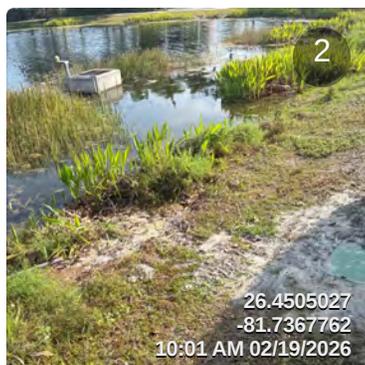
Please check the bladder at Pond 1 to ensure there are no leaks.



Item 7

Assigned To: [Board](#)

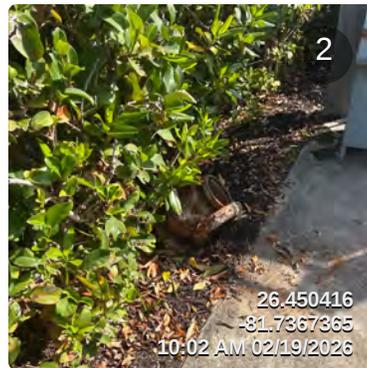
The lines that were previously exposed at Pond 1 have now been properly covered.



Item 8

Assigned To: Hoover/CES

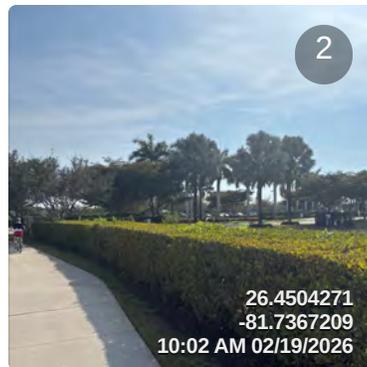
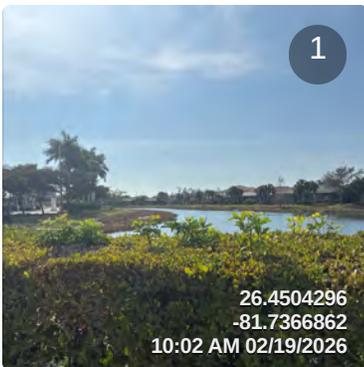
Please have this removed from the pump area at Pond 1 and disposed of offsite. If a proposal is required, kindly provide one for review.



Item 9

Assigned To: La Jungla Carryover

Please remove the growth from the hedge row along the sidewalk south of Pond 1.



Item 10

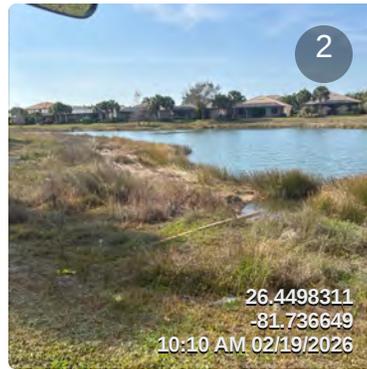
Assigned To: La Jungla

Please remove the tall weeds surrounding the hedges south of Pond 1.

Item 11

Assigned To: Community Environmental Services

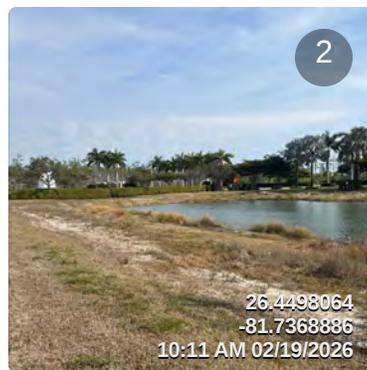
Please provide the district with a proposal to apply rock around the piping structures in Pond 3.



Item 12

Assigned To: [Community Environmental Services](#)

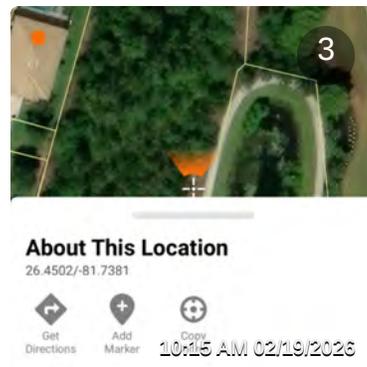
Please provide a proposal to mow the low areas around the ponds in the dry zones to eliminate the invasive growth. The cuttings will also need to be removed.



Item 14

Assigned To: [La Jungla](#)

During the inspection, it was noted that many areas along the conservation boundary are missing plant material and are overrun with weeds. What is the current maintenance schedule for the boundary ornamental grass beds?





Item 15

Assigned To: [Board](#)

There is a missing sign at the end of Villa Di Preserve Lane, which appears to be a “No Parking” sign. Does the district want to consider having this replaced?



Item 16

Assigned To: [Board](#)

Please note that behind 13408 Villa Di Preserve Lane, the homeowners have installed acrobat lines across the ditch area, which are impeding access.



Item 17

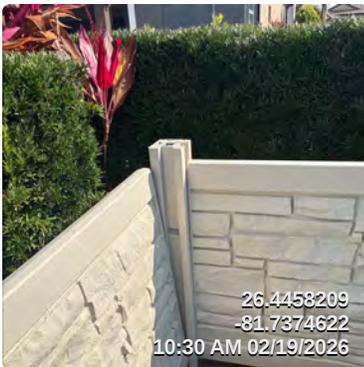
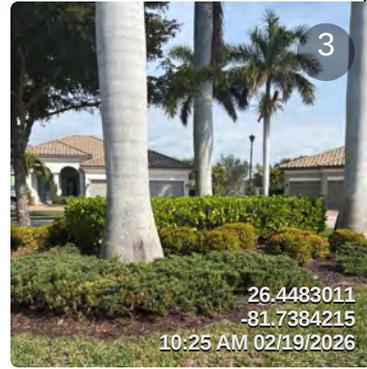
Assigned To: [La Jungla](#)

La Jungla should visit the property line and cut and remove the dead material within the conservation area.

Item 18

Assigned To: [La Jungla](#)

Please remove the weeds from the bed spaces on the island at Eagle Stone Drive and improve the health and appearance of the St. Augustine grass.



Item 19

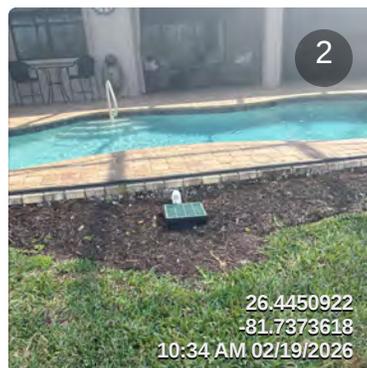
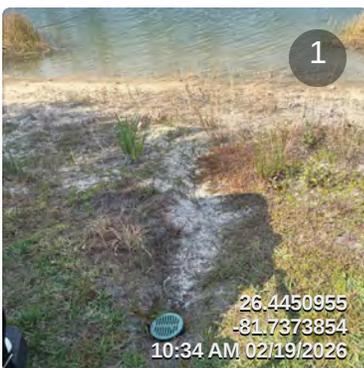
Assigned To: [Maintenance](#)

The pump next to 20160 Eagle Stone Drive is running well; however, the fence needs repair. It will need to be reset so that the dowels align properly.

Item 20

Assigned To: [Board](#)

There is a major area of concern with erosion caused by the homeowner at 20126 Eagle Stone running pool overflow into the lake area.





Item 21

Assigned To: [Board](#)

Ornamental grasses are missing along the side of 13501 Deer Haven Lane.



Item 22

Assigned To: [La Jungla](#)

La Jungla should address the weeds behind 20370 Black Tree Lane. This area is also missing ornamental grasses and will need to be replanted.



Item 23

Assigned To: [Board](#)

At 20494 Black Tree Lane, the homeowner was running the pool line directly into the culvert.



Item 24

Assigned To: [Board](#)

At 20498 Black Tree Lane, a banana tree is currently growing on district property. This could become a larger issue in the future if not addressed.

Item 25

Assigned To: [La Jungla](#)

La Jungla should provide a proposal to remove the fallen pine tree behind 20417 Cypress Shadows Blvd, which is leaning over the fence.



Item 26

Assigned To: [La Jungla](#)

Please check for an irrigation leak behind 20353 Cypress Shadows Blvd in the common area, near the valve.



Item 27

Assigned To: [La Jungla](#)

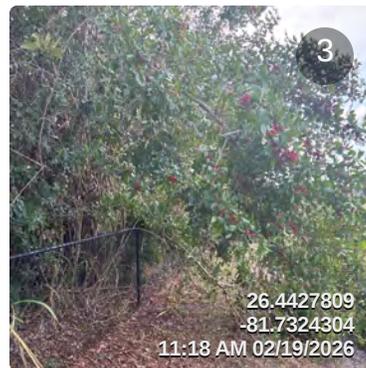
Please cut back the plant material around the compressor behind 20209 Cypress Shadows Blvd, before the boulevard.



Item 28

Assigned To: [La Jungla](#)

Invasive plants are growing over the L9 chain link fence and need to be addressed. Please remove the debris and dispose of it offsite.



Item 29

Assigned To: [La Jungla](#)

During my inspection, it was noted that a black irrigation line east of Pond 4, behind the chain link fence, has broken into pieces. The line has misters attached. Please provide a quote to have this removed from the district.



Item 30

Assigned To: Maintenance

The fence at Pond 4 requires repair on the far north side.



Item 31

Assigned To: Community Environmental Services

The district has received several complaints regarding the appearance of invasives behind the clubhouse overlook dock. Please assess the area and provide recommendations on what can be done to address this.



Item 32

Assigned To: La Jungla

Can La Jungla remove the signs lying around the ponds during mowing services and dispose of them properly?

| | | | | | |
|---|------------|-------|--------|---------------------------|-------------------|
| Zordan, Mark | 10/21/2025 | 1.75 | 176.00 | 308.00 | |
| Pavement Striping - staff consults w/CAD Tech (AH) re: plan edits & details, review & comment on revised plans & staff correspondence; NPDES Educational web links - staff consult & correspondence - DM correspondence w/web links | | | | | |
| Zordan, Mark | 10/23/2025 | .25 | 176.00 | 44.00 | |
| Pavement Striping - staff consults w/CAD Tech (AH) re: plan edits & details | | | | | |
| Zordan, Mark | 10/24/2025 | .50 | 176.00 | 88.00 | |
| Pavement Striping - staff consult w/CAD Tech (AH), review & markup | | | | | |
| Zordan, Mark | 10/27/2025 | 1.50 | 176.00 | 264.00 | |
| Pavement Striping Plans - Staff consults w/CAD Tech (AH) & Trans. Eng (JG) to review, comment, & make final edits - FDOT Standard Plans details research | | | | | |
| Zordan, Mark | 10/28/2025 | 1.25 | 176.00 | 220.00 | |
| Download & file photos of existing Stop Sign, Pedestrian Crossing Signs, & Pavement Markings; Draft & issue correspondence to DM (JF) re: questions about Yield Signs & RPM's | | | | | |
| Zordan, Mark | 11/3/2025 | .50 | 176.00 | 88.00 | |
| CDD Meeting Agenda review | | | | | |
| Zordan, Mark | 11/4/2025 | 1.50 | 176.00 | 264.00 | |
| Raised Pavement Markings (RPM's), Pedestrian & Yield Signs & Lines - call w/DM (JF) re: what is required, MUTCD research of each item - staff consult w/Transportation Engineer & email draft response for review & comment | | | | | |
| Zordan, Mark | 11/5/2025 | .50 | 176.00 | 88.00 | |
| Pedestrian Signs, Yield Signs & Lines, & Raised Pavement Markings (RPM's) - re: DM inquiry for requirements, review Transportation Engineer (JG) response & issue to DM | | | | | |
| Zordan, Mark | 11/14/2025 | .25 | 176.00 | 44.00 | |
| Pavement striping plan - review DM (JF) correspondence re: BOS decision on mid-block crosswalk signing; Review DM (JF) correspondence re: BOS decision to transition to Barraco & Assoc for DE services and related file transfer | | | | | |
| Zordan, Mark | 11/21/2025 | 1.00 | 176.00 | 176.00 | |
| CDD File transfer to Barraco - locate a portable hard drive and transfer all folders/files, staff consult - give it to DE (JV) for delivery | | | | | |
| Professional 7 | | | | | |
| Varble, Jordan | 11/21/2025 | 1.00 | 248.00 | 248.00 | |
| Document transfer to Barraco. | | | | | |
| Totals | | 39.00 | | 4,576.50 | |
| Total Labor | | | | | 4,576.50 |
| | | | | Total this Invoice | \$4,576.50 |

Outstanding Invoices

| Number | Date | Balance |
|--------------|------------|-----------------|
| 7306 | 10/31/2025 | 1,430.25 |
| Total | | 1,430.25 |



Proposal

Proposal# SPN104567.1
Proposal Date: 2/13/2026
Valid Until: 3/15/2026

2801 N. Powerline Road
Pompano Beach, FL 33069
Tel 954-971-7350 Fax 954-975-0791

Customer # 352
Cypress Shadows CDD
C/O Inframark
2002 Pan Am Circle, Ste 300
Tampa, FL 33602
Tel: Fax:

Job Site: 9204
Cypress Shadows CDD Refill #3 (7485 refill)
20021 Cypress Shadows Blvd
Estero, FL 33928
Tel: 813-295-5455 Contact: Mark Vega
Model# HSR-3CS-460/3-W

Nature of Service:

S/O - Control Panel Replacement SINGLE Pump System - with Flowguard Upgrade

As requested, proposal provided to upgrade control Panel to Flowguard (w/ Magnetic Flowmeter upgrade).

Hoover proposes the following:

- Remove and dispose of existing control panel components.
- Manufacture and install a Hoover U.L. listed self diagnostic control panel assembly installed in a NEMA 4X stainless steel enclosure with a through door disconnect, individual pump fuses, IEC starter and overload relay or Variable Frequency Drive, HMI display for low pressure, loss of prime, and pump overheat. Diagnostic counters for each alarm mode and transient surge protection are also included.
- Replace failed pressure gauge and butterfly valve.
- Remove existing flowmeter and install/wire Magnetic Flowmeter.
- Rewire existing system to control panel. Startup, calibrate and confirm proper system operation.

*****ADD ALTERNATE FOR LAKE LEVEL TRANSDUCER ----Add \$1293.88_____INITIAL HERE*****

Sub Total: \$17,080.73

Grand Total: \$17,080.73

TERMS: Full payment is due upon receipt of invoice. Interest will be due and shall accrue at the rate of 1-1/2% per month compounded on any overdue amount. Collection costs, including attorney's fees, will be due in the event of nonpayment. Warranty of parts and workmanship for one year from date of installation in accordance with Hoover standard Warranty Terms and Conditions. Non-Flowguard stations will receive warranty for 90 days from the date of installation on workmanship and parts. 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.

Upon receipt of an executed agreement by mail or fax, we will schedule this work. Thank you.

Accepted By:

Accepted By:



Proposal

Proposal# SPN104567.1
Proposal Date: 2/13/2026
Valid Until: 3/15/2026

2801 N. Powerline Road
Pompano Beach, FL 33069
Tel 954-971-7350 Fax 954-975-0791

Hoover Pumping Systems, Corp.

Cypress Shadows CDD

A handwritten signature in blue ink that reads "Charles J. Gleason Jr." with a flourish at the end.

Charles Gleason

Signature/ Printed Name/ Date

**STORMWATER MANAGEMENT
RULES AND POLICIES
FOR
CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT**

Section 1. Short Title, Authority and Applicability

- a. This document shall be known and may be cited as the “Stormwater Management Rules and Policies for Cypress Shadows Community Development District”.
- b. The Board of Supervisors (the “**Board**”) of Cypress Shadows Community Development District (the “**District**”) has the authority to adopt rules and policies pursuant to Chapter 190 of the Florida Statutes, as amended.
- c. These rules and policies shall be applicable to all those property owners, community and condominium associations, persons or entities who are served by, or are utilizing, the master stormwater management system operated by the District.

d. It is intended that these Rules will be administered in conjunction with the Drainage Standards (Section 7.6 of The Preserve at Corkscrew ARC Guidelines) (the “**Standards**”) published and enforced by the Architectural Review Committee (“**ARC**”) of The Preserve at Corkscrew Master Association, Inc. (the “**Association**”), as may be amended from time to time. The Standards have been developed jointly by the Association and the District to meet both the aesthetic needs of the Association as well as the functional needs required by the District to significantly limit erosion and washout to lake banks which may affect the proper operation of the Master Stormwater System (defined herein). A copy of the Standards may be obtained on Association’s website.

Section 2. Background, Intent, Findings and Purpose

- a. The District was created pursuant to the provisions of Chapter 190, Florida Statutes (the “**Act**”) and was established to provide for ownership, operation, maintenance, and provision of various public improvements, facilities and services within its jurisdiction. The purpose of these rules and policies (individually, each a “**Rule**” and collectively, the “**Rules**”) is to describe the various policies of the District relating to stormwater management.
- b. For reference, the Master Declaration for The Preserve at Corkscrew community, as enforced by the Association, states that the ARC was established as a standing committee to review, study and approve or disapprove proposed exterior improvements or modifications of improvements, to the homeowners’ properties in compliance with the Association’s governing documents and Florida law. Generally, the ARC is required to review exterior improvements or modifications of improvements on the homeowner’s property upon receipt of an application. Any adverse impacts to District owned real property, easements benefitting the District or assets of the District arising out of a homeowner’s improvement or modification is the responsibility of the homeowner, including any repair or restoration costs.

Commented [GU1]: If possible, I think that ultimately the HOA should adopt procedures that tie into our rules and also cross reference our rules in some fashion, if possible. We would want to have consistency. As such, we may not want to specifically reference ARC sections that might change.

c. Definitions located within any section of the Rules shall be applicable within all other sections, unless specifically stated to the contrary.

d. A Rule of the District shall be effective upon adoption by affirmative vote of the Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

e. The District is the operating entity responsible for the long-term operation and maintenance of the master stormwater management system servicing the property located within the boundaries of the District (the “**Master Stormwater System**”). The District owns certain real property and other improvements that comprise the Master Stormwater System. Stormwater lakes (or ponds), control structures, lake interconnect piping, littoral plantings and natural wetlands are all integral parts of the Master Stormwater System. The owners and residents of real property within the District play an integral part in keeping the Master Stormwater System functioning properly. The failure of all or a portion of the Master Stormwater System due to improper actions of third-parties could result in significant damage or harm to real property, personal property and/or homes with the District.

f. The Master Stormwater System is permitted through South Florida Water Management District (“**SFWMD**”) and the Lee County (“**County**”), and the regulations of such governmental bodies together with the Village of Estero (the “**Village**”) control the design, operation and use of the Master Stormwater System. Notwithstanding the same, consistent with the regulations of such entities there are certain practices and actions that can be controlled to enhance the effectiveness of the Master Stormwater System and improve the overall function and aesthetic value of the Master Stormwater System.

g. Runoff from normal rain events, tropical storms and hurricanes originating from impervious surfaces such as roofs, gutters and downspouts, may cause significant lake bank erosion and washouts throughout the District and may otherwise affect the proper operation of the Master Stormwater System. Based upon prior experiences of the District, undertaking corrective action for such events may result in the District expending significant sums of money to restore the Master Stormwater System (including lake banks) to maintain compliance with applicable permits and ensure public safety. These Rules are intended to establish rules and policies relating to the following installation and use of gutters and downspouts and other forms of drainage on privately owned property within the District (collectively, “**Lot Drainage Improvements**”) that are discharging either via overland flow or directly into the District’s lakes and wetlands. These Rules are intended to serve the following goals: (1) reduce and/or spread the volume of water flowing from an owner’s property toward the lakes and wetlands within the District; (2) reduce the velocity of water flowing from an owner’s property toward the lakes and wetlands; and (3) maintain compliance with applicable SFWMD and County permits and regulations.

