



# *Cypress Shadows Community Development District*

**April 2, 2026**

**Agenda Package**

2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FLORIDA 33607

## CLEAR PARTNERSHIPS



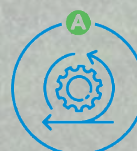
COLLABORATION



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

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

## Meeting Agenda

Thursday, April 2, 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. Consideration of Bids for Lake Bank Erosion Repairs
    - D. Vendor Reports
      - i. Ponds Report.....Page 3
      - ii. Conservation Report.....Page 4
      - iii. Irrigation Update
    - E. District Manager
      - i. Field Inspection Report.....Page 5
      - ii. Action Items List.....Page 9
  5. **Business Items**
    - A. Discussion of Stormwater Management Rules and Policies.....Page 13
    - B. Five-Year Budget Plan Discussion
    - C. Commencement of Fiscal Year 2027 Budget Process.....Page 51
  6. **Business Administration**
    - A. Consideration of Minutes of the March 5, 2026 Meeting.....Page 71
    - B. Consideration of February 2026 Financial Statements and Check Register.....Page 77
    - C. Items Approved Under Resolution 2023-09
      - i. Ratification of Hoover #SPN104566 for Front Panel & Butterfly Valve Replacement.....Page 105
      - ii. Ratification of Hoover #196179 for \$897.12 for Custom Stainless Steel Spool Piece.....Page 108
  7. **Chairperson’s Comments**
  8. **Supervisor Requests**
    - A. Supervisor Liberto
    - B. Supervisor Molsen
    - C. Supervisor Reno
    - D. Supervisor Stapf
  9. **Audience Comments – Three (3) Minute Time Limit**
  10. **Adjournment**

The next meeting is scheduled to be held Thursday, May 7, 2026, at 6:00 p.m.

### District Office:

Inframark, Infrastructure Management Services  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607  
239-367-4246

### Meeting Location:

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

# Invoice & Report

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

**DATE:**  
 March 13, 2026

**INVOICE #**  
 TPACPM2603

**Prepared for:**

CYPRESS SHADOWS CDD  
 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 Cypress Shadows CDD. Service dates 3/6, 9, 12			\$ 3,530.00
<b>Report</b>	<b>Aeration</b>	<b>Fountains</b>	
<b>Pond 1:</b> Foliar treatment with AquaMaster aquatic herbicide @ 2% (5 gallons) Species: Torp grass, alligator weed, dollar weed, climbing hemp vine, sonchus	Working: Y	Working: Y	
<b>Pond 2:</b> Foliar treatment with AquaMaster aquatic herbicide @ 2% (10 gallons) Species: Torp grass, dog fennel, climbing hemp vine, camphor weed	Working: N	Working: Y	
<b>Pond 3:</b> Foliar treatment with AquaMaster aquatic herbicide @ 2% (12 gallons) Species: Torp grass, eastern cockspur, climbing hemp vine, sonchus, camphor weed, dog fennel, salt bush	Working: Y		
<b>Pond 4:</b> Foliar treatment with AquaMaster aquatic herbicide @ 2% (10 gallons) Species: Torp grass, eastern cockspur, camphor weed, climbing hempvine	Working: Y		
<b>Pond 5:</b> Foliar treatment with AquaMaster aquatic herbicide @ 2% (35 gallons) Species: eastern cockspur, camphor weed, Torp grass, climbing hemp vine, dog fennel	Working: Y		
<b>Pond 6:</b> Foliar treatment with AquaMaster aquatic herbicide @ 2% (15 gallons) Species: eastern cockspur, Torp grass, camphor weed, climbing hempvine, sonchus, dog fennel	Working: Y		
<b>Pond 7:</b> Foliar treatment with AquaMaster aquatic herbicide @ 2% (85 gallons) Species: climbing hempvine, Torp grass, purple bush bean, dog fennel, eastern cockspur, sonchus, camphor weed, salt bush	Working: Y		
<b>Pond 8:</b> Foliar treatment with AquaMaster aquatic herbicide @ 2% (15 gallons) Species: Torp grass, eastern cockspur, climbing hemp vine	Working: Y		
<b>Pond 9:</b> Foliar treatment with AquaMaster aquatic herbicide @ 2% (20 gallons) Species: Torp grass, eastern cockspur	Working: Y		
<b>Pond 10:</b> Foliar treatment with AquaMaster aquatic herbicide @ 2% (5 gallons) Species: Torp grass, climbing hempvine	Working: Y		
<b>Pond 11:</b> Foliar treatment with AquaMaster aquatic herbicide @ 2% (55 gallons) Species: Torp grass, climbing hempvine, dog fennel, eastern cockspur, sonchus	Working: Y		
<b>Pond 12:</b> Foliar treatment with AquaMaster aquatic herbicide @ 2% (3 gallons) Species: Torp grass, climbing hemp vine	Working: Y		
<b>Pond 13:</b> Foliar treatment with AquaMaster aquatic herbicide @ 2% (7 gallons) Species: Torp grass, eastern cockspur, climbing hempvine	Working: Y		
<b>Pond 14:</b> Foliar treatment with AquaMaster aquatic herbicide @ 2% (65 gallons) Species: eastern cockspur, Torp grass, dog fennel, climbing hempvine, camphor weed, dollar weed, sonchus	Working: Y		
<b>Pond 15:</b> Foliar treatment with AquaMaster aquatic herbicide @ 2% (10 gallons) Species: climbing hemp vine, Torp grass, eastern cockspur	Working: Y		
<b>Pond 16:</b> Foliar treatment with AquaMaster aquatic herbicide @ 2% (40 gallons) Species: Torp grass, eastern cockspur, climbing hempvine	Working: Y		
<b>Pond 17:</b> Foliar treatment with AquaMaster aquatic herbicide @ 2% (7 gallons) Species: Torp grass, climbing hempvine, camphor weed	Working: Y		
<b>Total (net 30)</b>			<b>\$ 3,530.00</b>

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

**THANK YOU FOR YOUR BUSINESS!**

**Community Environmental Services, LLC**

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


# INVOICE

**DATE:**  
March 13, 2026

**INVOICE #**  
TPACCE2603

**Prepared for:**

CYPRESS SHADOWS CDD  
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 March Conservation area maintenance. Service dates March 10, 11, 12	\$ 3,850.00
<b>Report for HOA and SFWMD:</b>	
<b>Unit 1 - Cut stump treatment with Triclopyr 4 @ 20% (28 oz) - melaleuca, lygodium, Brazilian pepper, Java plum</b>	
<b>Unit 2C - Cut stump treatment with Triclopyr 4 @ 20% (136 oz) - melaleuca, downy rose Myrtle, lygodium, Brazilian pepper, Java plum</b>	
<b>Unit 3 - Cut stump treatment with Triclopyr 4 @ 20% (7 oz) - melaleuca, arica palm, Senegal date palm</b>	
<b>Unit 4 - Cut stump treatment with Triclopyr 4 @ 20% (20 oz) - melaleuca, Brazilian pepper, lygodium, primrose</b>	
<b>Unit 5 - Cut stump treatment with Triclopyr 4 @ 20% (8 oz) - melaleuca</b>	
<b>Pond 2 preserve - Cut stump treatment with Triclopyr 4 @ 20% (75 oz) - melaleuca, Brazilian pepper, climbing cassia, primrose, lygodium, Java plum, caesar weed Backpacks needed for lygodium and poison ivy</b>	
	
<b>TOTAL</b>	<b>\$ 3,850.00</b>

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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

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Tuesday, March 17 2026

9 Items Identified

9 Items Incomplete



**ITEM 1**

Assigned To: Hoover Pumping Systems

Please repair the leak in the bladder pipe in Pond 1.