Section 3. Lot Drainage Improvements (Including Gutters, Downspouts, and Pool Overflow Drains)

a. Installation or Modification of Lot Drainage Improvements Generally.

i. Drainage patterns for each property within the District shall be consistent with the approved SFWMD permit for the subject property and the Master Stormwater System as constructed or modified by the District from time to time. Each property owner within the District shall be obligated to comply with all applicable SFWMD and County permits pertaining to drainage. In the event the drainage pattern, direction or outfall from a particular property is proposed to be altered or is currently inconsistent with the approved SFWMD permit and all appurtenant permit modifications, then a modification to the applicable SFWMD permit would be required by the applicable owner. All permitted cross sections and grade elevations shall be maintained per the applicable SFWMD permit unless and until a modification is approved.

ii. The installation or modification of Lot Drainage Improvements on a home, condominium building or other structure (any, a “**Structure**”) within the District shall be subject to the Rules set forth herein and also subject to the Standards. Any owner requesting to install or modify Lot Drainage Improvements (including gutters or downspouts on a Structure) that are located on a property designated as a Drainage Property (defined below) and/or requesting to connect Lot Drainage Improvements to District Outfall Improvements (defined below) (a “**Requesting Party**”) must follow the procedures and rules set forth herein and shall be responsible for the applicable fees and costs set forth herein. If the plan for the Lot Drainage Improvements allows for piping of the discharge directly into the adjacent lake the design must first be approved by the District in the manner set forth herein.

iii. In order to prevent erosion and washouts upon the banks and shorelines of the District’s stormwater detention lakes caused by stormwater runoff emanating from Lot Drainage Improvements (including gutter and downspout discharge), or runoff from any impervious structure or improvement including, but not limited to, roof-tops, driveways, patios, or outbuildings, any Lot Drainage Improvements on a property that is designated a Drainage Property (defined below) shall, to the extent required by the District to avoid erosion and washouts, be designed such that all water runoff will be collected and routed to pipes, collection boxes and other drainage improvements located on property of the District (“**District Outfall Improvements,**” and together with the Lot Drainage Improvements the “**Outfall Improvements**”) by a method consistent with the Standards and applicable permitting. Attached hereto and made a part hereof as **Exhibit “A”** are example concepts showing various authorized methods within the District of collecting stormwater runoff and illustrating the intrusion of the outfall into the adjacent lake to discharge the stormwater. As reflected in each of the attached examples, all outfalls from the Outfall Improvements into the lake shall be installed below the control elevation of the lake. All drainage design plans for Outfall Improvements shall be consistent and compliant with existing permits, rules and regulations. As the District is the owner of the adjacent lake property, no intrusion of Outfall Improvements into a lake shall be permitted without the prior review and approval of the District. Further, each example of Outfall Improvements has a defined connection

Commented [GU2]: We do not recommend the changes here because it alters the definitions used throughout the document. So we restored the language.

point (the “**Connection Point**”) to delineate the separation of maintenance responsibility of the District and the owner. The District will be responsible for the maintenance of improvements below the Connection Point and the owner will be responsible for the maintenance of improvements above the Connection Point.

iv. The District may periodically identify properties within its boundary (each a “**Drainage Property**” and collectively, the “**Drainage Properties**”) on which the installation and/or modification of Lot Drainage Improvements or connections to District Outfall Improvements are determined to be necessary in order to significantly limit washouts and erosion to lake banks which may affect the proper operation of the Master Stormwater System. The initial designation by the District of the Drainage Properties is attached hereto as **Exhibit “B”**; provided, however, that the District may modify such designations from time to time without updating these Rules. The Association has agreed to use diligent efforts and applicable enforcement mechanisms at its disposal to facilitate the installation and/or modification of Lot Drainage Improvements on the Drainage Properties in accordance with these Rules.

b. Pool Overflow Discharge

i. Pool overflow discharge may not be directed into any lake or preserve of the District under any circumstances. Pool overflow discharge may be directed to a location on the homeowner’s property providing this location satisfies the requirements of applicable Association rules, County or Village ordinances and SFWMD permits.

c. Properties Identified as Drainage Properties.

i. Compliant Existing Lot Drainage Improvements; Existing District Outfall Improvements; Required Connection to District Outfall Improvements. If a Drainage Property has existing Lot Drainage Improvements that meet the Standards and either (A) District Outfall Improvements have already been permitted and installed adjacent to the Drainage Property or (B) the District is in the process of permitting and installing District Outfall Improvements adjacent to the Drainage Property, the District shall coordinate with the Association, or directly with the applicable property owner, as determined by the District, and require that the existing Lot Drainage Improvements be connected to the District Outfall Improvements. The District will review whether any additional permitting through SFWMD and/or the County is required to connect the existing Lot Drainage Improvements to the District Outfall Improvements. If additional permitting is required, then the District shall be responsible for the cost and expense of any additional planning, design, engineering and permitting required for the connection. The applicable owner of the Drainage Property will be responsible for all costs and expenses relating to connecting the existing Lot Drainage Improvements to the District Outfall Improvements. Notwithstanding the same, the District may elect to make the connection of the existing Lot Drainage Improvements to the District Outfall Improvements at the District’s cost and expense if deemed in the best interest of the District. To the extent the District is performing the connection, the owner must provide written authorization to the District to enter upon the owner’s property to perform the work to connect the existing Lot Drainage Improvements to the District Outfall Improvements by way of a temporary license agreement substantially in the form attached hereto as **Exhibit “C”** (the “**License Agreement**”). In either case, once the connection is made, the District shall be responsible for the maintenance of only improvements below the Connection Point and the owner

of the Drainage Property (or such owner's successor-in-title) will be responsible for the maintenance of improvements above the Connection Point. Each owner is advised that routine maintenance is necessary and required to prevent clogging of the drain lines, which could potentially result in a back-up of water and damage to the property or the Structure on the property. The District shall not be responsible for any damage caused by any lack of maintenance including, without limitation, damage caused by back-ups or clogs in such lines.

ii. Compliant Existing Lot Drainage Improvements; Request by Owner to Connect; No Established District Outfall Improvements. If (A) a Drainage Property has existing Lot Drainage Improvements that meet the Standards, (B) District Outfall Improvements have not already been permitted and installed adjacent to the Drainage Property and (c) the owner of such Drainage Property, as the Requesting Party, is seeking to connect to District Outfall Improvements, such Requesting Party shall submit a request the Association and the District for installation of, and connection to, District Outfall Improvements. The District will review whether any additional permitting through SFWMD and/or the County is required for such installation of, and connection to, District Outfall Improvements. If additional permitting is required, then the Requesting Party shall be solely responsible for the cost and expense of any additional planning, design, engineering and permitting required for the installation and connection. All permitting shall be done through the District. The District will review the request and advise the Requesting Party on the manner in which the installation and connection must be made. The Requesting Party shall be solely responsible for all costs and expenses relating to the installation of, and connection to, the District Outfall Improvements. Notwithstanding the same, the District may elect to make the connection of the existing Lot Drainage Improvements to the District Outfall Improvements at the District's cost and expense if deemed in the best interest of the District. The installation and connection work can either be done through the District or a contractor approved by this District for such work. All work shall be performed and completed consistent with applicable permits and approvals. To the extent the District is performing the work, the Requesting Party must provide written authorization to the District to enter upon the Requesting Party's property to perform the work by way of a License Agreement. If the work is to be performed by the Requesting Party, all work, once completed, will be inspected by the District to ensure that it meets all District installation and functionality requirements. Once the installation and connection are made, the District will only be responsible for the maintenance of improvements below the Connection Point and the Requesting Party (or the Requesting Party's successor-in-title) will be responsible for the maintenance of improvements above the Connection Point. The Requesting Party is advised that routine maintenance is necessary and required to prevent clogging of the drain lines, which could potentially result in a back-up of water and damage to the Requesting Party's property or the Structure on the property. The District shall not be responsible for any damage caused by any lack of maintenance including, without limitation, damage caused by back-ups or clogs in such lines.

iii. Existing Lot Drainage Improvements Causing Damage to Lake Banks; No Established District Outfall Improvements. The District performs ongoing and periodic inspections of the lakes within The Preserve at Corkscrew. If a Drainage Property has Lot Drainage Improvements (including existing gutters and downspouts) and if District Outfall Improvements have not already been permitted and installed adjacent to such Drainage Property, and the District determines that water runoff from the Drainage Property is causing damage to the lake banks, the owner of such Drainage Property will be responsible for repairing such damage to

the District's property, including lake banks. Notwithstanding the same, the District may, at the District's option, initiate remedial action to install District Outfall Improvements in compliance with these Rules as well as repair the damaged District property, including lake banks. In such a case, the District will review whether any additional permitting through SFWMD and/or the County is required for such installation of, and connection to, the District Outfall Improvements. If additional permitting is required, then the District will undertake any additional planning, design, engineering and permitting required for the installation and connection. If the District elects to install District Outfall Improvements, the District will construct and install the District Outfall Improvements and the owner of the Drainage Property will be required to connect the Lot Drainage Improvements to the District Outfall Improvements. The applicable owner of the Drainage Property will be responsible for all costs and expenses relating to connecting the existing Lot Drainage Improvements to the District Outfall Improvements. Notwithstanding the same, the District may elect to make the connection of the existing Lot Drainage Improvements to the District Outfall Improvements at the District's cost and expense if deemed in the best interest of the District. To the extent the District is performing the connection work, the owner must provide written authorization to the District to enter upon the owner's property to perform the work by way of a License Agreement. Once the installation and connection are made, the District will only be responsible for the maintenance of improvements below the Connection Point and the owner (or the owner's successor-in-title) will be responsible for the maintenance of improvements above the Connection Point. The owner is advised that routine maintenance is necessary and required to prevent clogging of the drain lines, which could potentially result in a back-up of water and damage to the owner's property or the Structure on the property. The District shall not be responsible for any damage caused by any lack of maintenance including, without limitation, damage caused by back-ups or clogs in such lines.

iv. No Existing (or Incomplete or Non-Compliant) Lot Drainage Improvements; Request for New Installation of Lot Drainage Improvements; Existing District Outfall Improvements. If a Drainage Property does not have Lot Drainage Improvements (or such Lot Drainage Improvements are incomplete or non-compliant) and if District Outfall Improvements have already been permitted and installed adjacent to such Drainage Property, the owner of such Drainage Property, as the Requesting Party, shall submit a request the Association and the District to install Lot Drainage Improvements and to connect to such existing District Outfall Improvements. The District will review whether any additional permitting through SFWMD and/or the County is required for the Requesting Party's connection. If additional permitting is required, then the Requesting Party shall be solely responsible for the cost and expense of any additional planning, design, engineering and permitting required for the connection. All permitting shall be done through the District. If no additional permitting is required, the District will review the request and advise the Requesting Party on the manner in which the connection must be made. The Requesting Party shall be solely responsible for all costs and expenses relating to the connection to the District Outfall Improvements. The connection work can either be done through the District or a contractor approved by this District for such work. All work shall be performed and completed consistent with applicable permits and approvals. To the extent the District is performing the work, the Requesting Party must provide written authorization to the District to enter upon the Requesting Party's property to perform the work by way of a License Agreement. If the work is to be performed by the Requesting Party, all work, once completed, will be inspected by the District to ensure that it meets all District

installation and functionality requirements. Once the connection is made, the District will only be responsible for the maintenance of improvements below the Connection Point and the Requesting Party (or the Requesting Party's successor-in-title) will be responsible for the maintenance of improvements above the Connection Point. The Requesting Party is advised that routine maintenance is necessary and required to prevent clogging of the drain lines, which could potentially result in a back-up of water and damage to the Requesting Party's property or the Structure on the property. The District shall not be responsible for any damage caused by any lack of maintenance including, without limitation, damage caused by back-ups or clogs in such lines.

v. No Existing (or Incomplete or Non-Compliant) Lot Drainage Improvements; Request for New Installation of Lot Drainage Improvements; No Existing District Outfall Improvements. If a Drainage Property does not have Lot Drainage Improvements (or such Lot Drainage Improvements are incomplete or non-compliant) and if District Outfall Improvements have not already been permitted and installed adjacent to such Drainage Property, the owner of such Drainage Property, as the Requesting Party, shall submit a request the Association and the District for installation of Lot Drainage Improvements and for the installation of, and connection to, District Outfall Improvements, if the District feels that District Outfall Improvements are necessary to protect the lake banks from any damage due to this new installation. The District will review whether any additional permitting through SFWMD and/or the County is required for such installation of, and connection to, District Outfall Improvements. If additional permitting is required, then the Requesting Party shall be solely responsible for the cost and expense of any additional planning, design, engineering and permitting required for the installation and connection. All permitting shall be done through the District. The District will review the request and advise the Requesting Party on the manner in which the installation and connection must be made. The Requesting Party shall be solely responsible for all costs and expenses relating to the installation of, and connection to, the District Outfall Improvements. The installation and connection work can either be done through the District or a contractor approved by the District for such work. All work shall be performed and completed consistent with applicable permits and approvals. To the extent the District is performing the work, the Requesting Party must provide written authorization to the District to enter upon the Requesting Party's property to perform the work by way of a License Agreement. If the work is to be performed by the Requesting Party, all work, once completed, will be inspected by the District to ensure that it meets all District installation and functionality requirements. Once the installation and connection are made, the District will only be responsible for the maintenance of improvements below the Connection Point and the Requesting Party (or the Requesting Party's successor-in-title) will be responsible for the maintenance of improvements above the Connection Point. The Requesting Party is advised that routine maintenance is necessary and required to prevent clogging of the drain lines, which could potentially result in a back-up of water and damage to the Requesting Party's property or the Structure on the property. The District shall not be responsible for any damage caused by any lack of maintenance including, without limitation, damage caused by back-ups or clogs in such lines.

vi. Existing Structure without Lot Drainage Improvements Causing Damage to Lake Banks. The District performs ongoing and periodic inspections of the lakes within The Preserve at Corkscrew. If a Drainage Property does not have Lot Drainage Improvements (including existing gutters and downspouts) and the District determines that water runoff from such property is causing damage to the lake banks, the owner of such property will be responsible

for repairing such damage to the District’s property, including lake banks. If District Outfall Improvements have already been permitted and installed adjacent to such property, the District will encourage the owner to pursue the installation of Lot Drainage Improvements pursuant to subsection iv, above. If District Outfall Improvements have not already been permitted and installed adjacent to such property, the District will encourage the owner to pursue the installation of Lot Drainage Improvements and District Outfall Improvements pursuant to subsection v, above.

d. Properties Not Identified as Drainage Properties

i. Homes and Buildings Desiring Lot Drainage Improvements Not Identified as Drainage Properties. The District shall not be responsible for the costs and expenses associated with any Lot Drainage Improvements made on properties that have not been designated as Drainage Properties. If a Property Owner is required by the Association to install any improvements necessary to bring the Structure in compliance with the Standards, or if a Property Owner wishes to install said improvements on their own accord, the Property Owner shall be responsible for any costs associated with the improvements. This includes any cost and expense of any additional planning, design, engineering and permitting required for the installation. If the Lot Drainage Improvements include a direct connection to a previously installed District Outfall Improvement, the District will be responsible for the maintenance of only improvements below the Connection Point and the Property Owner (or the Property Owner’s successor in title) will be responsible for the maintenance of improvements above the Connection Point. The Property Owner is advised that routine maintenance is necessary and required to prevent clogging of the drain lines, which could potentially result in a back-up of water and damage to the Property Owner’s property or the Structure on the property. The District shall not be responsible for any damage caused by any lack of maintenance including, without limitation, damage caused by back-ups or clogs in such lines.

Section 4. Variances

The District may grant variances from compliance with these Rules in special circumstances involving hardship related to topography, natural obstructions, or environmental considerations. All variance requests must be submitted in writing to the District for review. The homeowner must state the reason for the request and any proposed mitigation of the requested variance. No variance shall prevent the District from denying a variance in other circumstances. No variance shall be effective unless stated in writing and approved by the District. Notwithstanding the foregoing, any variance must be consistent with all County and Village ordinance and SFWMD permits.

Commented [GU3]: We modified the variance provision to include slightly modified language. It would be the discretion of the Board whether they want to include.

Section 5. Compliance with Laws

All property owners, community and condominium associations, persons or entities who are served by, or are utilizing, the Master Stormwater System shall, in addition to these Rules, be obligated to comply with all applicable federal, state, and local laws and regulations including, without limitation, all permits issued by SFWMD for the operation and use of the Master Stormwater System.

Commented [GU4]: The proposed “grandfather” section was not included as it may conflict with Section 3(c) above. Additionally, we are concerned that it might be difficult, if not impossible, to track what was previously approved by the ARC and/or District, including when said boards were Developer controlled at the time.

If the “grandfather” concept was to stay in, then we would need to include language that contingent upon such previously approved existing improvements being “actually constructed in accordance with District approvals and are consistent with the SFWMD permits.”

Section 6. **Enforcement**

The District shall have any and all rights available under the Act and Florida law to enforce the provisions of these Rules. The District’s staff including, without limitation, the District Manager shall have the authority to act on behalf of the District with respect to the enforcement of these Rules including, without limitation, taking any actions necessary to the enforcement and/or prosecution of violations of these Rules consistent with Florida law. In addition to, and not as a limitation on the District, the District shall have the right to notify SFWMD, the County or any other appropriate regulatory body of a violation of these Rules or any existing permits issued by any such regulatory body.

Section 7. **Effective Date**

These Rules shall be effective upon their adoption.

- Exhibit “A”** – Stormwater Collection Illustrations
- Exhibit “B”** – Initial Designation of Drainage Properties
- Exhibit “C”** – License Agreement

Exhibit "A"

Commented [MM5]: Engineer to prepare stormwater collection illustrations

Exhibit "B"
Initial Designation of Drainage Properties

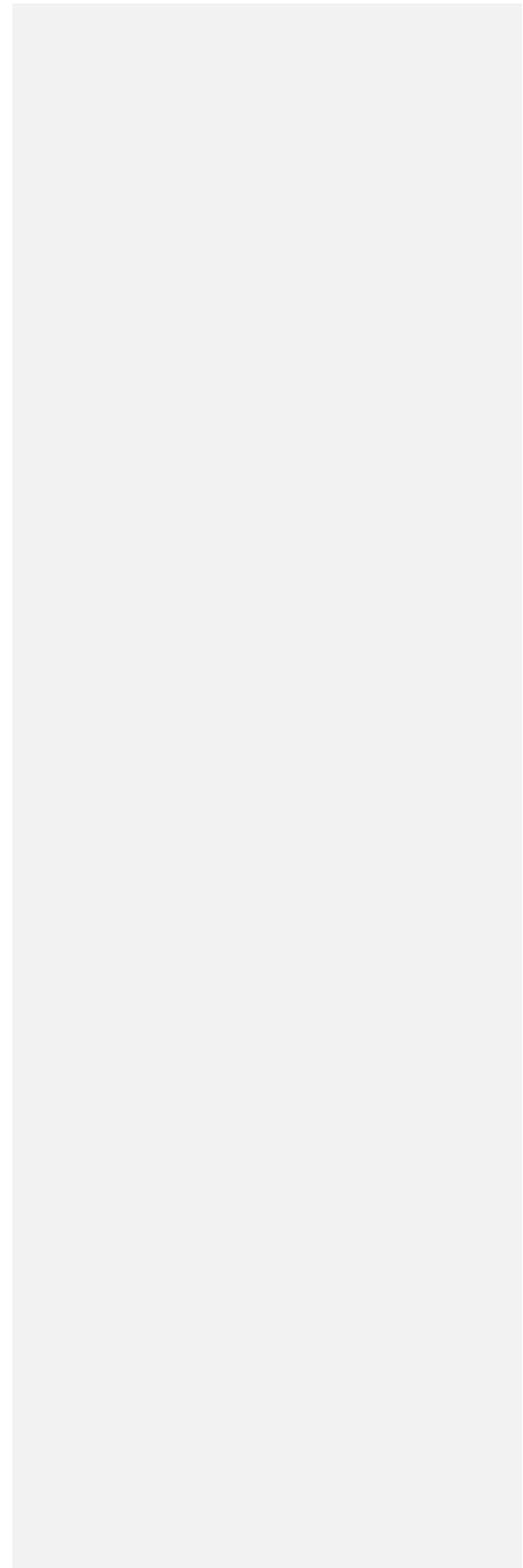


Exhibit “C”

LICENSE FOR ACCESS

THIS LICENSE FOR ACCESS (this “**License**”) is made as of the _____ day of _____ 202____, by and between _____ (“**Licensor**”) and CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (“**Licensee**”).

R E C I T A L S

WHEREAS, Licensor is the owner of certain real property located at _____ and shown on **Exhibit “A”** attached hereto and by this reference made a part hereof (the “**Property**”); and

WHEREAS, Licensee is undertaking a project to prevent erosion and other damage to the stormwater lakes it owns located throughout The Preserve at Corkscrew residential community from surface water runoff from residential properties (the “**Project**”); and

WHEREAS, as the Project necessitates that the Licensee, in coordination with The Preserve at Corkscrew Master Association, Inc. (“**Association**”), install drainage improvements including, but not limited to, gutters, downspouts and drains (“**Drainage Improvements**”) in a manner which meets Association Architectural Review Committee and Licensee standards on certain properties; and

WHEREAS, Licensee has identified the Property as one on which Drainage Improvements are to be installed in order to meet the goals of the Project; and

WHEREAS, the plans for the Drainage Improvements to be installed on the Property are attached hereto as **Exhibit “B”**; and

WHEREAS, pursuant to Section 7.5 of that certain *Master Declaration of Covenants, Conditions, Easements and Restrictions for The Preserve at Corkscrew*, recorded in the Official Records of Lee County, Florida at Official Records Instrument Number 2012000094216, as amended from time to time, Licensee has an easement “upon, across, over, in and under the Land and each Unit or Parcel as may be necessary or appropriate to make repairs or to perform the duties and functions . . . which the CDD is obligated to perform, including the right to enter upon any Parcel or Unit for the purpose of performing maintenance to the landscaping or the exterior of improvements to such Parcel or Unit as may be permitted herein, or to the Water Management System or other Common Areas (the “**Easement**”); and

WHEREAS, notwithstanding the existence of the Easement and without intending to impact Licensee’s rights under the Easement, Licensee has requested that Licensor grant Licensee the right to temporarily access the portion of the Property identified on Exhibit “A” as the “**License Area**” in connection with the completion of the Project; and

WHEREAS, in furtherance thereof, Licensee has also requested that Licensor allow Licensee’s agents, contractors and consultants, access onto the License Area for purposes of installing the Drainage Improvements in accordance with Exhibit “B”, and Licensor is willing to grant such access; and

WHEREAS, subsequent to the installation of the Drainage Improvements, Licensor agrees to be responsible for the maintenance of the Drainage Improvements located above the connection point to Licensee’s master stormwater system.