Status: Hoover Pumping Systems confirmed that repairs were completed on March 17 at 6:00 PM



**ITEM 2**

Assigned To: Electrician

New covers are required for the electrical equipment at the pump near Pond 1. Please assess and proceed with replacement as needed

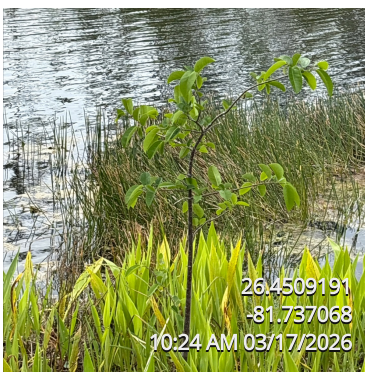


**ITEM 3**

Assigned To: La Jungla

Please provide a proposal to mow the low-lying areas and cover any exposed piping.

Status: Lorenzo has been notified and has submitted a proposal. We are currently in the process of obtaining bids from three additional landscape companies.

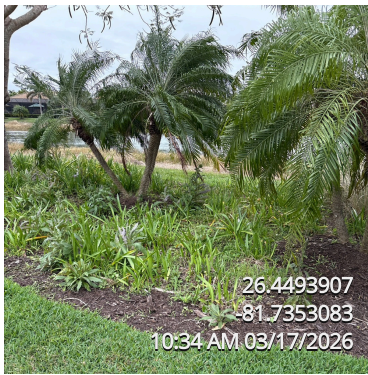


**ITEM 4**

Assigned To: La Jungla

Please remove the small tree from Pond #5.

Status: La Jungla has been notified and will complete the removal.



### ITEM 5

Assigned To: La Jungla

Please ensure the overgrown weeds in the bed are cleared.

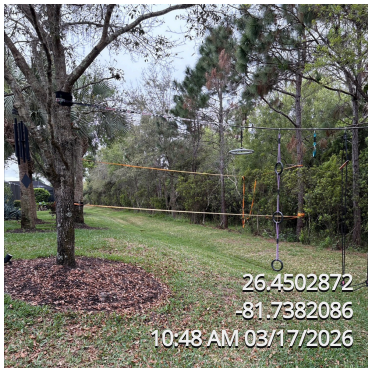
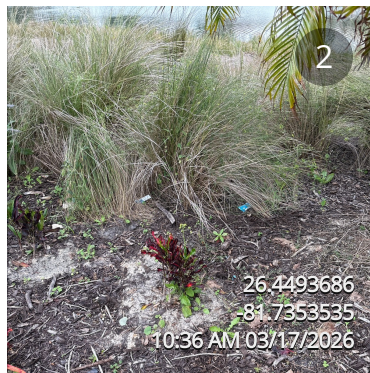
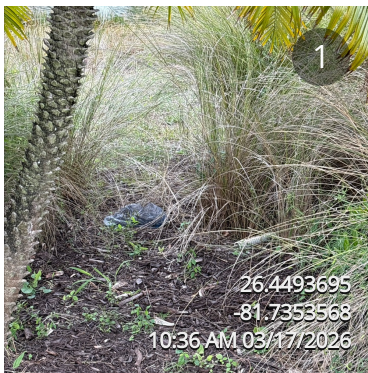
La Jungla has been notified and will be addressing this issue.

### ITEM 6

Assigned To: La Jungla

Please remove and properly dispose of all accumulated garbage.

Status: La Jungla has been notified and will address this matter.



### ITEM 7

Assigned To: Administration

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

Has the homeowner received a letter instructing them to remove these lines?



## ITEM 8

Assigned To: La Jungla

Please install cordgrass along the designated grass areas.

Status: Mars Environmental has scheduled berm plantings for March 30, 2026.

## ITEM 9



## DISTRICT SERVICES

### Cypress Shadows CDD - Action Items

Project	District Management Updates	Agenda Item
<b>INFRAMARK</b>		
Diamond Access	3/26 Troubleshooting Access Issue	
City of Estero	Irrigation Credit to be applied for	
Approved		
Road Line Striping	Approved & scheduled for 3/26. Revised proposal received 3/19. Signed contract returned; contractor proposed site visit for 3/31. Robert Giro contacted Paramount Asphalt Sealcoating 3/12/26 to perform site inspection of scope, 3/26/26 Vendor completing LDO prior to starting the project. Start Date to be determined	
Berm replanting	3/20 Noted as major deficiency in field inspection report. LDO/quote needed before rainy season. 3/20 Approved scheduled for 3/26 3/19 - Revised proposal was received and approved 2/23 - Mr. Vega contacted Mar Enviromental for site visit to confirm plantings 3/19 Left Message with Nora confirming start date.	
Trimming Lotorals	3/26 - Field Inspector (Robert) is working on obtaining 3-4 bids from others vendors. 3/25 - Estimate 988882 from La Jungla received \$36,000 Labor - Trimming dry Lotorals for all of the lakes	
Fountain Light – Pond 1	3/24 - Still not working. Status requested from CES (Jeff Key).	
Aerator Compressor – Pond 2	3/24 - In shop for repair. Status requested from CES.	
Preserve Boundary Marker (SE corner Unit 5)	3/26 - Needed so CES knows where to stop removing invasives. Surveyor quotes in progress.	
CAD Drawing – Low Voltage Lighting (\$600)	Approved last month. Draft requested from Frank Savage today for Gary’s review before April meeting.	
Printed Ownership/Pond Maps (15 copies)	11x17+ format requested from Frank Savage (engineer)	
Stone Covering – Exposed Pipes Lake 3	Quote still missing (requested from La Jungla).	







**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.

**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.

**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.

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**

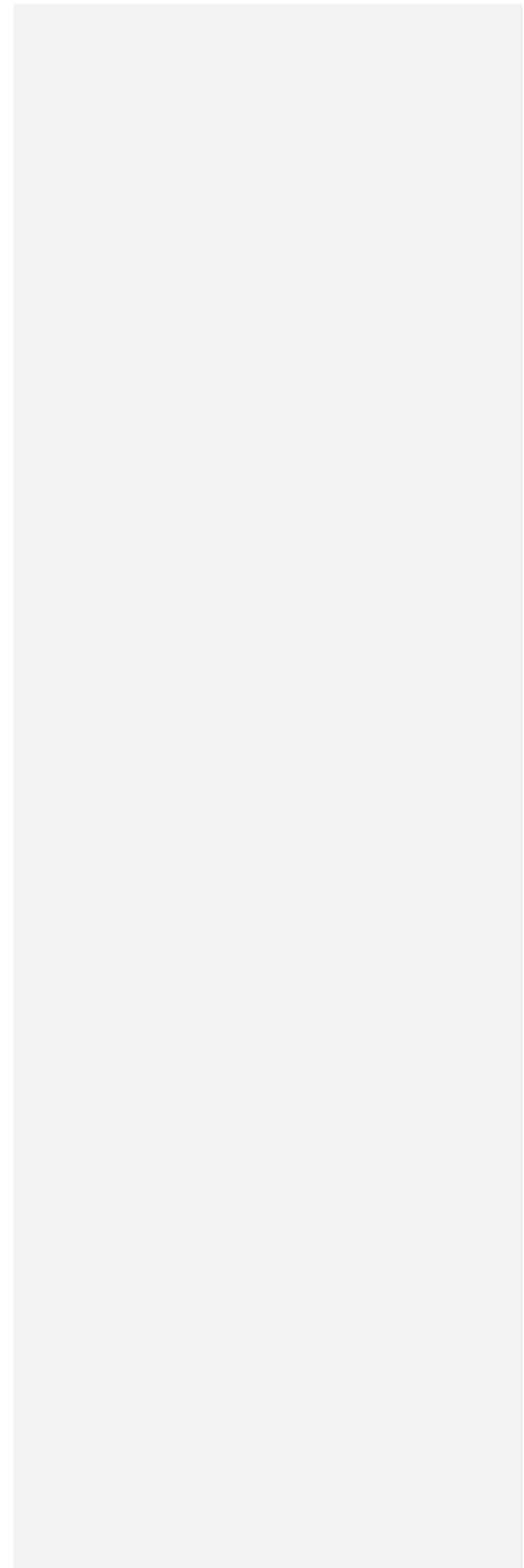
These Rules shall be effective upon their adoption.

- 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.