NOW, THEREFORE, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged by Licensor, Licensor and Licensee hereby agree as follows:

1. Recitals. The above recitals are incorporated herein and made a part hereof.

2. Grant of Access. Licensor hereby grants to Licensee, for itself, its agents, contractors and consultants, a license to enter onto the License Area for the purpose of Installing the Drainage Improvements (“**License Purpose**”), subject to the further terms and provisions hereof. Licensor represents and warrants to Licensee that it has full power and authority to grant Licensee the rights described herein.

3. License. The rights granted herein to Licensee shall be deemed a license in favor of Licensee for the purposes as set forth herein. Notwithstanding anything to the contrary herein contained, this License shall automatically expire on the date upon which the Drainage Improvements are fully installed or, _____, 202____, whichever occurs sooner.

4. No Disruption. Licensee agrees by acceptance hereof to undertake the License Purpose in a commercially reasonable manner customary and typical of similar projects so as not to unreasonably interfere with Licensor’s use of the Property.

5. Restoration. Licensee shall repair any damage resulting from the License Purpose and restore the Property to the condition it was in prior to Licensee’s use of the License Area.

6. Maintenance. Subsequent to the installation of the Drainage Improvements, Licensor agrees to be responsible for the maintenance of the Drainage Improvements located above the connection point to Licensee’s master stormwater system

7. Entire Agreement. This License contains the entire understanding between the parties and shall not be amended or modified except in a writing signed by the party to be charged.

8. Counterparts; Electronic Signatures. This License may be executed in multiple counterparts, each of which shall be deemed an original and all of which collectively shall constitute one instrument. Further, Licensor and Licensee agree that this License may be executed and delivered by electronic signature and transmission.

{Remainder of page intentionally left blank. Signatures appear on following page(s)}.

IN WITNESS WHEREOF, the parties have executed this License as of the day and year first above written.

LICENSOR:

Print Name: _____

LICENSEE:

**CYPRESS SHADOWS COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Print Name: _____
Title: Chairman / Vice Chairman

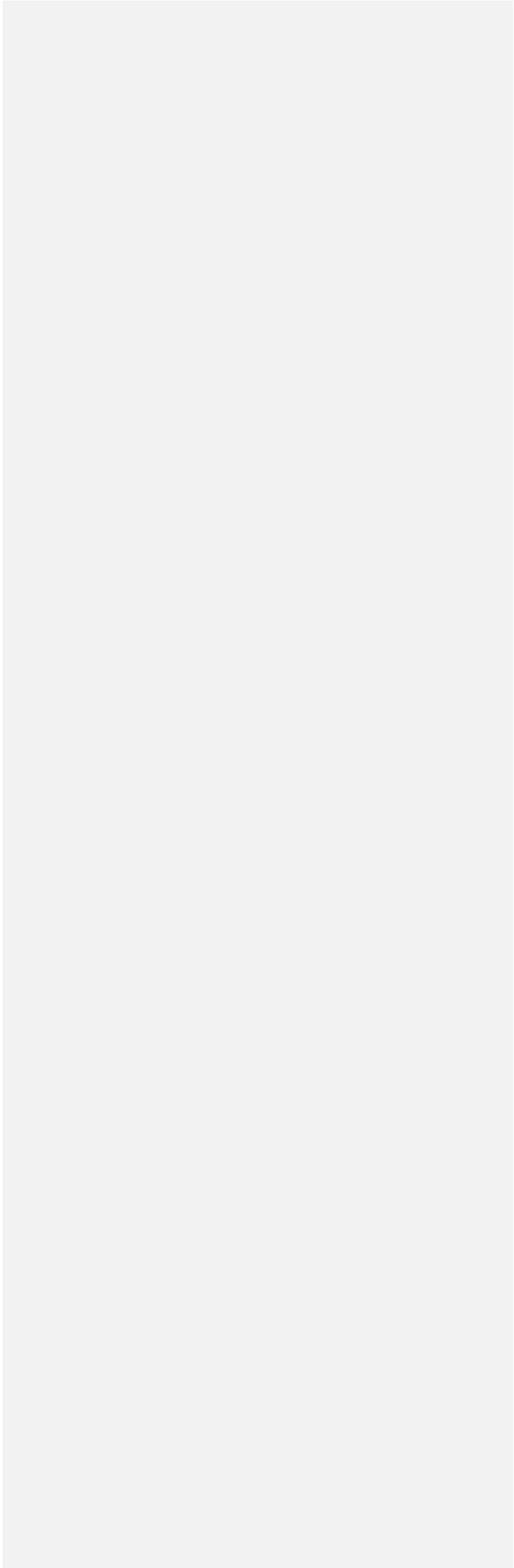


EXHIBIT "A"

Depiction of the Property and License Area

(See Attached)

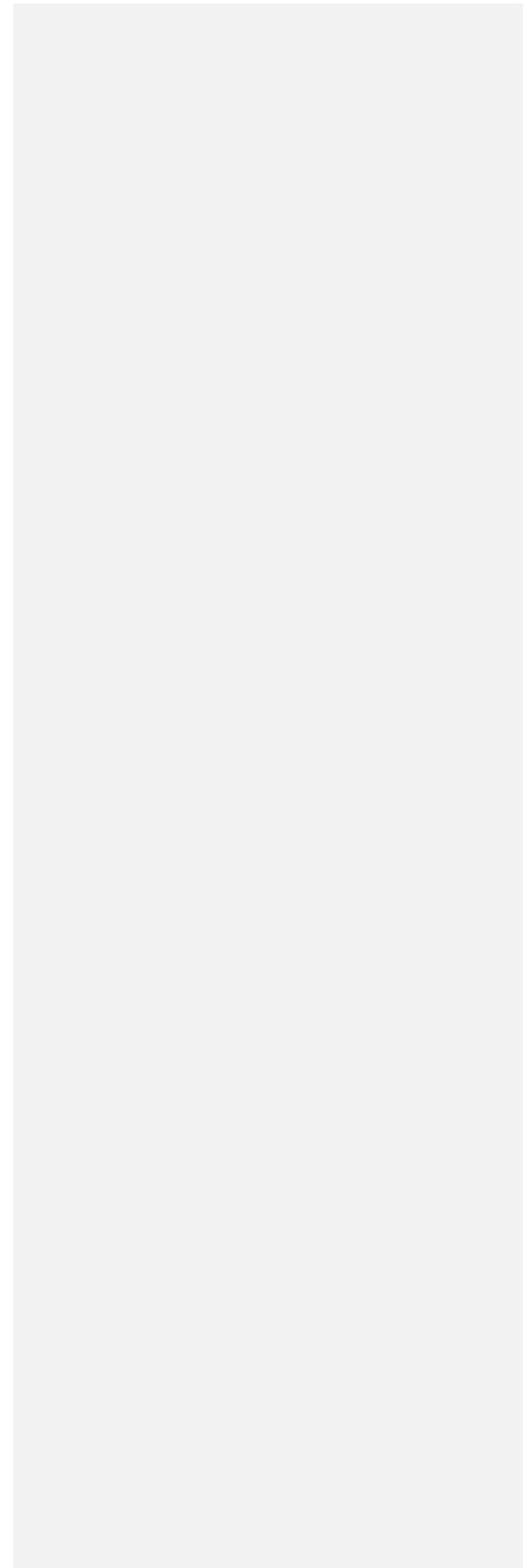
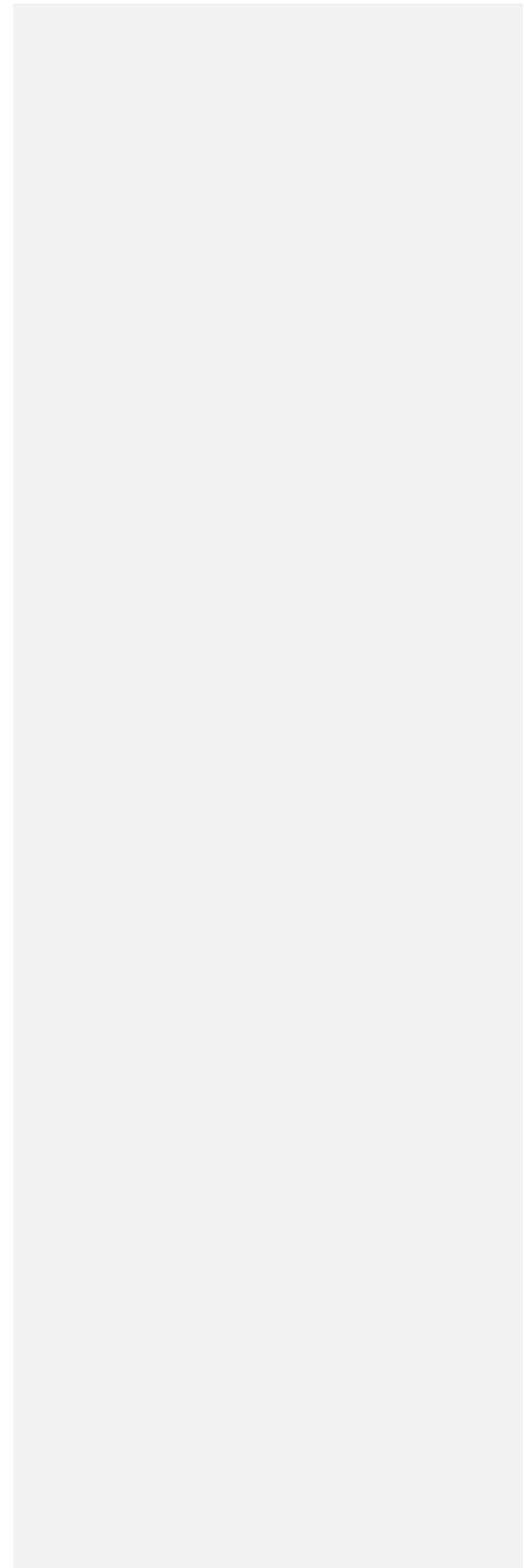


EXHIBIT "B"
Plan for Drainage Improvements
(See Attached)



DISTRICT/ASSOCIATION AGREEMENT

Commented [MM6]: This Agreement provided for review. District to discuss whether they desire to negotiate and enter into such an Agreement.

THIS DISTRICT/ASSOCIATION AGREEMENT (this “**Agreement**”) is made and entered into this ____ day of _____, 2024 by and between **CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in the Lee County, Florida (the “**District**”) and **THE PRESERVE AT CORKSCREW MASTER ASSOCIATION, INC.**, a Florida not-for-profit corporation (the “**Association**”). (The Association and the District are sometimes individually referred to herein as a “**Party**” and collectively as the “**Parties**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge and extend, equip, operate and maintain systems, facilities and infrastructure in conjunction with the development of the lands within its boundaries; and

WHEREAS, the District has constructed and/or acquired, certain stormwater management facilities, including stormwater lakes (or ponds) (including seawall & rip-rap shoreline protection), storm inlets, drains, pipes, water quality swales, weirs, and other water control structures, lake interconnect piping, littoral plantings and natural wetlands (collectively the “**Master Stormwater System**”); and

WHEREAS, the District is obligated to operate and maintain these assets for the purpose of satisfying South Florida Water Management District (“**SFWMD**”) permitting requirements, and satisfying obligations under the District’s bond indentures to reasonably maintain assets funded with tax-exempt bond proceeds; and

WHEREAS, runoff from normal rain events, tropical storms and hurricanes originating from impervious surfaces such as roofs, gutters, and downspouts as well as drainage from other sources such as pools and dry-wells may cause significant lake bank erosion and washouts throughout the District and may otherwise affect the proper operation of the Master Stormwater System; and

WHEREAS, the owners and residents of real property within the District play an integral part in keeping the Master Stormwater System functioning properly and the failure of all or a portion of the Master Stormwater System due to improper actions of third-parties could result in significant damage or harm to real property, personal property and/or homes within the District; and

WHEREAS, the Association is a Florida not-for-profit corporation which sets standards for improvements including, but not limited to, gutters, downspouts and drainage on properties within the District through the Association’s Architectural Review Committee; and

WHEREAS, the District seeks to coordinate with the Association to ensure that gutters, downspouts, and/or other forms of drainage on properties within the district ("**Lot Drainage Improvements**") are installed in a manner which meets all permitting requirements and also meets both District and Association standards to help prevent erosion, washouts, or other damage to the Master Stormwater System lake banks within the district; and

WHEREAS, the District and the Association desire to define their respective obligations relative to this issue; and

NOW, THEREFORE, in consideration of the recitals, agreements and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. DISTRICT OBLIGATIONS. The District shall identify properties within its boundary ("**Drainage Properties**") on which the installation of Lot Drainage Improvements is necessary in order to significantly limit washouts and erosion to lake banks which may affect the proper operation of the Master Stormwater System. The responsibility for payment for the materials and installation for Lot Drainage Improvements on Drainage Properties shall be as set forth in the Stormwater Management Rules and Policies adopted by the District. The District shall not be responsible for the maintenance of the Lot Drainage Improvements after installation. Specifically, as to Lot Drainage Improvements that drain directly into the Master Stormwater System through a District constructed connection point, the owner of a Drainage Property shall be responsible for the maintenance of all improvements above the connection point. The District shall additionally be responsible for ensuring that alterations to the drainage patterns for Drainage Properties caused by the installation of Lot Drainage Improvements are consistent with the approved South Florida Water Management District permit for the subject property.

3. ASSOCIATION OBLIGATIONS.

a. Development of Gutter, Downspout, and Drainage Standards. The Association shall work with the District in developing a set of standards, to be titled "Gutter, Downspout, and Drainage Standards," for Lot Drainage Improvements which meet both the aesthetic needs of the Association as well as the functional needs required by the District to significantly limit erosion and washout to lake banks which may affect the proper operation of the Master Stormwater System. The Association agrees to adopt these standards once developed and employ them through its Architectural Review Committee.

b. Facilitation of Installation of Lot Drainage Improvements on Drainage Properties. The Association shall use all due diligence and enforcement mechanisms at its disposal in order to facilitate the applicable installation of the Lot Drainage Improvements on the Drainage Properties.

c. Installation of Lot Drainage Improvements on Properties Not Identified as Necessary by the District. For any lot that has not been identified as a Drainage Property where a property owner desires to install Lot Drainage Improvements, the Association shall require such property owners to install the Lot Drainage Improvements in accordance with the standards developed by the District and the Association. The property owner shall be responsible for the installation and maintenance of improvements made in accordance with this subsection.

d. Maintenance of Lot Improvements. The Association shall use diligent efforts and enforcement mechanisms at its disposal to obligate property owners to maintain Lot Drainage Improvements installed on their property, provided however, that the District shall be responsible for the maintenance of improvements located below the connection point to the Master Stormwater System.

4. COMPENSATION. The District shall pay the Association the sum of Ten Dollars (\$10.00) per year for the provision of the services to be performed by the Association pursuant to the terms of this Agreement.

5. TERM. The term of this Agreement is for a period of twenty (20) years commencing on the Effective Date (the “**Initial Term**”) and shall be automatically renewed for additional ten (10) year periods, unless either party provides at least ninety (90) days written notice of its intent not to renew. The District shall have the right to terminate this Agreement effective immediately at any time due to the Association’s failure to perform in accordance with the terms of this Agreement, or upon thirty (30) days written notice without a showing of cause. The Association shall have the right, after the expiration of the Initial Term to terminate this Agreement upon thirty (30) days written notice without a showing of cause provided such notice shall be provided prior to May 1 of any calendar year after the expiration of the Initial Term.

6. PRE-SUIT MEDIATION; RECOVERY OF COSTS AND FEES. Prior to filing any action to enforce this Agreement, the Parties shall mediate the dispute with a Florida licensed mediator unless the Parties agree to waive mediation. Each Party shall be responsible for half of the mediator’s fee. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the Parties agree that the substantially prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorney’s fees, paralegal fees and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

8. ASSIGNMENT. Neither the District nor the Association may assign this Agreement without the prior written approval of the other.

9. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

10. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and the Association relating to the subject matter of this Agreement.

11. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Association.

12. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Association, both the District and the Association have complied with all the requirements of law, and both the District and the Association have full power and authority to comply with the terms and provisions of this instrument.

13. NOTICES. All notices, requests, consents and other communications under this Agreement (“**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to District: Cypress Shadows Community Development District
 Attn: District Manager
 210 N. University Drive, Suite 702
 Coral Springs, FL 33071

With copy to: Coleman, Yovanovich & Koester, P.A.
 Attn: Gregory L. Urbancic, Esq.
 4001 Tamiami Trail North, Suite 300
 Naples, FL 34103

If to Association: The Preserve at Corkscrew Master Association, Inc.
 Attn: General Manager
 27180 Bay Landing Drive, Suite 4
 Bonita Springs, FL 34135

With copy to: Goede, DeBoest & Cross, PLLC
 Attn: Richard D. DeBoest, Esq.
 6609 Willow Park Drive, Second Floor
 Naples, FL 34109

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a

non- business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Association may deliver Notice on behalf of the District and the Association. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

14. NO THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Association and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Association any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Association and their respective representatives, successors, and assigns.

15. CONTROLLING LAW; VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Sole and exclusive venue for any litigation shall be a court of competent jurisdiction in Lee County, Florida.

16. PUBLIC RECORDS. The Association understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law.

17. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

18. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Association as an arm's length transaction. The District and the Association participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

19. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, and all such counterparts shall constitute one agreement. The delivery of counterpart signatures by e-mail or facsimile transmission shall have the same force and effect as the delivery of a signed hard copy.

{Remainder of page intentionally left blank. Signatures appear on following page(s).}

IN WITNESS WHEREOF, the Parties execute this Agreement the day and year first written above.

ATTEST:

CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT

Secretary

By: _____

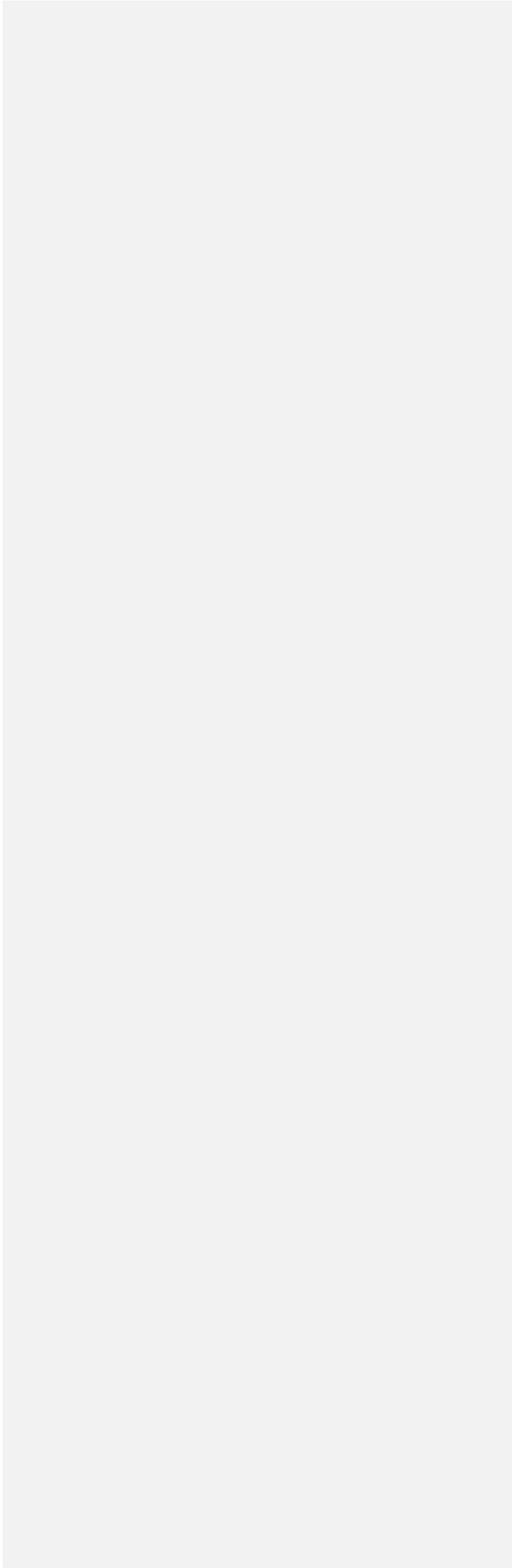
Chairman

THE PRESERVE AT CORKSCREW MASTER ASSOCIATION, INC.