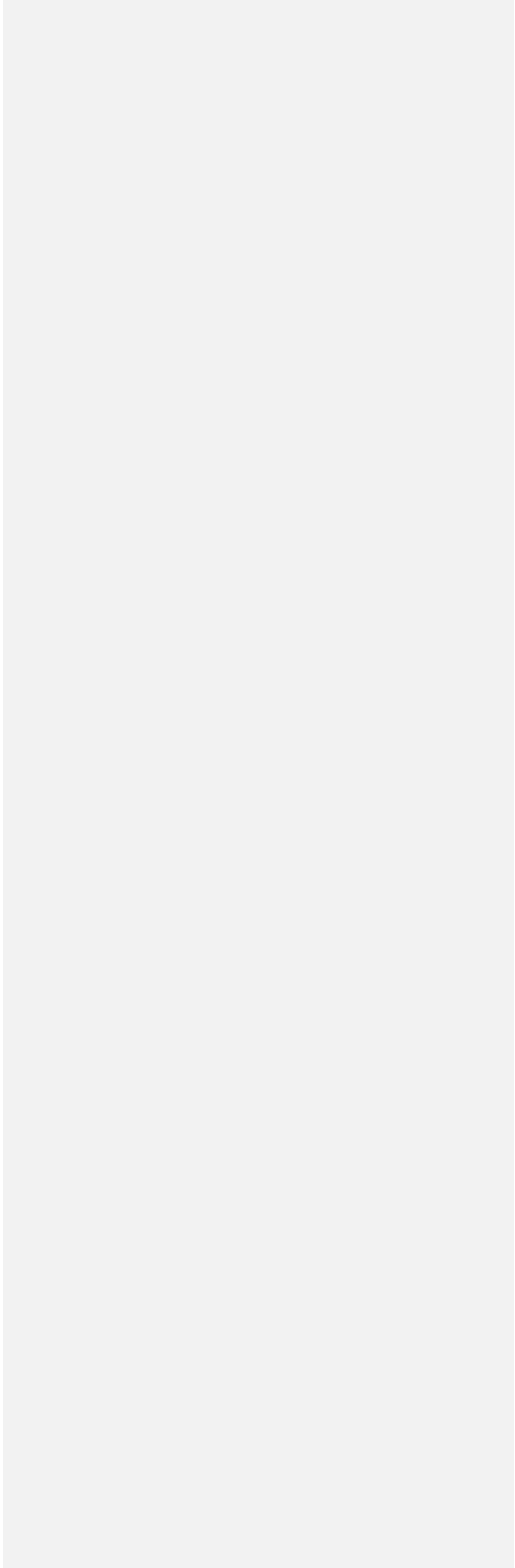
**LICENSOR:**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