By: _____

Print Name: _____

Title: _____



Cypress Shadows CDD Stormwater Management Policy Discussion & Strategies

Provided by:

Nicholas Liberto

Supervisor Seat #1

October 3, 2024

Picture Examples of Current Conditions

The Preserve at Corkscrew Most Prominent Downspout Drain Design

Drain connection to the downspout:



Multiple drain connections including lanai pavers:



Discharge at lake bank on parcel. Shows 2 outlets, each with 2 downspout drains connected (4 total):



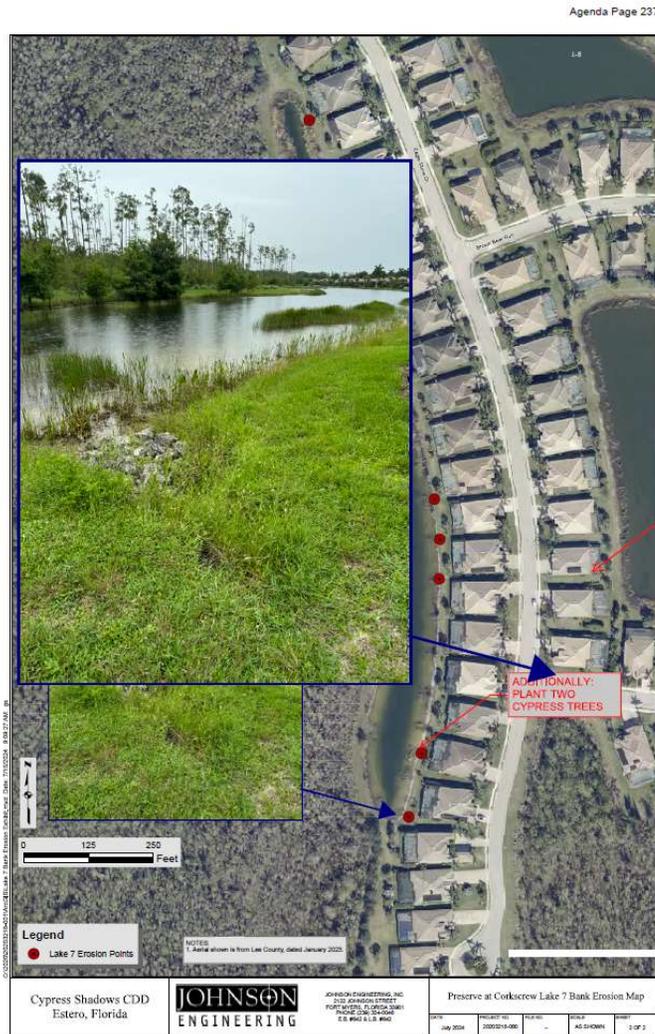
Two adjacent neighbors have their downspout drains in close proximity to each other and the lake bank. Located on parcel. Each drain (4 total) has 2 downspouts each (8 total):



Size of drain outlets is 9" x 9":



Impact on CDD Assets

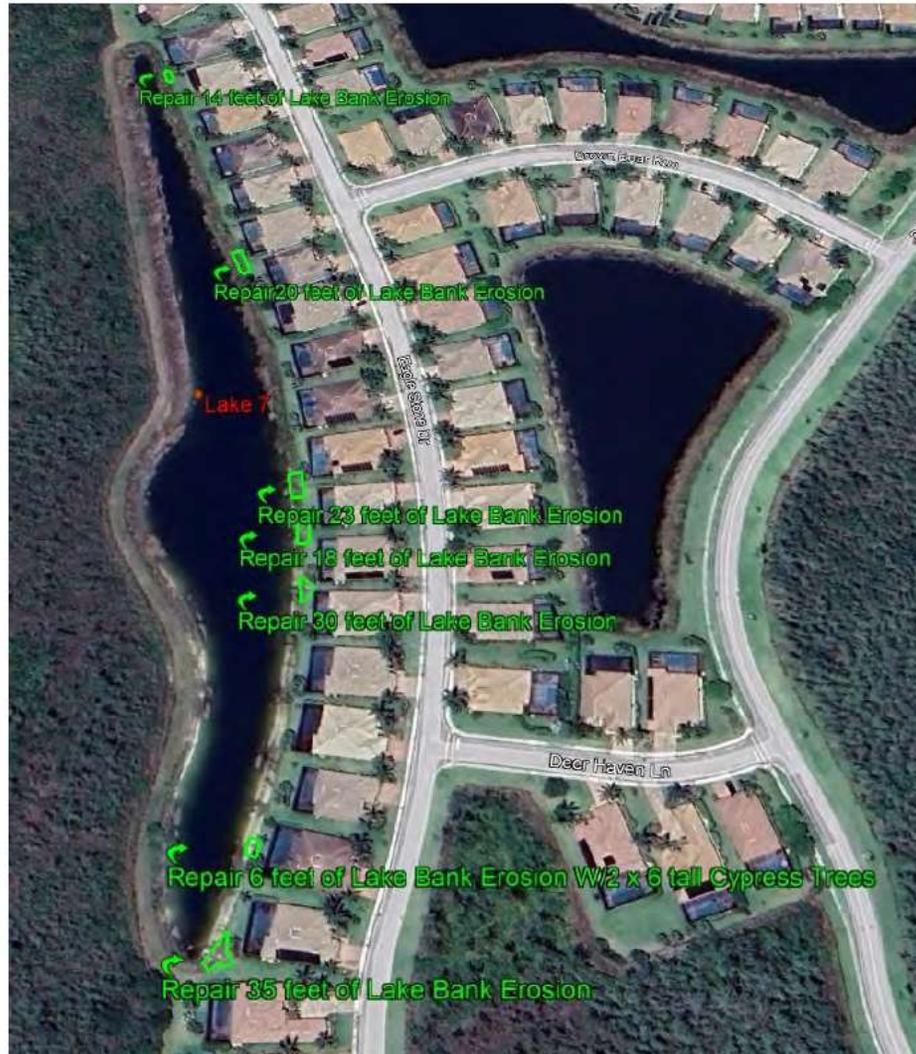


ADDITIONALLY:
PLANT TWO
CYPRESS TREES

ADDITIONALLY:
PLANT TWO
CYPRESS TREES

Exhibit: Site Location and Lake # 7 Lake Bank Restoration Locations

Agenda Page 239



From: Jordan L. Varble <jlv@johnsoneng.com>
Sent: Monday, September 9, 2024 11:44 AM
To: Faircloth, Justin <Justin.Faircloth@inframark.com>
Cc: Don Lozzi (dlozzi@cypress-shadows-cdd.org) <dlozzi@cypress-shadows-cdd.org>; Swade, Janice <janice.swade@inframark.com>
Subject: RE: CSCDD - Lake 7 Bank Repair Proposals

Justin,

In summary, we received three bids for this project, which are tabulated below. CSE is the apparent low bidder and their work description appears to match what is needed.

1. \$ 7,575.00 - Copeland Southern Enterprises, Inc.
2. \$16,178.27 - MRI Construction, Inc.
3. \$18,500.00 - Crosscreek Environmental Inc.

Jordan Varble, P.E.

Johnson Engineering, LLC

An Apex Company

2122 Johnson Street | Fort Myers, FL 33901

Direct: (239) 461-2431 | Main: (239) 334-0046

CDD Stormwater Policy Discussion

**STORMWATER MANAGEMENT
RULES AND POLICIES
FOR
CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT**

Section 1. Short Title, Authority and Applicability

a. This document shall be known and may be cited as the "Stormwater Management Rules and Policies for Cypress Shadows Community Development District".

b. The Board of Supervisors (the "**Board**") of Cypress Shadows Community Development District (the "**District**") has the authority to adopt rules and policies pursuant to Chapter 190 of the Florida Statutes, as amended.

c. These rules and policies shall be applicable to all those property owners, community and condominium associations, persons or entities who are served by, or are utilizing, the master stormwater management system operated by the District.

d. It is intended that these Rules will be administered in conjunction with the Gutter, Downspout, and Drainage Standards (the "**Standards**") published and enforced by the Architectural Review Committee of The Preserve at Corkscrew Master Association, Inc., as may be amended from time to time. The Standards have been developed jointly by The Preserve at Corkscrew Master Association, Inc. (the "**Association**") and the District to meet both the aesthetic needs of the Association as well as the functional needs required by the District to significantly limit erosion and washout to lake banks which may affect the proper operation of the Master Stormwater System (defined herein). A copy of the Standards may be obtained on the District's website at cypress-shadows-cdd.org.

Section 2. Background, Intent, Findings and Purpose

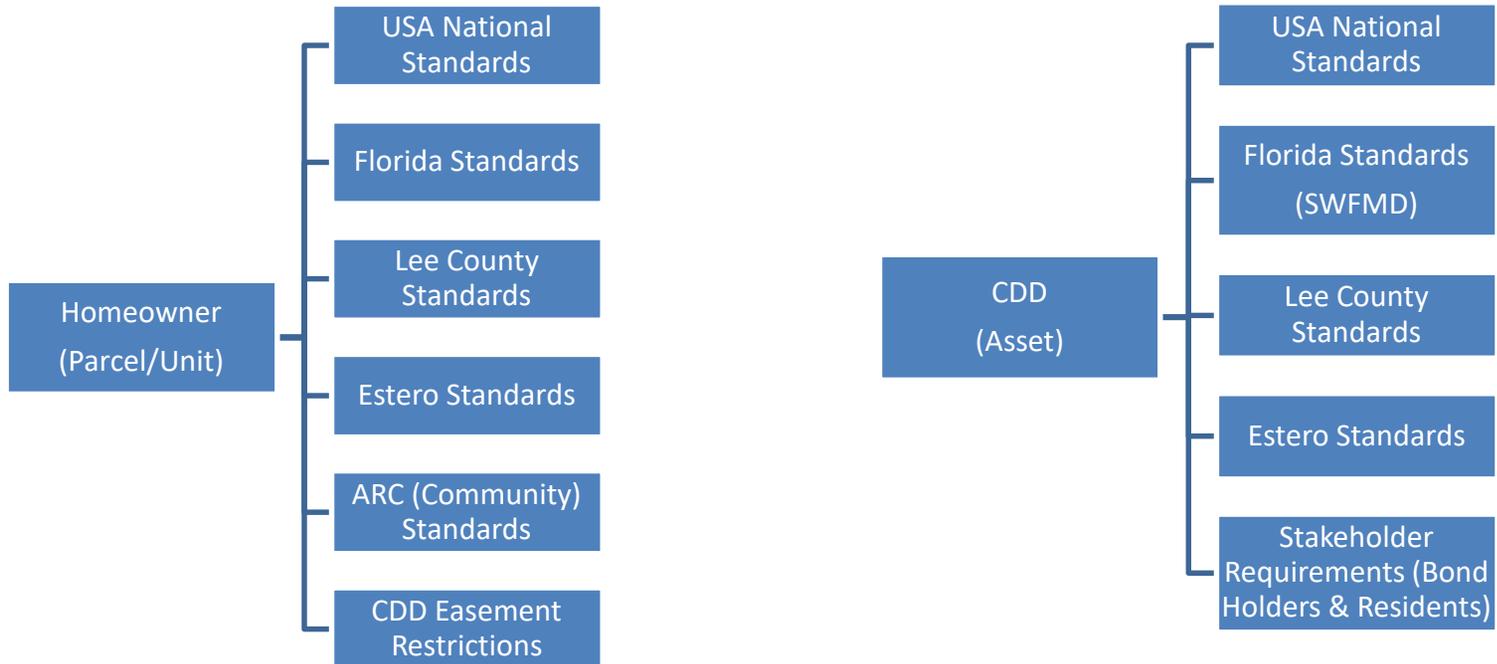
a. The District was created pursuant to the provisions of Chapter 190, Florida Statutes (the "**Act**") and was established to provide for ownership, operation, maintenance, and provision of various public improvements, facilities and services within its jurisdiction. The purpose of these rules and policies (individually, each a "**Rule**" and collectively, the "**Rules**") is to describe the various policies of the District relating to stormwater management.

b. Definitions located within any section of the Rules shall be applicable within all other sections, unless specifically stated to the contrary.

c. A Rule of the District shall be effective upon adoption by affirmative vote of the Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

You can't write the words of a policy until you understand the problems that need solving and decide on the strategies to solve them within the law and your authority.

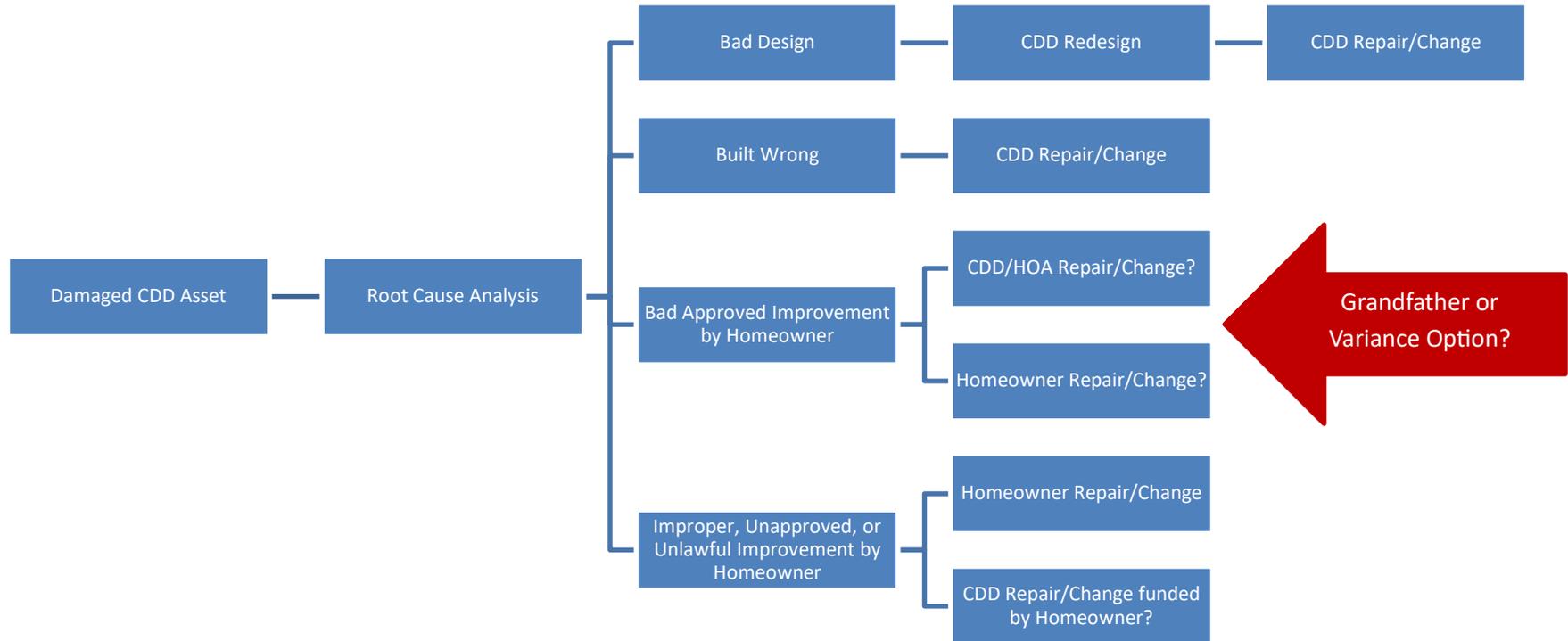
Jurisdictions & Requirements



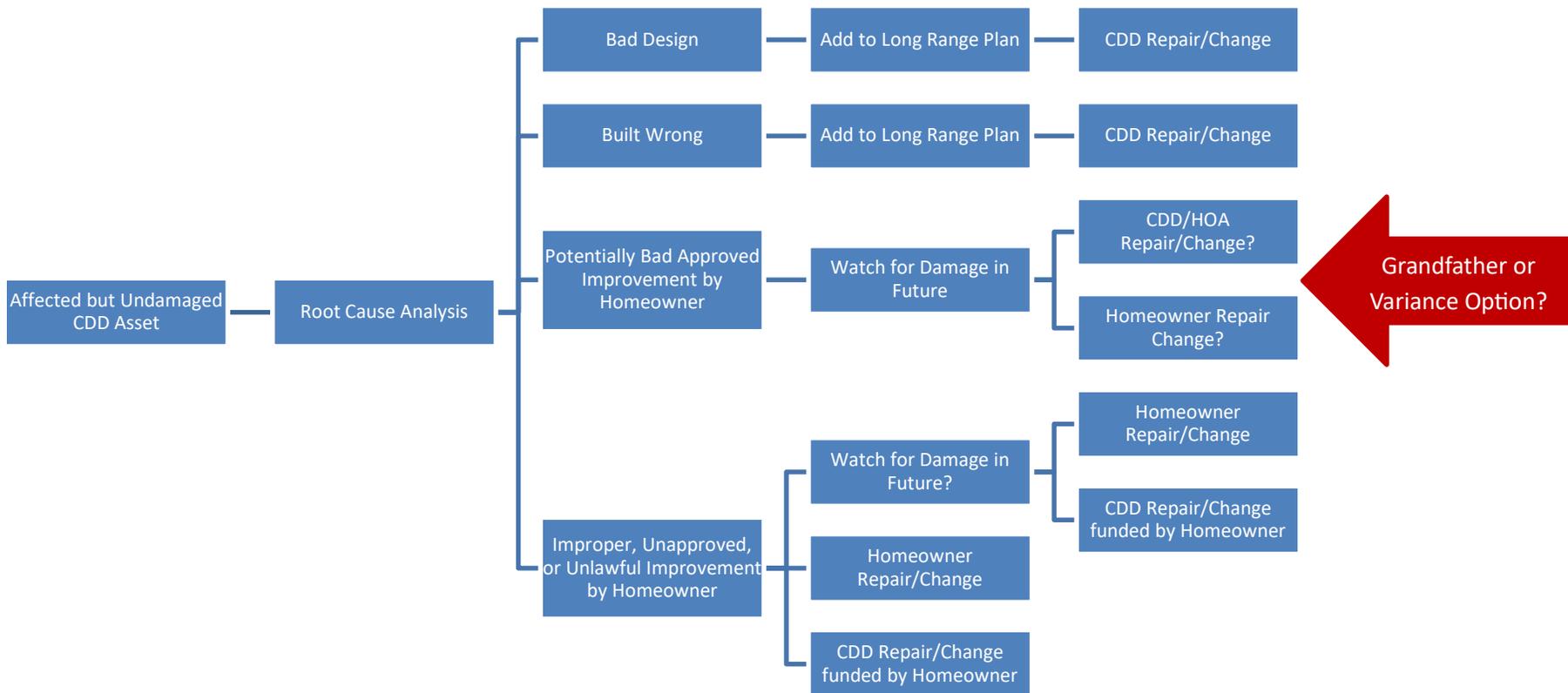
Problems/Issues

- Developer's engineers (Banks Engineering) designed the TPAC Master Drainage Plan and CDD assets to meet the Development Order and pertinent design standards.
- Developer may/may not have built the CDD assets and prepare the land for development in accordance with plans and specifications that meet the Development Order and pertinent design standards.
- Builders may/may not have built homes and installed landscape elements that meet Developer's plans and specifications to meet the Development Order and pertinent design standards.
- Normal wear and tear can be considered design or build problems as the design should be able to withstand these conditions.
- Homeowners have made improvements to their parcels using "ARC approved methods/designs" that may/may not adversely impact CDD assets (pool water discharge, drainage changes, downspout collection & discharge, etc.).
- Homeowners have made improper improvements to their parcels that were not approved or designed in accordance with pertinent standards (unlawful pool water discharge, drainage changes, etc.).
- CDD assets are adversely affected by drainage water runoff erosion.
- CDD assets are adversely affected by unlawful discharge of pool water.
- CDD is required to maintain assets to meet stakeholder requirements (bond holder collateral & resident use and enjoyment) per Florida 190 statutes.
- CDD will expend funds to repair/improve the assets as necessary to meet the stakeholder requirements.
- Federal, State, County, and Local governments' jurisdiction is somewhat limited on homeowner parcels/units (fines, penalties, design approval, standards & requirements, etc.).
- CDD jurisdiction is very limited on homeowner parcels/units (fines, penalties, etc.).
- ARC jurisdiction is somewhat limited on homeowner parcels/units (improvements/modification to improvements, aesthetics, community requirements, etc.).

Analysis & Strategy



Analysis & Strategy



Policy Execution Issues

- The CDD has no jurisdiction to approve or review any improvements on homeowners' parcels/units. That authority resides with the US, Florida, Lee County, Village of Estero, and ARC.
- Should the CDD provide the ARC with recommended drainage designs to be used on future ARC approved improvements for the homeowner parcels/units?
- Should the CDD provide the ARC with recommended drainage design changes/corrections for existing ARC approved drainage improvements on the homeowner parcel/units?
- Should the CDD lake discharge designs be installed only by CDD contractors on CDD assets that are paid by homeowners who elect to use these designs?
- Should the CDD include in its long range plans a drainage improvement project that allows homeowners to “tie into” this “global” design for their drainage control?

Roles & Responsibilities

- District Manager, with/without District Engineer, performs the root cause analysis and determines the course of action. Single or multiple course of actions can be determined to correct the problem, as applicable. Course of action(s) to include risk assessment, schedule timeline, and budgetary costs.
- District Counsel reviews and approves the details of the course of action to ensure it is compliant with CDD authority and relevant laws/statutes/policies. Advisement of potential litigation risks are to be provided with this opinion.
- District Supervisors as a majority body approves the course of action during a noticed meeting.

Current Johnson Engineering Designs

OPTION 1
N.T.S.

OPTION 2
N.T.S.

OPTION 3
N.T.S.

THIS OPTION ONLY:
PIPE MATERIALS AND
SIZES TO BE APPROVED
BY THE DISTRICT ENGINEER.

OPTION 4
N.T.S.

NOTE:
OPTION 4 APPLIES ONLY
TO POOL OVERFLOW
DRAINS AND HOMES NOT
ADJACENT TO A LAKE.

PIPE ANCHOR

LAKE TYPICAL SECTION
N.T.S.

NOTES:

1. PRE-APPROVED PIPE MATERIALS: POLYETHYLENE, REINFORCED CONCRETE, AND PVC (SCH. 40).
2. ALL HARDWARE SHALL BE STAINLESS STEEL.

JOHNSON ENGINEERING

JOHNSON ENGINEERING, INC.
202 JOHNSON BLVD
FORT MYERS, FL 33901
PHONE: 888-254-6449
E.O. 14176 & 14182

CYPRESS SHADOWS CDD

STORMWATER MANAGEMENT
CONNECTION DETAILS
LEE COUNTY, FLORIDA

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

DATE: APRIL 2024
PROJECT NO.: 20200374-000
FILE NO.: 20-162-06
SCALE: AS SHOWN

ROOF DRAIN
CONNECTION
EXHIBIT

EXHIBIT
A

June 4, 2025

The Preserve at Corkscrew Master Association, Inc.
Ms. Linda McGowan
20021 Cypress Shadows Blvd
Estero, FL 33928

Re: Cypress Shadows Community Development District
Pool Discharge into Stormwater Ponds

Dear Ms. McGowan,

The Cypress Shadows Community Development District (CDD) stormwater management system consists of stormwater management lakes, drainage pipes, catch basins, swales, berms, and water control structures. Stormwater runoff from land within the community is collected and conveyed to the stormwater management lakes for water quality treatment and peak discharge attenuation in accordance with state regulations. The stormwater management system shall be maintained in accordance with the requirements as outlined in the South Florida Water Management District Environmental Resource Permit.

Field inspections performed by the CDD have identified numerous pool overflow drains that flow indirectly to the stormwater system. This is considered an illicit discharge per the Florida Administrative Code because chlorine and other chemicals used in maintaining pools and spas often include acidic and alkaline cleaning compounds and can have a negative impact on the plant and aquatic life in surface waters. These illicit pool overflow drain discharges need to cease immediately.

A remedy for the pool overflow drains discharging onto CDD property, including the stormwater system, is necessary for the district to remain in compliance with the stormwater permit. See attached, "Exhibit A - Pool Discharge Typical Detail". Additional guidance from the Florida Department of Environmental Protection is enclosed with this letter.

Please do not hesitate to contact me with any questions or concerns. I greatly appreciate your attention to this matter.

Sincerely,



Jordan L. Varble, P.E.

\\fms01\Drawings\2020\20203218-005\Engineering\Drawings\EXHIBITS\203218-000 OPTIONS - GSS.dwg (Bottom-Landscape) rnfPA5HB May 05, 2025 - 4:50pm

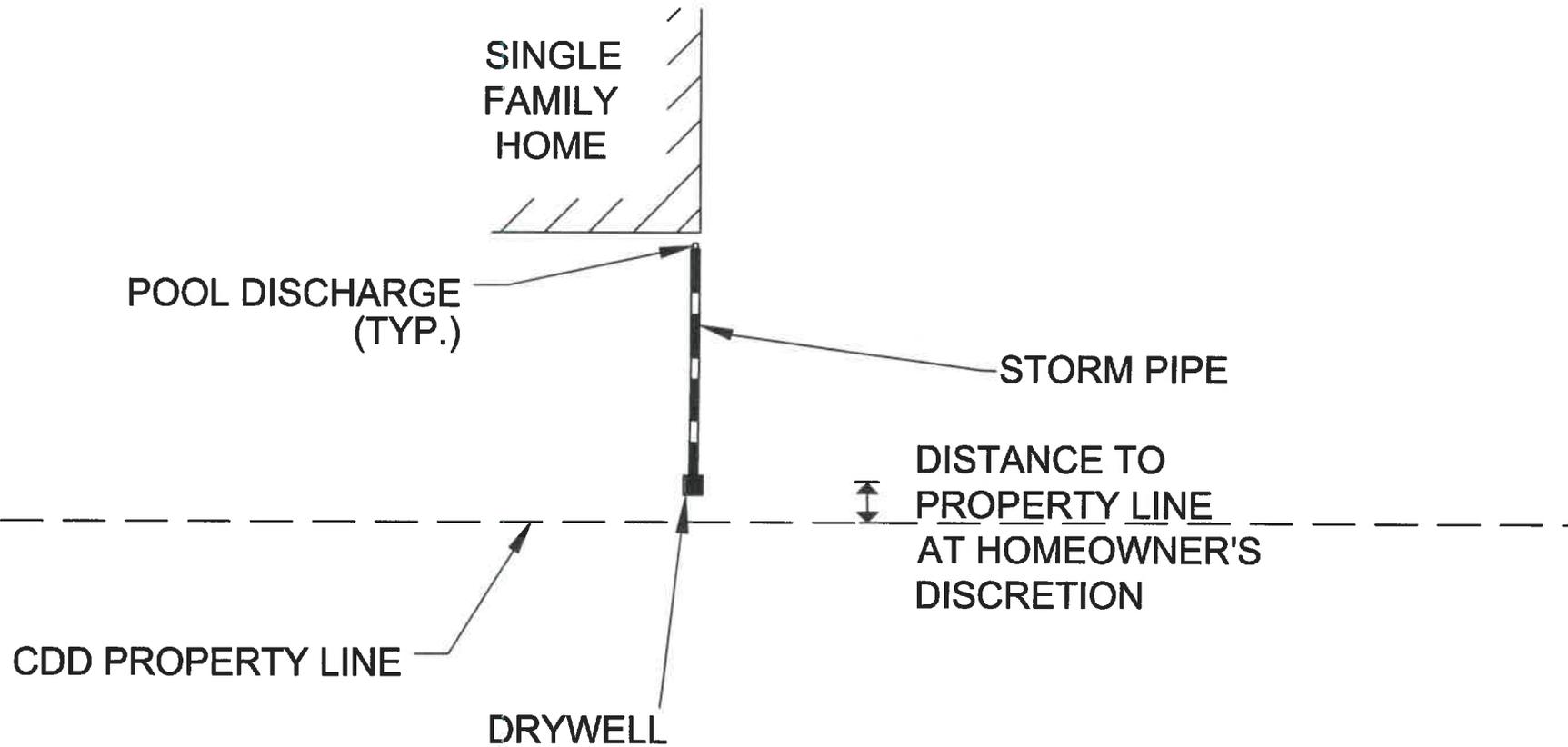


EXHIBIT A

N.T.S.

NOTES:

1. PRE-APPROVED PIPE MATERIALS: POLYETHYLENE, POLYPROPYLENE, REINFORCED CONCRETE, AND PVC (SCH. 40).

STORMWATER MANAGEMENT
CONNECTION DETAILS



JOHNSON ENGINEERING, LLC.
2122 JOHNSON STREET
FORT MYERS, FLORIDA 33901
PHONE: (239) 334-0046
E.R. #642 & L.B. #642

POOL DISCHARGE
EXHIBIT A

| DATE | PROJECT NO. | FILE NO. | SCALE | SHEET |
|----------|--------------|----------|----------|-------|
| MAY 2025 | 20203218-000 | 20-46-26 | AS SHOWN | A |

EXHIBIT B

Swimming Pool Discharges

Background

Swimming pool discharges can be a source of illicit discharges in municipal separate storm sewer systems (MS4). Chlorine and other chemicals used in maintaining pools and spas which often include acidic or alkaline cleaning compounds, can have a negative impact on the plant and aquatic life in surface waters. Even at low levels, chlorine can be toxic to aquatic life. Subsection 62-302.530(19), Florida Administrative Code (F.A.C.) limits the discharge of chlorine to surface water bodies to ≤ 0.01 milligram per liter (mg/L). In addition, turbidity associated with backwashing and cleaning can also violate surface water quality standards.

Existing Regulations

The Florida Department of Health regulates public swimming pools and bathing places. Subsection 64E-9.007(15) "Pool wastewater disposal" states in part: "Pool wastewater shall be discharged through an air gap; disposal shall be to sanitary sewers, storm sewers, drain fields, or by other means, in accordance with local municipal and building official requirements including obtaining all necessary permits."

Other states including Michigan, Pennsylvania, Maryland and New Jersey, require public swimming pools to obtain general national Pollution Discharge Elimination System (NPDES) permit to discharge wastewater from public swimming pools. There is no such requirement in Florida, Dechlorinated swimming pool discharges are authorized in Florida in accordance with 62-624.200(2)(q), F.A.C.;

Florida Department of Environmental Protection Florida Green Lodging Program Best Management Practice

provided that they do not cause a violation of water quality standards.

Guidance

To help protect Florida's environment, the following best management practices should be followed when draining swimming pools or discharging filter backwash into the environment.

- Only drain your pool when necessary. Avoid draining/backwashing your pool during periods of drought and during significant rainfall events. Do not drain your pool when watering restrictions are in place.
- Before draining your pool, allow the water to stand for at least 48 hours after the last addition of chlorine or until the free chlorine residual is ≤ 0.01 mg/L. (If you need to drain your pool quickly, you can purchase chlorine-neutralizing chemicals such as sodium thiosulfate at your local pool supply company.)

- Test the free chlorine residual before discharging. A free chlorine residual should not be detected. The chlorine residual can be tested using a standard pool test kit. (Refer to 64E-9.004(11), F.A.C. for additional information).
- The water should be clear and free of solids.
- The pH must be between 6.5 and 8.5 before it is discharged.
- Algaecides containing copper or silver can interrupt algal and plant growth in surface water bodies and should be used with caution. Follow the manufacturer's instructions before discharging water that has had an algaecide added recently.
- Control the rate of discharge across your property to avoid erosion and nuisance conditions for neighboring properties. Nuisance conditions such as the creation of odors, mosquito breeding conditions or flooding can occur when water is ponded for a prolonged period.
- Direct the discharge over a vegetated surface so that some level of filtration can occur.
- Do not discharge on areas recently treated with herbicides or pesticides.

Disposal to Sanitary Sewer Systems

- Pool and spa wastewater should not be discharged into the sanitary sewer system without the permission of the wastewater treatment facility.
- Avoid discharging to the sanitary sewer system during or immediately after a significant rainfall event.

TO BE SENT UNDER SEPARATE COVER



*Cypress Shadows
Community
Development
District*

Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



CYPRESS SHADOWS
Community Development District

Governmental Funds

Balance Sheet
January 31, 2026

| <u>ACCOUNT DESCRIPTION</u> | <u>GENERAL FUND</u> | <u>SERIES 2012 DEBT SERVICE FUND</u> | <u>SERIES 2022 DEBT SERVICE FUND</u> | <u>GENERAL FIXED ASSETS FUND</u> | <u>GENERAL LONG-TERM DEBT FUND</u> | <u>TOTAL</u> |
|--|---------------------|--------------------------------------|--------------------------------------|----------------------------------|------------------------------------|----------------------|
| ASSETS | | | | | | |
| Cash - Checking Account | \$ 1,440,155 | \$ - | \$ - | \$ - | \$ - | \$ 1,440,155 |
| Accounts Receivable | 875 | - | - | - | - | 875 |
| Due From Other Funds | - | 13,651 | - | - | - | 13,651 |
| Investments: | | | | | | |
| Prepayment Account | - | - | 5,245 | - | - | 5,245 |
| Reserve Fund | - | 158,040 | 8,785 | - | - | 166,825 |
| Revenue Fund | - | 335,641 | 116,189 | - | - | 451,830 |
| Prepaid Items | 7,712 | - | - | - | - | 7,712 |
| 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 | \$ 1,448,742 | \$ 507,332 | \$ 130,219 | \$ 8,576,263 | \$ 3,165,000 | \$ 13,827,556 |
| LIABILITIES | | | | | | |
| Accounts Payable | \$ 83,538 | \$ - | \$ - | \$ - | \$ - | \$ 83,538 |
| Accrued Expenses | 1,000 | - | - | - | - | 1,000 |
| Bonds Payable | - | - | - | - | 3,165,000 | 3,165,000 |
| Due To Other Funds | 10,181 | - | 3,469 | - | - | 13,650 |
| TOTAL LIABILITIES | 94,719 | - | 3,469 | - | 3,165,000 | 3,263,188 |

CYPRESS SHADOWS

Community Development District

Governmental Funds

Balance Sheet
January 31, 2026

| <u>ACCOUNT DESCRIPTION</u> | <u>GENERAL FUND</u> | <u>SERIES 2012 DEBT SERVICE FUND</u> | <u>SERIES 2022 DEBT SERVICE FUND</u> | <u>GENERAL FIXED ASSETS FUND</u> | <u>GENERAL LONG-TERM DEBT FUND</u> | <u>TOTAL</u> |
|--|---------------------|--------------------------------------|--------------------------------------|----------------------------------|------------------------------------|----------------------|
| FUND BALANCES | | | | | | |
| Nonspendable: | | | | | | |
| Prepaid Items | 7,712 | - | - | - | - | 7,712 |
| Restricted for: | | | | | | |
| Debt Service | - | 507,332 | 126,750 | - | - | 634,082 |
| Assigned to: | | | | | | |
| Operating Reserves | 296,749 | - | - | - | - | 296,749 |
| Reserves - Capital Projects | 430,534 | - | - | - | - | 430,534 |
| Unassigned: | 619,028 | - | - | 8,576,263 | - | 9,195,291 |
| TOTAL FUND BALANCES | \$ 1,354,023 | \$ 507,332 | \$ 126,750 | \$ 8,576,263 | \$ - | \$ 10,564,368 |
| TOTAL LIABILITIES & FUND BALANCES | \$ 1,448,742 | \$ 507,332 | \$ 130,219 | \$ 8,576,263 | \$ 3,165,000 | \$ 13,827,556 |

CYPRESS SHADOWS

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2026

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | (FY 2025) JAN-25 ACTUAL | (FY 2026) JAN-26 ACTUAL | VARIANCE (\$) FAV(UNFAV) | (FY 2025) YEAR TO DATE ACTUAL | (FY 2026) YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) |
|---------------------------------|-----------------------------|-------------------------------|-------------------------------|-----------------------------|-------------------------------------|-------------------------------------|-----------------------------|
| REVENUES | | | | | | | |
| Interest - Investments | \$ 35,000 | \$ 5,328 | \$ 4,345 | \$ (983) | \$ 15,295 | \$ 13,929 | \$ (1,366) |
| Special Assmnts- Tax Collector | 985,506 | 26,109 | 28,904 | 2,795 | 889,424 | 906,216 | 16,792 |
| Special Assmnts- Other | - | - | - | - | 2,734 | 2,680 | (54) |
| Special Assmnts- Discounts | (39,420) | - | (866) | (866) | - | (35,874) | (35,874) |
| TOTAL REVENUES | 981,086 | 31,437 | 32,383 | 946 | 907,453 | 886,951 | (20,502) |
| EXPENDITURES | | | | | | | |
| Administration | | | | | | | |
| P/R-Board of Supervisors | 12,000 | - | 1,000 | (1,000) | 400 | 3,200 | (2,800) |
| ProfServ-Engineering | 30,000 | 7,546 | - | 7,546 | 9,966 | 1,430 | 8,536 |
| ProfServ-Legal Services | 30,000 | 3,253 | 916 | 2,337 | 12,379 | 10,069 | 2,310 |
| ProfServ-Mgmt Consulting | 50,000 | 8,333 | 4,167 | 4,166 | 20,833 | 17,795 | 3,038 |
| ProfServ-Property Appraiser | 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 | - | 3 | (3) | 17 | 5 | 12 |
| Public Officials Insurance | 4,197 | - | - | - | 3,959 | 4,197 | (238) |
| Legal Advertising | 1,500 | 171 | - | 171 | 664 | 882 | (218) |
| Misc-Assessment Collection Cost | 19,710 | - | - | - | - | - | - |
| Bank Fees | 100 | - | - | - | - | - | - |
| Misc-Contingency | 300 | - | - | - | - | 11 | (11) |
| Misc-Web Hosting | 1,000 | - | - | - | - | - | - |
| Website Administration | 1,500 | 250 | 125 | 125 | 625 | 500 | 125 |
| Annual District Filing Fee | 175 | - | - | - | 175 | 175 | - |
| Total Administration | 165,976 | 19,553 | 6,211 | 13,342 | 54,103 | 42,961 | 11,142 |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

| <u>ACCOUNT DESCRIPTION</u> | <u>ANNUAL ADOPTED BUDGET</u> | <u>(FY 2025) JAN-25 ACTUAL</u> | <u>(FY 2026) JAN-26 ACTUAL</u> | <u>VARIANCE (\$) FAV(UNFAV)</u> | <u>(FY 2025) YEAR TO DATE ACTUAL</u> | <u>(FY 2026) YEAR TO DATE ACTUAL</u> | <u>VARIANCE (\$) FAV(UNFAV)</u> |
|--|--------------------------------------|--|--|-------------------------------------|--|--|-------------------------------------|
| <u>Utility Services</u> | | | | | | | |
| Electricity - Lift station | - | (1,800) | - | (1,800) | - | - | - |
| Utility - Electric | 110,000 | 13,879 | 8,849 | 5,030 | 39,189 | 26,560 | 12,629 |
| Utility - Reclaimed Irrigation | 17,000 | - | 1,321 | (1,321) | - | 1,808 | (1,808) |
| Total Utility Services | 127,000 | 12,079 | 10,170 | 1,909 | 39,189 | 28,368 | 10,821 |
| <u>Field</u> | | | | | | | |
| ProfServ-Field Management | 12,000 | 2,000 | 1,000 | 1,000 | 5,000 | 4,000 | 1,000 |
| Contracts-Preserve Maintenance | 46,200 | 3,850 | 3,850 | - | 15,400 | 15,400 | - |
| Contracts - Landscape | 68,000 | - | 2,585 | (2,585) | 5,170 | 12,399 | (7,229) |
| Contracts - Landscape/Irrigation | 12,360 | - | - | - | 3,090 | 1,030 | 2,060 |
| Insurance -Property & Casualty | 20,690 | - | - | - | 19,518 | 19,588 | (70) |
| R&M-Irrigation | 30,000 | 1,114 | 8,703 | (7,589) | 3,041 | 18,880 | (15,839) |
| Street Sweeping Services | 6,800 | - | - | - | - | - | - |
| Contracts-Preserve Monitoring & Well Replacments | 9,600 | - | 800 | (800) | - | 2,550 | (2,550) |
| Contracts-Pump & Well Maintenance | 2,590 | - | - | - | 2,590 | 2,590 | - |
| Pump & Well Maintenance | 6,010 | - | - | - | 695 | 1,072 | (377) |
| Landscape Miscellaneous | 25,000 | - | - | - | (1,220) | 12,650 | (13,870) |
| Misc-Contingency | 30,000 | - | - | - | - | 38,039 | (38,039) |
| Total Field | 269,250 | 6,964 | 16,938 | (9,974) | 53,284 | 128,198 | (74,914) |
| <u>Gatehouse</u> | | | | | | | |
| Contracts-Security Services | 208,500 | 24,891 | 16,668 | 8,223 | 65,301 | 65,273 | 28 |
| Telephone/Fax/Internet Services | 1,000 | - | - | - | - | - | - |
| Utility - Water | 3,000 | - | 53 | (53) | 191 | 728 | (537) |
| R&M-Gate | 7,000 | 2,893 | 610 | 2,283 | 3,821 | 1,532 | 2,289 |
| Total Gatehouse | 219,500 | 27,784 | 17,331 | 10,453 | 69,313 | 67,533 | 1,780 |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

| <u>ACCOUNT DESCRIPTION</u> | <u>ANNUAL ADOPTED BUDGET</u> | <u>(FY 2025) JAN-25 ACTUAL</u> | <u>(FY 2026) JAN-26 ACTUAL</u> | <u>VARIANCE (\$) FAV(UNFAV)</u> | <u>(FY 2025) YEAR TO DATE ACTUAL</u> | <u>(FY 2026) YEAR TO DATE ACTUAL</u> | <u>VARIANCE (\$) FAV(UNFAV)</u> |
|---|--------------------------------------|--|--|-------------------------------------|--|--|-------------------------------------|
| <u>Lakes and Ponds</u> | | | | | | | |
| Contracts-Water Mgmt Services | 42,360 | 3,530 | 3,530 | - | 14,120 | 14,120 | - |
| R&M-Aquascaping | 5,000 | - | - | - | - | - | - |
| R&M-Aeration & Fountains | 12,000 | 387 | 9,530 | (9,143) | 921 | 9,530 | (8,609) |
| Impr - Lake Bank Restoration | 50,000 | - | - | - | - | - | - |
| Total Lakes and Ponds | 109,360 | 3,917 | 13,060 | (9,143) | 15,041 | 23,650 | (8,609) |
| <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 | 48,397 | - | 48,397 | 56,302 | 800 | 55,502 |
| Reserve-Stormwater System | 45,000 | - | - | - | - | - | - |
| Total Reserves | 90,000 | 48,397 | - | 48,397 | 56,302 | 800 | 55,502 |
| TOTAL EXPENDITURES & RESERVES | 981,086 | 118,694 | 63,710 | 54,984 | 290,512 | 291,510 | (998) |
| Excess (deficiency) of revenues | | | | | | | |
| Over (under) expenditures | - | (87,257) | (31,327) | 55,930 | 616,941 | 595,441 | (21,500) |
| Net change in fund balance | \$ - | \$ (87,257) | \$ (31,327) | \$ 55,930 | \$ 616,941 | \$ 595,441 | \$ (21,500) |
| FUND BALANCE, BEGINNING | 758,582 | | | | 615,096 | 758,582 | |
| FUND BALANCE, ENDING | \$ 758,582 | | | | \$ 1,232,037 | \$ 1,354,023 | |