**LICENSEE:**

**CYPRESS SHADOWS COMMUNITY  
DEVELOPMENT DISTRICT**

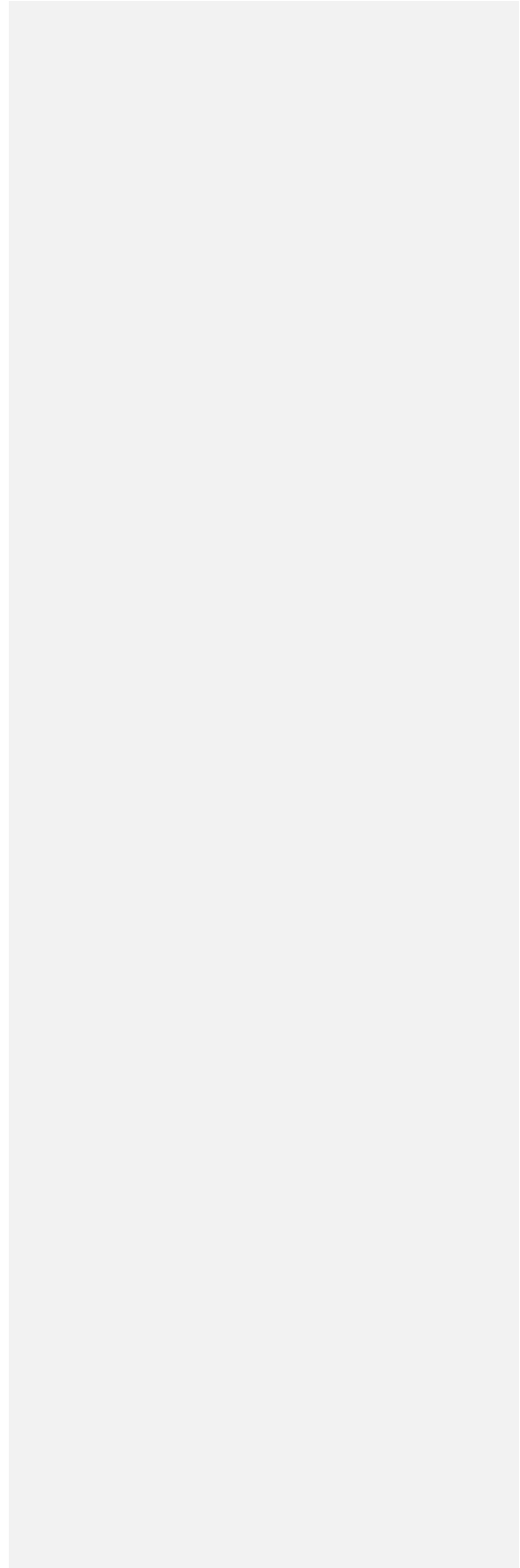
By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: Chairman / Vice Chairman