CYPRESS SHADOWS

Community Development District

Series 2012 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2026

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | (FY 2025) JAN-25 ACTUAL | (FY 2026) JAN-26 ACTUAL | VARIANCE (\$) FAV(UNFAV) | (FY 2025) YEAR TO DATE ACTUAL | (FY 2026) YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) |
|--|-----------------------------|-------------------------------|-------------------------------|-----------------------------|-------------------------------------|-------------------------------------|-----------------------------|
| REVENUES | | | | | | | |
| Interest - Investments | \$ - | \$ 1,024 | \$ 925 | \$ (99) | \$ 5,296 | \$ 4,613 | \$ (683) |
| Special Assmnts- Tax Collector | 220,320 | 5,696 | 6,461 | 765 | 194,041 | 202,581 | 8,540 |
| Special Assmnts- Discounts | (8,813) | - | (194) | (194) | - | (8,019) | (8,019) |
| TOTAL REVENUES | 211,507 | 6,720 | 7,192 | 472 | 199,337 | 199,175 | (162) |
| EXPENDITURES | | | | | | | |
| Administration | | | | | | | |
| Misc-Assessment Collection Cost | 4,406 | - | - | - | - | - | - |
| Total Administration | 4,406 | - | - | - | - | - | - |
| Debt Service | | | | | | | |
| 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 | 6,720 | 7,192 | 472 | 62,240 | 63,987 | 1,747 |
| Net change in fund balance | \$ 3,635 | \$ 6,720 | \$ 7,192 | \$ 472 | \$ 62,240 | \$ 63,987 | \$ 1,747 |
| FUND BALANCE, BEGINNING | 443,345 | | | | 423,007 | 443,345 | |
| FUND BALANCE, ENDING | \$ 446,980 | | | | \$ 485,247 | \$ 507,332 | |

CYPRESS SHADOWS

Community Development District

Series 2022 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2026

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | (FY 2025) JAN-25 ACTUAL | (FY 2026) JAN-26 ACTUAL | VARIANCE (\$) FAV(UNFAV) | (FY 2025) YEAR TO DATE ACTUAL | (FY 2026) YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) |
|--|-----------------------------|-------------------------------|-------------------------------|-----------------------------|-------------------------------------|-------------------------------------|-----------------------------|
| REVENUES | | | | | | | |
| Interest - Investments | \$ - | \$ 106 | \$ 159 | \$ 53 | \$ 895 | \$ 975 | \$ 80 |
| Special Assmnts- Tax Collector | 93,457 | 2,416 | 2,741 | 325 | 82,309 | 85,933 | 3,624 |
| Special Assmnts- CDD Collected | - | - | - | - | - | 5,245 | 5,245 |
| Special Assmnts- Discounts | (3,738) | - | (82) | (82) | - | (3,402) | (3,402) |
| TOTAL REVENUES | 89,719 | 2,522 | 2,818 | 296 | 83,204 | 88,751 | 5,547 |
| 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 | 2,522 | 2,818 | 296 | 23,924 | 27,151 | 3,227 |
| Net change in fund balance | \$ 2,390 | \$ 2,522 | \$ 2,818 | \$ 296 | \$ 23,924 | \$ 27,151 | \$ 3,227 |
| FUND BALANCE, BEGINNING | 99,599 | | | | 88,527 | 99,599 | |
| FUND BALANCE, ENDING | \$ 101,989 | | | | \$ 112,451 | \$ 126,750 | |

Bank Account Statement

Cypress Shadows CDD

Bank Account No. 7844
Statement No. 01_26

Statement Date 01/31/2026

| | | | |
|---------------------------------------|--------------|-----------------------------|--------------|
| G/L Account No. 101002 Balance | 1,440,154.58 | Statement Balance | 1,441,007.68 |
| | | Outstanding Deposits | 0.00 |
| Positive Adjustments | 0.00 | | |
| Subtotal | 1,440,154.58 | Subtotal | 1,441,007.68 |
| Negative Adjustments | 0.00 | Outstanding Checks | -853.10 |
| Ending G/L Balance | 1,440,154.58 | Ending Balance | 1,440,154.58 |

| Posting Date | Document Type | Document No. | Vendor | Description | Amount | Cleared Amount | Difference |
|-----------------------|---------------|--------------|--------------------------------------|---|------------|----------------|------------|
| Deposits | | | | | | | |
| | | | | | | | 0.00 |
| 12/31/2025 | | JE001097 | Utility - Water | RC JE001083 Utility - Water | 334.79 | 334.79 | 0.00 |
| 12/31/2025 | | JE001099 | Prepaid Items | RC JE001098 | 334.79 | 334.79 | 0.00 |
| 01/13/2026 | | JE001100 | Special Assmnts- Tax Collector | Tax Revenue/Debt Service | 32.70 | 32.70 | 0.00 |
| 01/16/2026 | | JE001101 | Special Assmnts- Tax Collector | Tax Revenue/Debt Service | 36,931.03 | 36,931.03 | 0.00 |
| 01/31/2026 | | JE001103 | Interest - Investments | Interest Earned | 4,344.51 | 4,344.51 | 0.00 |
| Total Deposits | | | | | 41,977.82 | 41,977.82 | 0.00 |
| Checks | | | | | | | |
| | | | | | | | 0.00 |
| 12/30/2025 | Payment | 10267 | CYPRESS SHADOWS CDD | Check for Vendor V00024 | -31,635.07 | -31,635.07 | 0.00 |
| 12/24/2025 | Payment | 100157 | PELICAN PEST MANAGEMENT INC. | Inv: 12669 | -290.00 | -290.00 | 0.00 |
| 12/24/2025 | Payment | 100162 | ALLIED UNIVERSAL | Inv: 17754796, Inv: DAVID CUJAS | -24,454.37 | -24,454.37 | 0.00 |
| 12/24/2025 | Payment | 100163 | IRRIGATION SERVICES, INC | Inv: 14794, Inv: 14795, Inv: 14859, Inv: 14863, Inv: 14864, Inv: 14865, Inv: 1486 | -2,739.55 | -2,739.55 | 0.00 |
| 12/24/2025 | Payment | 100165 | COLEMAN, YOVANOVICH | Inv: 92, Inv: 93 | -7,731.25 | -7,731.25 | 0.00 |
| 12/24/2025 | Payment | 100166 | LEE COUNTY PROPERTY APPRAISERS | Inv: 013287 | -441.00 | -441.00 | 0.00 |
| 12/24/2025 | Payment | 100167 | DIAMOND ACCESS TECHNOLOGY, LLC | Inv: 12268 | -2,028.03 | -2,028.03 | 0.00 |
| 12/24/2025 | Payment | 100170 | PASSARELLA & ASSOCIATES, INC. | Inv: 2L | -1,750.00 | -1,750.00 | 0.00 |
| 01/06/2026 | Payment | 300191 | FPL ACH | Inv: 122525-32310- ACH | -107.57 | -107.57 | 0.00 |
| 01/09/2026 | Payment | 300192 | FPL ACH | Inv: 122625-1043- ACH | -27.18 | -27.18 | 0.00 |
| 01/06/2026 | Payment | 300193 | FPL ACH | Inv: 122625-2137- ACH | -2,259.02 | -2,259.02 | 0.00 |
| 01/06/2026 | Payment | 300194 | FPL ACH | Inv: 122625-1045- ACH | -135.51 | -135.51 | 0.00 |
| 01/06/2026 | Payment | 300195 | FPL ACH | Inv: 122625-42310- ACH | -32.22 | -32.22 | 0.00 |
| 01/06/2026 | Payment | 300196 | FPL ACH | Inv: 122625-1046- ACH | -124.65 | -124.65 | 0.00 |

Bank Account Statement

Cypress Shadows CDD

Bank Account No. 7844
Statement No. 01_26

Statement Date 01/31/2026

| | | | | | | | |
|---------------------|---------|----------|--------------------------------------|-----------------------------|--------------------|--------------------|-------------|
| 01/06/2026 | Payment | 300197 | FPL ACH | Inv: 122625-1216- ACH | -62.82 | -62.82 | 0.00 |
| 01/06/2026 | Payment | 300198 | FPL ACH | Inv: 122625-2132- ACH | -34.93 | -34.93 | 0.00 |
| 01/06/2026 | Payment | 300199 | FPL ACH | Inv: 122625-1040- ACH | -57.78 | -57.78 | 0.00 |
| 01/06/2026 | Payment | 300200 | FPL ACH | Inv: 122625-1211- ACH | -110.61 | -110.61 | 0.00 |
| 01/06/2026 | Payment | 300201 | FPL ACH | Inv: 122625-2311- ACH | -28.49 | -28.49 | 0.00 |
| 01/06/2026 | Payment | 300202 | FPL ACH | Inv: 122625-2318- ACH | -63.20 | -63.20 | 0.00 |
| 01/06/2026 | Payment | 300203 | FPL ACH | Inv: 122625-2136- ACH | -26.85 | -26.85 | 0.00 |
| 01/06/2026 | Payment | 300204 | FPL ACH | Inv: 122625-1219- ACH | -57.51 | -57.51 | 0.00 |
| 01/06/2026 | Payment | 300205 | FPL ACH | Inv: 122625-9264- ACH | -5,720.88 | -5,720.88 | 0.00 |
| 01/05/2026 | Payment | 300206 | LEE COUNTY UTILITIES | Inv: 121625-91-2 | -349.83 | -349.83 | 0.00 |
| 01/02/2026 | Payment | 300207 | LEE COUNTY UTILITIES | Inv: 120425-53-3- ACH | -53.10 | -53.10 | 0.00 |
| 12/01/2025 | Payment | 300208 | LEE COUNTY UTILITIES | Inv: 110725-533- ACH | -334.79 | -334.79 | 0.00 |
| 12/31/2025 | | JE001097 | Utility - Water | RC JE001083 Utility - Water | -334.79 | -334.79 | 0.00 |
| 01/09/2026 | Payment | 10268 | DAVID CUJAS IRRIGATION SERVICES, INC | Check for Vendor V00066 | -26,146.72 | -26,146.72 | 0.00 |
| Total Checks | | | | | -107,137.72 | -107,137.72 | 0.00 |

Adjustments

Total Adjustments

Outstanding Checks

| | | | | | | | |
|------------|---------|--------|-----------------------|----------------------|--|--|---------|
| 10/02/2025 | Payment | 100132 | THE VILLAGE OF ESTERO | Inv: 092425- | | | -800.00 |
| 01/26/2026 | Payment | 300209 | LEE COUNTY UTILITIES | Inv: 010926-53-3-ACH | | | -53.10 |

Total Outstanding Checks

-853.10

Outstanding Deposits

Total Outstanding Deposits

CYPRESS SHADOWS
Community Development District

Cash and Investment Report
January 31, 2026

| <u>Account Name</u> | <u>Bank Name</u> | <u>Yield</u> | <u>Balance</u> |
|--------------------------------|-------------------------|---------------------|-----------------------|
| GENERAL FUND | | | |
| Checking Account - Operating | Valley National | 3.83% | \$ 1,440,155 |
| DEBT SERVICE FUNDS | | | |
| Series 2012 Reserve Fund | US Bank | 3.38% | \$ 158,040 |
| Series 2012 Revenue Fund | US Bank | 3.38% | \$ 335,641 |
| 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% | \$ 116,189 |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

| Acct No. | Account Description | Oct Actual | Nov Actual | Dec Actual | Jan Actual | Feb Budget | Mar Budget | Apr Budget | May Budget | Jun Budget | Jul Budget | Aug Budget | Sep Budget | TOTAL | | | | | |
|-------------------------------|----------------------------------|---------------|----------------|----------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|-----------------------|-----------------------|----------------|----------------|-------------|------|
| | | | | | | | | | | | | | | Actual Thru 1/31/2026 | Projected Next 8 Mths | FY2026 Total | Adopted Budget | % of Budget | |
| Revenues | | | | | | | | | | | | | | | | | | | |
| 361001 | Interest - Investments | \$ 2,616 | \$ 2,458 | \$ 4,510 | \$ 4,345 | \$ 2,917 | \$ 2,917 | \$ 2,917 | \$ 2,917 | \$ 2,917 | \$ 2,917 | \$ 2,917 | \$ 2,917 | \$ 2,917 | \$ 13,929 | \$ 23,336 | \$ 37,265 | \$ 35,000 | 106% |
| 363010 | Special Assmnts- Tax Collector | - | 170,169 | 707,143 | 28,904 | 39,645 | 39,645 | - | - | - | - | - | - | - | 906,216 | 79,290 | 985,506 | 985,506 | 100% |
| 363015 | Special Assmnts- Other | 2,680 | - | - | - | - | - | - | - | - | - | - | - | - | 2,680 | - | 2,680 | - | 0% |
| 363090 | Special Assmnts- Discounts | - | (6,982) | (28,026) | (866) | (1,773) | (1,773) | - | - | - | - | - | - | - | (35,874) | (3,546) | (39,420) | (39,420) | 100% |
| Total Revenues | | 5,296 | 165,645 | 683,627 | 32,383 | 40,789 | 40,789 | 2,917 | 2,917 | 2,917 | 2,917 | 2,917 | 2,917 | 886,951 | 99,080 | 986,031 | 981,086 | 101% | |
| Expenditures | | | | | | | | | | | | | | | | | | | |
| Administrative | | | | | | | | | | | | | | | | | | | |
| 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 | 3,200 | 8,000 | 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 | 1,430 | 20,000 | 21,430 | 30,000 | 71% | |
| 531023 | ProfServ-Legal Services | 1,422 | 4,423 | 3,308 | 916 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 10,069 | 20,000 | 30,069 | 30,000 | 100% | |
| 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 | 17,795 | 33,337 | 51,132 | 50,000 | 102% | |
| 531035 | ProfServ-Property Appraiser | - | 441 | - | - | 37 | 37 | 37 | 37 | 37 | 37 | 37 | 37 | 441 | 296 | 737 | 441 | 167% | |
| 531045 | ProfServ-Trustee Fees | - | 4,256 | - | - | 625 | 625 | 625 | 625 | 625 | 625 | 625 | 625 | 4,256 | 5,000 | 9,256 | 7,500 | 123% | |
| 532002 | Auditing Services | - | - | - | - | 458 | 458 | 458 | 458 | 458 | 458 | 458 | 458 | - | 3,664 | 3,664 | 4,500 | 67% | |
| 534397 | Website Compliance | - | - | - | - | 129 | 129 | 129 | 129 | 129 | 129 | 129 | 129 | - | 1,032 | 1,032 | 1,553 | 66% | |
| 541024 | Postage, Phone, Faxes, Copies | - | 2 | - | 3 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 5 | 336 | 341 | 500 | 68% | |
| 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 | 882 | 1,000 | 1,882 | 1,500 | 125% | |
| 549070 | Misc-Assessment Collection Cost | - | - | - | - | 1,643 | 1,643 | 1,643 | 1,643 | 1,643 | 1,643 | 1,643 | 1,643 | - | 13,144 | 13,144 | 19,710 | 67% | |
| 549142 | Bank Fees | - | - | - | - | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | - | 64 | 64 | 100 | 64% | |
| 549900 | Misc-Contingency | - | 11 | - | - | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 11 | 200 | 211 | 300 | 70% | |
| 549915 | Misc-Web Hosting | - | - | - | - | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | - | 664 | 664 | 1,000 | 66% | |
| 549936 | Website Administration | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 500 | 1,000 | 1,500 | 1,500 | 100% | |
| 554007 | Annual District Filing Fee | 175 | - | - | - | - | - | - | - | - | - | - | - | 175 | - | 175 | 175 | 100% | |
| Total Administrative | | 10,486 | 16,937 | 9,328 | 6,211 | 13,467 | 42,961 | 107,737 | 150,698 | 165,976 | 91% | |
| Utility Services | | | | | | | | | | | | | | | | | | | |
| 543041 | Utility - Electric | (5) | 16,904 | 811 | 8,849 | 9,167 | 9,167 | 9,167 | 9,167 | 9,167 | 9,167 | 9,167 | 9,167 | 26,560 | 73,335 | 99,895 | 110,000 | 91% | |
| 543083 | Utility - Reclaimed Irrigation | 60 | 426 | - | 1,321 | 1,417 | 1,417 | 1,417 | 1,417 | 1,417 | 1,417 | 1,417 | 1,417 | 1,808 | 11,335 | 13,143 | 17,000 | 77% | |
| Total Utility Services | | 55 | 17,330 | 811 | 10,170 | 10,584 | 28,368 | 84,670 | 113,038 | 127,000 | 89% | |
| Field | | | | | | | | | | | | | | | | | | | |
| 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 | 4,000 | 8,000 | 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 | 15,400 | 30,800 | 46,200 | 46,200 | 100% | |
| 534171 | Contracts - Landscape | 2,585 | 4,645 | 2,585 | 2,585 | 5,667 | 5,667 | 5,667 | 5,667 | 5,667 | 5,667 | 5,667 | 5,667 | 12,399 | 45,337 | 57,736 | 68,000 | 85% | |
| 534340 | Contracts - Landscape/Irrigation | - | 1,030 | - | - | 1,030 | 1,030 | 1,030 | 1,030 | 1,030 | 1,030 | 1,030 | 1,030 | 1,030 | 8,240 | 9,270 | 12,360 | 75% | |
| 545009 | Insurance -Property & Casualty | 19,588 | - | - | - | - | - | - | - | - | - | - | - | 19,588 | - | 19,588 | 20,690 | 95% | |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

| Acct No. | Account Description | Oct Actual | Nov Actual | Dec Actual | Jan Actual | Feb Budget | Mar Budget | Apr Budget | May Budget | Jun Budget | Jul Budget | Aug Budget | Sep Budget | TOTAL | | | | |
|----------|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|-----------------------|-----------------------|-------------------|-------------------|-------------|
| | | | | | | | | | | | | | | Actual Thru 1/31/2026 | Projected Next 8 Mths | FY2026 Total | Adopted Budget | % of Budget |
| 546041 | R&M-Irrigation | 1,756 | 1,710 | 6,711 | 8,703 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 18,880 | 20,000 | 38,880 | 30,000 | 130% |
| 546448 | Street Sweeping Services | - | - | - | - | 567 | 567 | 567 | 567 | 567 | 567 | 567 | 567 | - | 4,536 | 4,536 | 6,800 | 67% |
| 546898 | Contracts-Preserve Monitoring & Well Replacements | - | 1,750 | - | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 2,550 | 6,400 | 8,950 | 9,600 | 93% |
| 546899 | Contracts-Pump & Well Maintenance | - | - | 2,590 | - | 216 | 216 | 216 | 216 | 216 | 216 | 216 | 216 | 2,590 | 1,728 | 4,318 | 2,590 | 167% |
| 546918 | Pump & Well Maintenance | - | 1,072 | - | - | 501 | 501 | 501 | 501 | 501 | 501 | 501 | 501 | 1,072 | 4,008 | 5,080 | 6,010 | 85% |
| 546923 | Landscape Miscellaneous | - | 12,360 | 290 | - | 2,083 | 2,083 | 2,083 | 2,083 | 2,083 | 2,083 | 2,083 | 2,083 | 12,650 | 16,664 | 29,314 | 25,000 | 117% |
| 549900 | Misc-Contingency | 3,285 | 5,385 | 29,369 | - | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 38,039 | 20,000 | 58,039 | 30,000 | 193% |
| | Total Field | 28,214 | 36,652 | 46,395 | 16,938 | 20,714 | 128,198 | 165,713 | 293,911 | 269,250 | 109% |
| | Gatehouse | | | | | | | | | | | | | | | | | |
| 534037 | Contracts-Security Services | 16,104 | 16,123 | 16,378 | 16,668 | 17,375 | 17,375 | 17,375 | 17,375 | 17,375 | 17,375 | 17,375 | 17,375 | 65,273 | 139,000 | 204,273 | 208,500 | 98% |
| 541009 | Telephone/Fax/Internet Services | - | - | - | - | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | - | 664 | 664 | 1,000 | 66% |
| 543018 | Utility - Water | (17) | (46) | 738 | 53 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 728 | 2,000 | 2,728 | 3,000 | 91% |
| 546034 | R&M-Gate | 775 | 139 | 7 | 610 | 583 | 583 | 583 | 583 | 583 | 583 | 583 | 583 | 1,532 | 4,663 | 6,195 | 7,000 | 89% |
| | Total Gatehouse | 16,862 | 16,216 | 17,123 | 17,331 | 18,291 | 67,533 | 146,327 | 213,860 | 219,500 | 97% |
| | 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 | 14,120 | 28,240 | 42,360 | 42,360 | 100% |
| 546006 | R&M-Aquascaping | - | - | - | - | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | - | 3,336 | 3,336 | 5,000 | 67% |
| 546364 | R&M-Aeration & Fountains | - | - | - | 9,530 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 9,530 | 8,000 | 17,530 | 12,000 | 146% |
| 563003 | Impr - Lake Bank Restoration | - | - | - | - | 4,167 | 4,167 | 4,167 | 4,167 | 4,167 | 4,167 | 4,167 | 4,167 | - | 33,336 | 33,336 | 50,000 | 67% |
| | Total Lakes and Ponds | 3,530 | 3,530 | 3,530 | 13,060 | 9,114 | 23,650 | 72,912 | 96,562 | 109,360 | 88% |
| | Total Expenditures | 59,147 | 90,665 | 77,187 | 63,710 | 72,170 | 290,710 | 577,359 | 868,069 | 891,086 | 97% |
| | Reserves | | | | | | | | | | | | | | | | | |
| 568022 | Reserve | - | 800 | - | - | 3,750 | 3,750 | 3,750 | 3,750 | 3,750 | 3,750 | 3,750 | 3,750 | 800 | 30,000 | 30,800 | 45,000 | 68% |
| 568169 | Reserve-Stormwater System | - | - | - | - | 3,750 | 3,750 | 3,750 | 3,750 | 3,750 | 3,750 | 3,750 | 3,750 | - | 30,000 | 30,000 | 45,000 | 67% |
| | Total Reserves | - | 800 | - | - | 7,500 | 800 | 60,000 | 60,800 | 90,000 | 68% |
| | Total Expenditures & Reserves | 59,147 | 91,465 | 77,187 | 63,710 | 79,670 | 291,510 | 637,359 | 928,869 | 981,086 | 95% |
| | Excess (deficiency) of revenues Over (under) expenditures | \$ (53,851) | \$ 74,180 | \$ 606,440 | \$ (31,327) | \$ (38,881) | \$ (38,881) | \$ (76,753) | \$ (76,753) | \$ (76,753) | \$ (76,753) | \$ (76,753) | \$ (76,753) | 595,441 | (538,279) | 57,162 | - | 0% |
| 391000 | Fund Balance, Beginning (Oct 1, 2025) | | | | | | | | | | | | | 758,582 | - | 758,582 | 758,582 | |
| | Fund Balance, Ending | | | | | | | | | | | | | \$ 1,354,023 | \$ (538,279) | \$ 815,744 | \$ 758,582 | |

Aged Accounts Payable

Cypress Shadows CDD

(Summary, aged as of January 31, 2026)

Aged by transaction date.

Amounts are in the vendor's local currency (report totals are in USD).

| No. | Name | Balance Due | Aged Vendor Balances | | | | |
|--------|---|-------------|----------------------|--------------|--------------|--------------|--------------------|
| | | | Current | 31 - 60 Days | 61 - 90 Days | Over 90 Days | |
| V00007 | COLEMAN, YOVANOVICH | Phone: | 239-435-3535 | Contact: | | | Amounts are in USD |
| | Total Amount Due | 916.00 | 916.00 | 0.00 | 0.00 | 0.00 | |
| | | | 100.00% | 0.00% | 0.00% | 0.00% | |
| V00015 | JOHNSON ENGINEERING, INC. | Phone: | | Contact: | | | Amounts are in USD |
| | Total Amount Due | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| V00034 | INFRAMARK LLC | Phone: | | Contact: | | | Amounts are in USD |
| | Total Amount Due | 11,714.26 | 10,586.30 | 1,127.96 | 0.00 | 0.00 | |
| | | | 90.37% | 9.63% | 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 | 24,610.00 | 16,910.00 | 7,700.00 | 0.00 | 0.00 | |
| | | | 68.71% | 31.29% | 0.00% | 0.00% | |
| V00044 | HOOVER PUMPING SYSTEMS | Phone: | 954-971-7350 | Contact: | | | Amounts are in USD |
| | Total Amount Due | 2,590.00 | 0.00 | 2,590.00 | 0.00 | 0.00 | |
| | | | 0.00% | 100.00% | 0.00% | 0.00% | |
| V00045 | LA JUNGLE LAWN MAINTENANCE | Phone: | | Contact: | | | Amounts are in USD |
| | Total Amount Due | 2,584.86 | 2,584.86 | 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 | 24,714.57 | 16,667.88 | 8,046.69 | 0.00 | 0.00 | |
| | | | 67.44% | 32.56% | 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% | |
| V00053 | PASSARELLA & ASSOCIATES, INC. | Phone: | | Contact: | | | Amounts are in USD |
| | Total Amount Due | 4,130.00 | 4,130.00 | 0.00 | 0.00 | 0.00 | |
| | | | 100.00% | 0.00% | 0.00% | 0.00% | |
| V00054 | DIAMOND ACCESS TECHNOLOGY, LLC | Phone: | | Contact: | | | Amounts are in USD |

Aged Accounts Payable

Cypress Shadows CDD

(Summary, aged as of January 31, 2026)

| No. | Name | ----- Aged Vendor Balances ----- | | | | |
|--------|--------------------------------------|----------------------------------|---------------------|---------------------|---------------|--------------------|
| | | Balance Due | Current | 31 - 60 Days | 61 - 90 Days | Over 90 Days |
| | Total Amount Due | 3,037.92 | 390.48 12.85% | 2,647.44 87.15% | 0.00 0.00% | 0.00 0.00% |
| V00057 | LEE COUNTY UTILITIES | Phone: | | Contact: | | Amounts are in USD |
| | Total Amount Due | 1,130.34 | 1,321.35 116.90% | 0.00 0.00% | 0.00 0.00% | -191.01 -16.90% |
| V00066 | DAVID CUJAS IRRIGATION SERVICES, INC | Phone: | 239-777-176 | Contact: | | Amounts are in USD |
| | Total Amount Due | 4,177.80 | 4,177.80 100.00% | 0.00 0.00% | 0.00 0.00% | 0.00 0.00% |
| V00083 | BIGGERSTAFF ELECTRIC | Phone: | | Contact: | | Amounts are in USD |
| | Total Amount Due | 3,500.00 | 0.00 0.00% | 3,500.00 100.00% | 0.00 0.00% | 0.00 0.00% |
| | Report Total Amount Due (USD) | 83,537.76 | 57,684.67 69.05% | 25,612.09 30.66% | 0.00 0.00% | 241.00 0.29% |

CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 1/01/2026 to 1/31/2026

(Sorted by Check / ACH No.)

| Fund No. | Check / ACH No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|---------------------------|-----------------|----------|--|-------------------|---------------------------|--------------------------|---------------|--------------------|
| GENERAL FUND - 001 | | | | | | | | |
| 001 | 10268 | 01/09/26 | DAVID CUJAS IRRIGATION SERVICES, INC 14916 | | IRR REPAIRS | R&M-Irrigation | 546041-53901 | \$3,363.00 |
| 001 | 10268 | 01/09/26 | DAVID CUJAS IRRIGATION SERVICES, INC 14917 | | IRR REPAIRS | R&M-Irrigation | 546041-53901 | \$4,525.52 |
| 001 | 10268 | 01/09/26 | DAVID CUJAS IRRIGATION SERVICES, INC 14962 | | IRR SERVICES | R&M-Irrigation | 546041-53901 | \$160.00 |
| 001 | 10268 | 01/09/26 | DAVID CUJAS IRRIGATION SERVICES, INC 14964 | | IRR SERVICES | R&M-Irrigation | 546041-53901 | \$1,950.00 |
| 001 | 10268 | 01/09/26 | DAVID CUJAS IRRIGATION SERVICES, INC 15006 | | IRR REPAIRS | R&M-Irrigation | 546041-53901 | \$124.60 |
| 001 | 10268 | 01/09/26 | DAVID CUJAS IRRIGATION SERVICES, INC 14924 | | IRR REPAIRS | R&M-Irrigation | 546041-53901 | \$14,910.00 |
| 001 | 10268 | 01/09/26 | DAVID CUJAS IRRIGATION SERVICES, INC 15007 | | IRR SERVICES | R&M-Irrigation | 546041-53901 | \$83.60 |
| 001 | 10268 | 01/09/26 | DAVID CUJAS IRRIGATION SERVICES, INC 14936 | | IRRIGATION REPAIRS | R&M-Irrigation | 546041-53901 | \$1,030.00 |
| 001 | 300191 | 01/06/26 | FPL ACH | 122525-32310- ACH | ELECTRIC | Utility - Electric | 543041-53150 | \$107.57 |
| 001 | 300192 | 01/09/26 | FPL ACH | 122625-1043- ACH | ELECTRIC | Utility - Electric | 543041-53150 | \$27.18 |
| 001 | 300193 | 01/06/26 | FPL ACH | 122625-2137- ACH | ELECTRIC | Utility - Electric | 543041-53150 | \$2,259.02 |
| 001 | 300194 | 01/06/26 | FPL ACH | 122625-1045- ACH | ELECTRIC | Utility - Electric | 543041-53150 | \$135.51 |
| 001 | 300195 | 01/06/26 | FPL ACH | 122625-42310- ACH | ELECTRIC | Utility - Electric | 543041-53150 | \$32.22 |
| 001 | 300196 | 01/06/26 | FPL ACH | 122625-1046- ACH | ELECTRIC | Utility - Electric | 543041-53150 | \$124.65 |
| 001 | 300197 | 01/06/26 | FPL ACH | 122625-1216- ACH | ELECTRIC | Utility - Electric | 543041-53150 | \$62.82 |
| 001 | 300198 | 01/06/26 | FPL ACH | 122625-2132- ACH | ELECTRIC | Utility - Electric | 543041-53150 | \$34.93 |
| 001 | 300199 | 01/06/26 | FPL ACH | 122625-1040- ACH | ELECTRIC | Utility - Electric | 543041-53150 | \$57.78 |
| 001 | 300200 | 01/06/26 | FPL ACH | 122625-1211- ACH | ELECTRIC | Utility - Electric | 543041-53150 | \$110.61 |
| 001 | 300201 | 01/06/26 | FPL ACH | 122625-2311- ACH | ELECTRIC | Utility - Electric | 543041-53150 | \$28.49 |
| 001 | 300202 | 01/06/26 | FPL ACH | 122625-2318- ACH | ELECTRIC | Utility - Electric | 543041-53150 | \$63.20 |
| 001 | 300203 | 01/06/26 | FPL ACH | 122625-2136- ACH | ELECTRIC | Utility - Electric | 543041-53150 | \$26.85 |
| 001 | 300204 | 01/06/26 | FPL ACH | 122625-1219- ACH | ELECTRIC | Utility - Electric | 543041-53150 | \$57.51 |
| 001 | 300205 | 01/06/26 | FPL ACH | 122625-9264- ACH | ELECTRIC | Utility - Electric | 543041-53150 | \$5,720.88 |
| 001 | 300206 | 01/05/26 | LEE COUNTY UTILITIES | 121625-91-2 | SVC PRD 11/01/25-12/01/25 | Utility - Water | 543018-53904 | \$349.83 |
| 001 | 300207 | 01/02/26 | LEE COUNTY UTILITIES | 120425-53-3- ACH | 11/05/25-12/04/25 | Utility - Water | 543018-53904 | \$53.10 |
| 001 | 300209 | 01/26/26 | LEE COUNTY UTILITIES | 010926-53-3-ACH | SVC PRD 12/04/25-01/07/26 | Utility - Water | 543018-53904 | \$53.10 |
| Fund Total | | | | | | | | \$35,451.97 |

Total Checks Paid \$35,451.97

Cypress Shadows Community Development District

Expenditure Report - General Fund
 For the Period(s) from Oct 01, 2025 to Jan 31, 2026
 (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 |
| 01/31/26 | 511001-51301-5000 | JE001125 | | | Accrue P/R-Board of Supervisors | 1,000.00 |

| | |
|--|-------------|
| YTD Total | 3,200.00 |
| Annual Budget | \$12,000.00 |
| <i>Amount Remaining / (Budget overage)</i> | \$8,800.00 |
| <i>% of Budget</i> | 26.7% |

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 |
| 01/22/26 | 531023-51301-5000 | 94 | VENDOR | COLEMAN, YOvanovich | 1/22/26 CYK - Services through 12/30/25 | 916.00 |

| | |
|--|-------------|
| YTD Total | 10,069.25 |
| Annual Budget | \$30,000.00 |
| <i>Amount Remaining / (Budget overage)</i> | \$19,930.75 |
| <i>% of Budget</i> | 33.6% |

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 |
| 01/02/26 | 531027-51301-5000 | 167781 | VENDOR | INFRAMARK LLC | 1/2/26 Inframark - JAN2026 | 4,166.67 |
| 01/30/26 | 531027-51301-5000 | 170629 | VENDOR | INFRAMARK LLC | 2/1/26 Inframark - FEB2026 | 4,166.67 |
| 01/30/26 | 531027-51301-5000 | JE001114 | | | Prep 2/1/26 Inframark - FEB2026 | (4,166.67) |

| | |
|--|-------------|
| YTD Total | 17,794.64 |
| Annual Budget | \$50,000.00 |
| <i>Amount Remaining / (Budget overage)</i> | \$32,205.36 |
| <i>% of Budget</i> | 35.6% |

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 |
| 01/20/26 | 541024-51301-5000 | 169017 | VENDOR | INFRAMARK LLC | 1/20/26 Inframark - DEC 2026 - Postage | 2.96 |

| | |
|------------------|------|
| YTD Total | 5.18 |
|------------------|------|

Cypress Shadows Community Development District
 Expenditure Report - General Fund
 For the Period(s) from Oct 01, 2025 to Jan 31, 2026
 (Sorted by Department)

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|---|-------------------|-------------|-------------|--------------------------|--|---|
| | | | | | | Annual Budget \$500.00 |
| | | | | | | <i>Amount Remaining / (Budget overage)</i> \$494.82 |
| | | | | | | <i>% of Budget</i> 1.0% |
| 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 |
| | | | | | | <i>Amount Remaining / (Budget overage)</i> \$0.00 |
| | | | | | | <i>% of Budget</i> 100.0% |
| Account Name: Legal Advertising | | | | | | |
| 11/30/25 | 548002-51301-5000 | 0007457015 | VENDOR | GANETT FLORIDA LOCALIQ | LEGAL AD | 882.32 |
| | | | | | | YTD Total 882.32 |
| | | | | | | Annual Budget \$1,500.00 |
| | | | | | | <i>Amount Remaining / (Budget overage)</i> \$617.68 |
| | | | | | | <i>% of Budget</i> 58.8% |
| 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 |
| | | | | | | YTD Total 11.27 |
| | | | | | | Annual Budget \$300.00 |
| | | | | | | <i>Amount Remaining / (Budget overage)</i> \$288.73 |
| | | | | | | <i>% of Budget</i> 3.8% |
| 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 |
| 01/02/26 | 549936-51301-5000 | 167781 | VENDOR | INFRAMARK LLC | 1/2/26 Inframark - JAN2026 | 125.00 |
| 01/30/26 | 549936-51301-5000 | 170629 | VENDOR | INFRAMARK LLC | 2/1/26 Inframark - FEB2026 | 125.00 |
| 01/30/26 | 549936-51301-5000 | JE001116 | | | Prep 2/1/2026 Inframark - FEB2026 | (125.00) |
| | | | | | | YTD Total 500.00 |
| | | | | | | Annual Budget \$1,500.00 |
| | | | | | | <i>Amount Remaining / (Budget overage)</i> \$1,000.00 |
| | | | | | | <i>% of Budget</i> 33.3% |
| 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 |
| | | | | | | <i>Amount Remaining / (Budget overage)</i> \$0.00 |
| | | | | | | <i>% of Budget</i> 100.0% |
| | | | | | | Financial And Administrative Department Total: \$42,962.04 |

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 |

Cypress Shadows Community Development District
 Expenditure Report - General Fund
 For the Period(s) from Oct 01, 2025 to Jan 31, 2026
 (Sorted by Department)

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|--------------|-------------------|-------------------|----------------|-------------|-----------------------------|------------|
| 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 |
| 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 |
| 01/06/26 | 543041-53150-5000 | 122525-32310- ACH | VENDOR FPL ACH | | ELECTRIC | 107.57 |
| 01/06/26 | 543041-53150-5000 | 122625-1040- ACH | VENDOR FPL ACH | | ELECTRIC | 57.78 |
| 01/06/26 | 543041-53150-5000 | 122625-1045- ACH | VENDOR FPL ACH | | ELECTRIC | 135.51 |
| 01/06/26 | 543041-53150-5000 | 122625-1046- ACH | VENDOR FPL ACH | | ELECTRIC | 124.65 |
| 01/06/26 | 543041-53150-5000 | 122625-1211- ACH | VENDOR FPL ACH | | ELECTRIC | 110.61 |
| 01/06/26 | 543041-53150-5000 | 122625-2137- ACH | VENDOR FPL ACH | | ELECTRIC | 2,259.02 |
| 01/06/26 | 543041-53150-5000 | 122625-42310- ACH | VENDOR FPL ACH | | ELECTRIC | 32.22 |
| 01/06/26 | 543041-53150-5000 | 122625-1216- ACH | VENDOR FPL ACH | | ELECTRIC | 62.82 |
| 01/06/26 | 543041-53150-5000 | 122625-2132- ACH | VENDOR FPL ACH | | ELECTRIC | 34.93 |
| 01/06/26 | 543041-53150-5000 | 122625-2311- ACH | VENDOR FPL ACH | | ELECTRIC | 28.49 |
| 01/06/26 | 543041-53150-5000 | 122625-2318- ACH | VENDOR FPL ACH | | ELECTRIC | 63.20 |
| 01/06/26 | 543041-53150-5000 | 122625-2136- ACH | VENDOR FPL ACH | | ELECTRIC | 26.85 |
| 01/06/26 | 543041-53150-5000 | 122625-1219- ACH | VENDOR FPL ACH | | ELECTRIC | 57.51 |
| 01/06/26 | 543041-53150-5000 | 122625-9264- ACH | VENDOR FPL ACH | | ELECTRIC | 5,720.88 |
| 01/09/26 | 543041-53150-5000 | 122625-1043- ACH | VENDOR FPL ACH | | ELECTRIC | 27.18 |

| | |
|--|--------------|
| YTD Total | 26,559.74 |
| Annual Budget | \$110,000.00 |
| <i>Amount Remaining / (Budget overage)</i> | \$83,440.26 |
| <i>% of Budget</i> | 24.1% |

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) |
| 01/26/26 | 543083-53150-5000 | 011526-59-2- ACH | VENDOR LEE COUNTY UTILITIES | | 1/15/26 LCU - Service period 12/1/26-1/1/26 | 1,321.35 |

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|--|-------------|
| YTD Total | 1,807.74 |
| Annual Budget | \$17,000.00 |
| <i>Amount Remaining / (Budget overage)</i> | \$15,192.26 |
| <i>% of Budget</i> | 10.6% |

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|---|--------------------|
| Utility Services Department Total: | \$28,367.48 |
|---|--------------------|

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 |
| 01/02/26 | 531016-53901-5000 | 167781 | VENDOR INFRAMARK LLC | | 1/2/26 Inframark - JAN2026 | 1,000.00 |
| 01/30/26 | 531016-53901-5000 | 170629 | VENDOR INFRAMARK LLC | | 2/1/26 Inframark - FEB2026 | 1,000.00 |
| 01/30/26 | 531016-53901-5000 | JE001118 | | | Prep 2/1/26 Inframark - FEB2026 | (1,000.00) |

| | |
|--|-------------|
| YTD Total | 4,000.00 |
| Annual Budget | \$12,000.00 |
| <i>Amount Remaining / (Budget overage)</i> | \$8,000.00 |
| <i>% of Budget</i> | 33.3% |

Account Name: Contracts-Preserve Maintenance

Cypress Shadows Community Development District
 Expenditure Report - General Fund
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 (Sorted by Department)

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|--------------|-------------------|------------|-------------|--------------------------------------|---|------------|
| 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 |
| 01/27/26 | 534076-53901-5000 | TPACCE2601 | VENDOR | COMMUNITY ENVIRONMENTAL SERVICES LLC | 1/26/26 Community Environmental Services - JAN2026 | 3,850.00 |

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|--|-------------|
| YTD Total | 15,400.00 |
| Annual Budget | \$46,200.00 |
| <i>Amount Remaining / (Budget overage)</i> | \$30,800.00 |
| <i>% of Budget</i> | 33.3% |

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 |
| 11/14/25 | 534171-53901-5000 | JE001120 | | | Rec 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 |
| 01/12/26 | 534171-53901-5000 | 100739 | VENDOR | LA JUNGLE LAWN MAINTENANCE | 1/1/26 La Jungla Lawn Maintenance - JAN 2026 | 2,584.86 |

| | |
|--|-------------|
| YTD Total | 12,399.44 |
| Annual Budget | \$68,000.00 |
| <i>Amount Remaining / (Budget overage)</i> | \$55,600.56 |
| <i>% of Budget</i> | 18.2% |

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 |
|----------|-------------------|-------|--------|--------------------------------------|---|----------|

| | |
|--|-------------|
| YTD Total | 1,030.00 |
| 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 |
| 12/12/25 | 546041-53901-5000 | JE001121 | | | Rec IRR REPAIRS | (14,910.00) |
| 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 |
| 01/07/26 | 546041-53901-5000 | 14917 | VENDOR | DAVID CUJAS IRRIGATION SERVICES, INC | IRR REPAIRS | 4,525.52 |
| 01/22/26 | 546041-53901-5000 | 15018 | VENDOR | DAVID CUJAS IRRIGATION SERVICES, INC | IRRIGATION REPAIRS | 1,030.00 |
| 01/26/26 | 546041-53901-5000 | 15048 | VENDOR | DAVID CUJAS IRRIGATION SERVICES, INC | IRRIGATION REPAIRS | 52.00 |
| 01/26/26 | 546041-53901-5000 | 15046 | VENDOR | DAVID CUJAS IRRIGATION SERVICES, INC | IRRIGATION REPAIRS | 124.60 |
| 01/26/26 | 546041-53901-5000 | 15043 | VENDOR | DAVID CUJAS IRRIGATION SERVICES, INC | IRRIGATION REPAIRS | 532.00 |
| 01/26/26 | 546041-53901-5000 | 15045 | VENDOR | DAVID CUJAS IRRIGATION SERVICES, INC | IRRIGATION REPAIRS | 311.20 |
| 01/26/26 | 546041-53901-5000 | 15047 | VENDOR | DAVID CUJAS IRRIGATION SERVICES, INC | IRRIGATION REPAIRS | 335.20 |
| 01/26/26 | 546041-53901-5000 | 15057 | VENDOR | DAVID CUJAS IRRIGATION SERVICES, INC | IRRIGATION REPAIRS | 83.60 |
| 01/30/26 | 546041-53901-5000 | 15110 | VENDOR | DAVID CUJAS IRRIGATION SERVICES, INC | IRRIGATION REPAIRS | 83.60 |

Cypress Shadows Community Development District
 Expenditure Report - General Fund
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 (Sorted by Department)

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|--|-------------------|------------|-------------|--------------------------------------|--------------------|--------------------|
| 01/30/26 | 546041-53901-5000 | 15109 | VENDOR | DAVID CUJAS IRRIGATION SERVICES, INC | IRRIGATION REPAIRS | 124.60 |
| 01/30/26 | 546041-53901-5000 | 15104 | VENDOR | DAVID CUJAS IRRIGATION SERVICES, INC | IRRIGATION REPAIRS | 544.40 |
| 01/30/26 | 546041-53901-5000 | 15105 | VENDOR | DAVID CUJAS IRRIGATION SERVICES, INC | IRRIGATION REPAIRS | 544.40 |
| 01/30/26 | 546041-53901-5000 | 15107 | VENDOR | DAVID CUJAS IRRIGATION SERVICES, INC | IRRIGATION REPAIRS | 287.60 |
| 01/30/26 | 546041-53901-5000 | 15108 | VENDOR | DAVID CUJAS IRRIGATION SERVICES, INC | IRRIGATION REPAIRS | 124.60 |
| YTD Total | | | | | | 18,880.47 |
| Annual Budget | | | | | | \$30,000.00 |
| <i>Amount Remaining / (Budget overage)</i> | | | | | | <i>\$11,119.53</i> |
| <i>% of Budget</i> | | | | | | <i>62.9%</i> |

Account Name: Contracts-Preserve Monitoring & Well Replacements

| | | | | | | |
|--|-------------------|----------|--------|-------------------------------|---|-------------------|
| 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 |
| 01/21/26 | 546898-53901-5000 | 9K | VENDOR | PASSARELLA & ASSOCIATES, INC. | Credit Memo 000038 | (3,330.00) |
| 01/22/26 | 546898-53901-5000 | 9K- A | VENDOR | PASSARELLA & ASSOCIATES, INC. | PROJECT #02CWL821 | 4,130.00 |
| YTD Total | | | | | | 2,550.00 |
| Annual Budget | | | | | | \$9,600.00 |
| <i>Amount Remaining / (Budget overage)</i> | | | | | | <i>\$7,050.00</i> |
| <i>% of Budget</i> | | | | | | <i>26.6%</i> |

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> | | | | | | <i>\$0.00</i> |
| <i>% of Budget</i> | | | | | | <i>100.0%</i> |

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> | | | | | | <i>\$4,938.28</i> |
| <i>% of Budget</i> | | | | | | <i>17.8%</i> |

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) |
| 11/14/25 | 546923-53901-5000 | JE001120 | | | Rec 11/14/25 La Jungla - Cord Grass Trimming | 12,360.00 |
| 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 |
| 12/19/25 | 546923-53901-5000 | JE001122 | | | Rec 12/19/25 Blow Out Hand Holes, Fix Receptacle | (3,500.00) |
| YTD Total | | | | | | 12,650.00 |
| Annual Budget | | | | | | \$25,000.00 |
| <i>Amount Remaining / (Budget overage)</i> | | | | | | <i>\$12,350.00</i> |
| <i>% of Budget</i> | | | | | | <i>50.6%</i> |

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 |
| 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 |
| 11/13/25 | 549900-53901-5000 | JE001123 | | | Rec11/13/25 Diamond Access Technology - RFID deposit | 2,028.03 |
| 12/01/25 | 549900-53901-5000 | JE001124 | | | Rec 11/20/25 Diamond Access Technology - Final payment on RFID read | 2,028.03 |
| 12/03/25 | 549900-53901-5000 | 60202292414 | VENDOR | RDS AIR CONDITIONING | 12/3/25 RDS Air Conditioning - Repairs | 156.00 |
| 12/12/25 | 549900-53901-5000 | JE001121 | | | Rec IRR REPAIRS | 14,910.00 |
| 12/16/25 | 549900-53901-5000 | 000342 | VENDOR | CORKSCREW SUDS | 10/27/25 Corkscrew Suds - Pressure Washing | 8,774.56 |
| 12/19/25 | 549900-53901-5000 | JE001122 | | | Rec 12/19/25 Blow Out Hand Holes, Fix Receptacle | 3,500.00 |
| YTD Total | | | | | | 38,039.32 |
| Annual Budget | | | | | | \$30,000.00 |
| <i>Amount Remaining / (Budget overage)</i> | | | | | | <i>(\$8,039.32)</i> |
| <i>% of Budget</i> | | | | | | <i>126.8%</i> |

| | |
|--------------------------------|---------------------|
| Field Department Total: | \$128,198.95 |
|--------------------------------|---------------------|

DEPARTMENT NAME: GATEHOUSE

Account Name: Contracts-Security Services

Cypress Shadows Community Development District
 Expenditure Report - General Fund
 For the Period(s) from Oct 01, 2025 to Jan 31, 2026
 (Sorted by Department)

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|--------------|-------------------|------------|-------------|------------------|--|----------|
| 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 |
| 01/05/26 | 534037-53904-5000 | 17992058 | VENDOR | ALLIED UNIVERSAL | 1/1/26 Allied Universal - 12/19/25-1/1/26 | 8,610.58 |
| 01/19/26 | 534037-53904-5000 | 18032547 | VENDOR | ALLIED UNIVERSAL | 1/15/26 Allied Universal - 1/2-15/2026 | 8,057.30 |

| | |
|--|--------------|
| YTD Total | 65,272.58 |
| Annual Budget | \$208,500.00 |
| <i>Amount Remaining / (Budget overage)</i> | \$143,227.42 |
| <i>% of Budget</i> | 31.3% |

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) |
| 12/31/25 | 543018-53904-5000 | JE001097 | | | | RC JE001083 Utility - Water | 334.79 |
| 12/31/25 | 543018-53904-5000 | JE001098 | | | | RC JE001083 Utility - Water | (334.79) |
| 01/22/26 | 543018-53904-5000 | 010926-53-3 | ACH | VENDOR | LEE COUNTY UTILITIES | SVC PRD 12/04/25-01/07/26 | 53.10 |

| | |
|--|------------|
| YTD Total | 727.72 |
| Annual Budget | \$3,000.00 |
| <i>Amount Remaining / (Budget overage)</i> | \$2,272.28 |
| <i>% of Budget</i> | 24.3% |

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 |
| 11/13/25 | 546034-53904-5000 | JE001123 | | | | Rec11/13/25 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 |
| 12/01/25 | 546034-53904-5000 | JE001124 | | | | Rec 11/20/25 Diamond Access Technology - Final payment on RFID read | (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) |
| 01/20/26 | 546034-53904-5000 | 20843 | | VENDOR | DIAMOND ACCESS TECHNOLOGY, LLC | 1/20/26 Diamond Access Technology - Repairs | 390.48 |
| 01/30/26 | 546034-53904-5000 | JE001088 | | | | Monthly Exp - Diamond Access Inv 12325 | 220.00 |

| | |
|--|------------|
| YTD Total | 1,532.16 |
| Annual Budget | \$7,000.00 |
| <i>Amount Remaining / (Budget overage)</i> | \$5,467.84 |
| <i>% of Budget</i> | 21.9% |

| | |
|------------------------------------|--------------------|
| Gatehouse Department Total: | \$67,532.46 |
|------------------------------------|--------------------|

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 |
| 01/14/26 | 534047-53917-5000 | TPACPM2601 | | VENDOR | COMMUNITY ENVIRONMENTAL SERVICES LLC | 1/13/26 Community Environmental Services - JAN2026 | 3,530.00 |

| | |
|--|-------------|
| YTD Total | 14,120.00 |
| Annual Budget | \$42,360.00 |
| <i>Amount Remaining / (Budget overage)</i> | \$28,240.00 |
| <i>% of Budget</i> | 33.3% |

Account Name: R&M-Aeration & Fountains

| | | | | | | | |
|----------|-------------------|------------|--|--------|--------------------------------------|----------------------------------|----------|
| 01/29/26 | 546364-53917-5000 | TPACAE2601 | | VENDOR | COMMUNITY ENVIRONMENTAL SERVICES LLC | Aeration Repairs lake 1,12,13,14 | 9,530.00 |
|----------|-------------------|------------|--|--------|--------------------------------------|----------------------------------|----------|

| | |
|--|-------------|
| YTD Total | 9,530.00 |
| Annual Budget | \$12,000.00 |
| <i>Amount Remaining / (Budget overage)</i> | \$2,470.00 |
| <i>% of Budget</i> | 79.4% |

Cypress Shadows Community Development District

Expenditure Report - General Fund
 For the Period(s) from Oct 01, 2025 to Jan 31, 2026
 (Sorted by Department)

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

| | |
|--|--------------------|
| Lakes And Ponds Department Total: | \$23,650.00 |
|--|--------------------|

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 |
| <i>Amount Remaining / (Budget overage)</i> | \$44,200.00 |
| <i>% of Budget</i> | 1.8% |

| | |
|-----------------------------------|-----------------|
| Reserves Department Total: | \$800.00 |
|-----------------------------------|-----------------|

| | |
|---|---------------------|
| TOTAL EXPENDITURES & OTHER FINANCING USES: | \$291,510.93 |
|---|---------------------|

Cypress Shadows Community Development District

Expenditure Report - Series 2012 Debt Service Fund

For the Period(s) from Oct 01, 2025 to Jan 31, 2026

(Sorted by Department)

| Posting Date | Account # | Document # | Trans. 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 |
|--|---------------------|

| | |
|---|----------------------|
| TOTAL EXPENDITURES & OTHER FINANCING USES: | \$ 135,187.50 |
|---|----------------------|

Cypress Shadows Community Development District

Expenditure Report - Series 2022 Debt Service Fund

For the Period(s) from Oct 01, 2025 to Jan 31, 2026

(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 |
| | | | | | | <i>Amount Remaining / (Budget overage)</i> \$0.00 |
| | | | | | | <i>% of Budget</i> 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 |
| | | | | | | <i>Amount Remaining / (Budget overage)</i> \$23,860.00 |
| | | | | | | <i>% of Budget</i> 50.8% |

| | |
|--|--------------------|
| Debt Service Payments Department Total: | \$61,600.00 |
|--|--------------------|

| | |
|---|--------------------|
| TOTAL EXPENDITURES & OTHER FINANCING USES: | \$61,600.00 |
|---|--------------------|

RESOLUTION 2026-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CYPRESS SHADOWS
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE AUTHORIZED
SIGNATORIES FOR THE DISTRICT’S OPERATING BANK ACCOUNT(S); AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Cypress Shadows Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Lee County, Florida; and

WHEREAS, the District’s Board of Supervisors (the “Board”) has selected a depository as defined in Section 280.02, *Florida Statutes*, which meets all the requirements of Chapter 280 and has been designated by the State Treasurer as a qualified public depository; and

WHEREAS, the Board desires now to authorize signatories for the operating bank account(s).

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

Section 1. The Secretary, and Treasurer, are hereby designated as authorized signatories for the operating bank accounts of the District.

Section 2. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on March 5, 2026.

Attest:

**Cypress Shadows
Community Development District**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT’S USE OF THE LEE COUNTY SUPERVISOR OF ELECTIONS TO CONTINUE CONDUCTING THE DISTRICT’S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION.

WHEREAS, the Cypress Shadows Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Lee County, Florida; and

WHEREAS, the Board of Supervisors of the Cypress Shadows Community Development District (hereinafter the “Board”) seeks to implement Section 190.006(3)(A)(2)(c), Florida Statutes and to instruct the Lee Supervisor of Elections (the “Supervisor”) to conduct the District’s General Elections.

WHEREAS, the Supervisor has requested the District adopt a Resolution confirming the District’s use of the Supervisor for the purpose of conducting the District’s future supervisor elections in conjunction with the General Election; and

WHEREAS, the District desires to continue to use the Supervisor for the purpose of conducting the District’s Supervisor elections in conjunction with the General Election.

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

Section 1. The Board is currently made up of the following individuals: Nicholas Liberto, Gary Gauvin, Norman Reno, Joseph Molsen and Delos Stapf.

Section 2. The term of office for each member of the Board is as follows:

| | | |
|--------|--------------------|--------------|
| Seat 1 | Supervisor Liberto | Expires 2028 |
| Seat 2 | Supervisor Gauvin | Expires 2026 |
| Seat 3 | Supervisor Reno | Expires 2028 |
| Seat 4 | Supervisor Molsen | Expires 2026 |
| Seat 5 | Supervisor Stapf | Expires 2026 |

Section 3. Seat 2, currently held by Gary Gauvin, Seat 4, currently held by Joseph Molsen and Seat 5, currently held by Delos Stapf are scheduled for the General Election on November 3, 2026.

Section 4. Pursuant to section 190.006(8), Florida Statutes, members of the Board shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting of the Board, not to exceed \$4,800 per year per member.

Section 5. The term of office for the individuals to be elected to the Board in the November 2026 General Election is four years.

Section 6. The new Board members shall assume office on the second Tuesday following their election.

Section 7. The District hereby instructs the Supervisor to continue conducting the District's elections in conjunction with the General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

PASSED AND ADOPTED THIS 5TH DAY OF MARCH 2026.

ATTEST:

**CYPRESS SHADOWS
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION 2026-08

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

WHEREAS, the Board of Supervisors of the Cypress Shadows Community Development District at a regular business meeting, held on March 5, 2026, desires to designate the below recited persons to the offices specified.

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

The following persons were designated to the offices shown, to wit:

- _____ Chairperson
- _____ Vice Chairperson
- Angel Montagna Secretary
- Eric Davidson Treasurer
- Stephen Bloom Assistant Treasurer
- Lisania Brito Assistant Secretary
- _____ Assistant Secretary
- _____ Assistant Secretary
- _____ Assistant Secretary
- _____ Assistant Secretary

PASSED AND ADOPTED THIS, 5TH DAY OF MARCH, 2026.

Chairperson/Vice Chairperson

Secretary/Assistant Secretary

RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE CYPRESS SHADOWS CDD FINANCIAL PLAN & POLICY; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Cypress Shadows Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (the “Board”) desires to adopt certain policies relating to asset operations, maintenance, repair and replacement for the District; and

WHEREAS, the Board desires to adopt certain policies with respect to financial planning for the District.

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

Section 1. Recitals. The foregoing recitals are true and correct and incorporated herein as if written into the body of this Resolution.

Section 2. Financial Plan & Policy. The Cypress Shadows CDD Financial Plan & Policy attached hereto and made a part of this Resolution as Exhibit “A” is hereby approved as the policy of the District.

Section 4. Continuing Effect. The Cypress Shadows CDD Financial Plan & Policy attached to this Resolution as Exhibit “A” shall stay in full force and effect until such time as the Board may amend or rescind said policy.

Section 5. Severability. Should any sentence, section, clause, part or provision of this Resolution be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Resolution as a whole, or any part thereof, other than the part declared invalid.

Section 6. Conflicts. All Sections or parts of Sections of any Resolutions or actions of the Board in conflict are hereby repealed to the extent of such conflict.

Section 7. Effective Date. This Resolution shall take effect immediately upon adoption.

{Remainder of page intentionally left blank. Signatures begin on next page.}

PASSED AND ADOPTED at a meeting of the Board of Supervisors of Cypress Shadows Community Development District this 5th day of March, 2026.

Attest:

**CYPRESS SHADOWS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Exhibit "A"

Cypress Shadows CDD Financial Plan & Policy

General Objectives:

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

Definitions:

District – refers to Cypress Shadows Community Development District.

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

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

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

Residents – refers to those people living within the District.

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

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

Financial Plan & Policy:

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

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

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

2. Every three years the District shall enlist the help of a consultant holding credentials to perform such work to develop a new, or update an existing, reserve study to determine the amount of reserve funds that shall be collected annually to repair or replace assets valued at less than \$125,000.00. Occasional minor repairs to high-value assets above \$125,000.00 shall be included in the reserve study and funded with reserve contributions (e.g. road patching and localized paving, localized sidewalk repair or replacement, etc.).
3. High value asset repairs or replacement costing more than \$125,000.00 (e.g. roads, sidewalks, street curbs and gutters, stormwater management structures, irrigation systems, etc.) shall be identified in the reserve study but will generally be excluded from annual reserve contributions, unless specific conditions warrant inclusion as determined by the Board. They will be funded using replacement bonds or other financial instruments, as available to the District provided by Florida Statute. Coincidentally, these high-value assets have a lifespan (30 years or more) that matches the maturity of the bonds used to construct or replace them. Furthermore, asset repairs or replacement in this value range shall be grouped together as feasible, while meeting the needs of the District, to achieve an economy of scale to attain bonding at a reasonable cost for the District. Bonding for the district shall be attained with the help of a professional firm credentialed to perform this work to ensure the District's interests are protected and meet Florida Statutes.
4. The collected reserve funds shall be divided into two general categories: Operational Reserves and Capital Reserves. The Operational Reserves value shall be recommended by District Manager to ensure annual operation and maintenance obligations can be fulfilled while the special assessment funds are deposited over the fiscal year. For planning purposes, Capital Reserves shall be allocated for the items identified in the reserve study and at the percent allocation value shown therein. These reserve values and allocations shall be shown on the District's balance sheet in similar detail. These allocated reserves may be temporarily reallocated by the District under emergency conditions, with a replenishment plan that meets the District's future needs.
5. The District Manager and Board of Supervisors shall jointly prepare a five-year plan using the above-mentioned guidelines and information to stabilize the annual special assessments collected from homeowners and reduce unnecessary volatility of these special assessments. This plan shall include projected budget amounts for line items shown in the annual Operations and Maintenance Budget during the plan period. This plan shall be reviewed and updated annually, as necessary, to meet the District's financial planning needs.