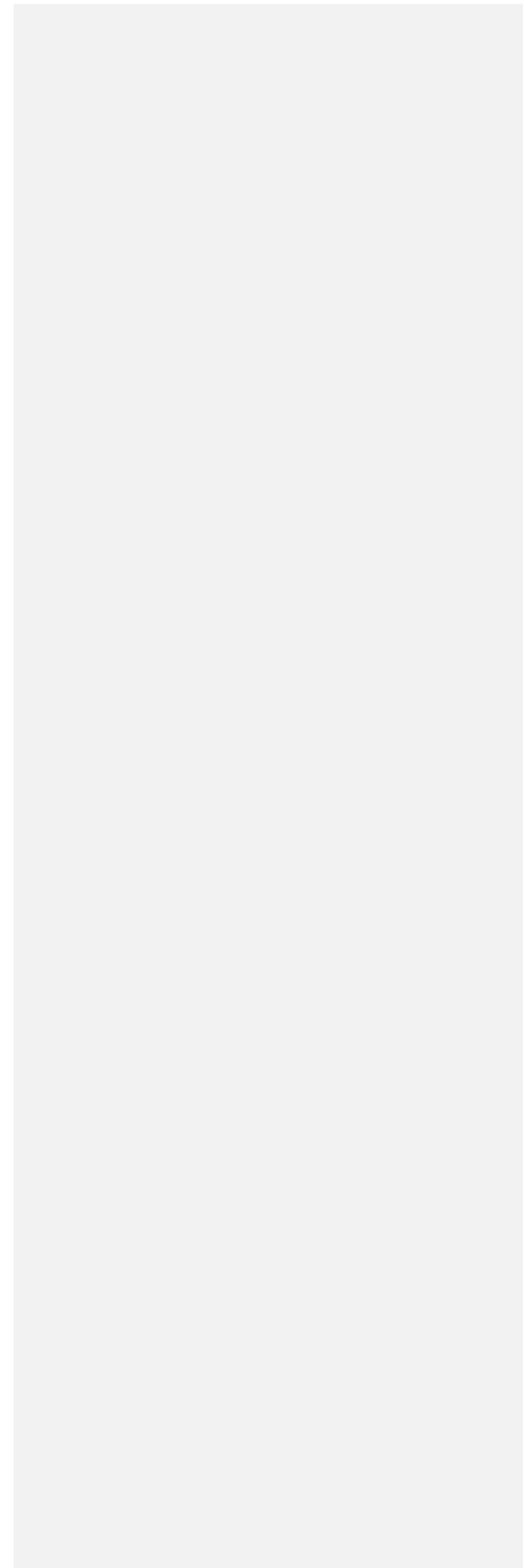
**EXHIBIT "A"**

**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

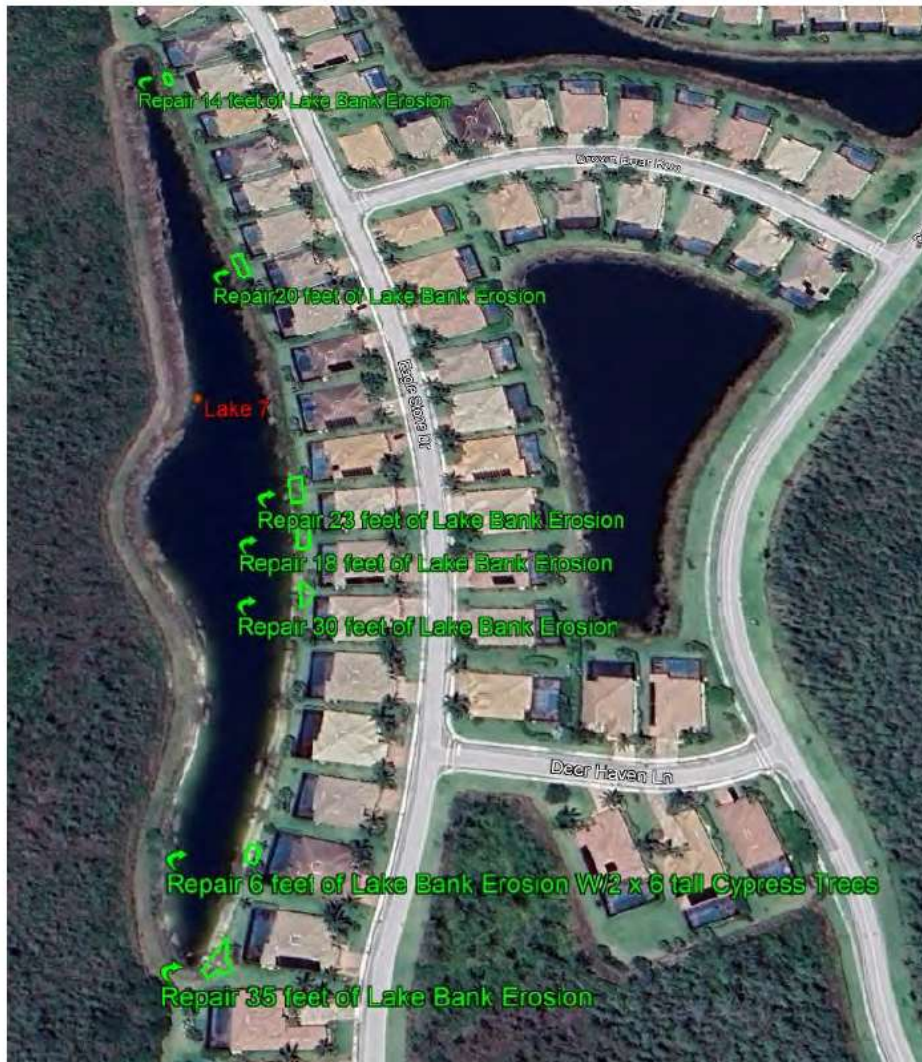


ADDITIONALLY:  
PLANT TWO  
CYPRESS TREES

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](mailto:jlv@johnsoneng.com)>  
**Sent:** Monday, September 9, 2024 11:44 AM  
**To:** Faircloth, Justin <[Justin.Faircloth@inframark.com](mailto:Justin.Faircloth@inframark.com)>  
**Cc:** Don Lozzi ([dlozzi@cypress-shadows-cdd.org](mailto:dlozzi@cypress-shadows-cdd.org)) <[dlozzi@cypress-shadows-cdd.org](mailto:dlozzi@cypress-shadows-cdd.org)>; Swade, Janice <[janice.swade@inframark.com](mailto: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](http://cypress-shadows-cdd.org).

**Section 2. Background, Intent, Findings and Purpose**

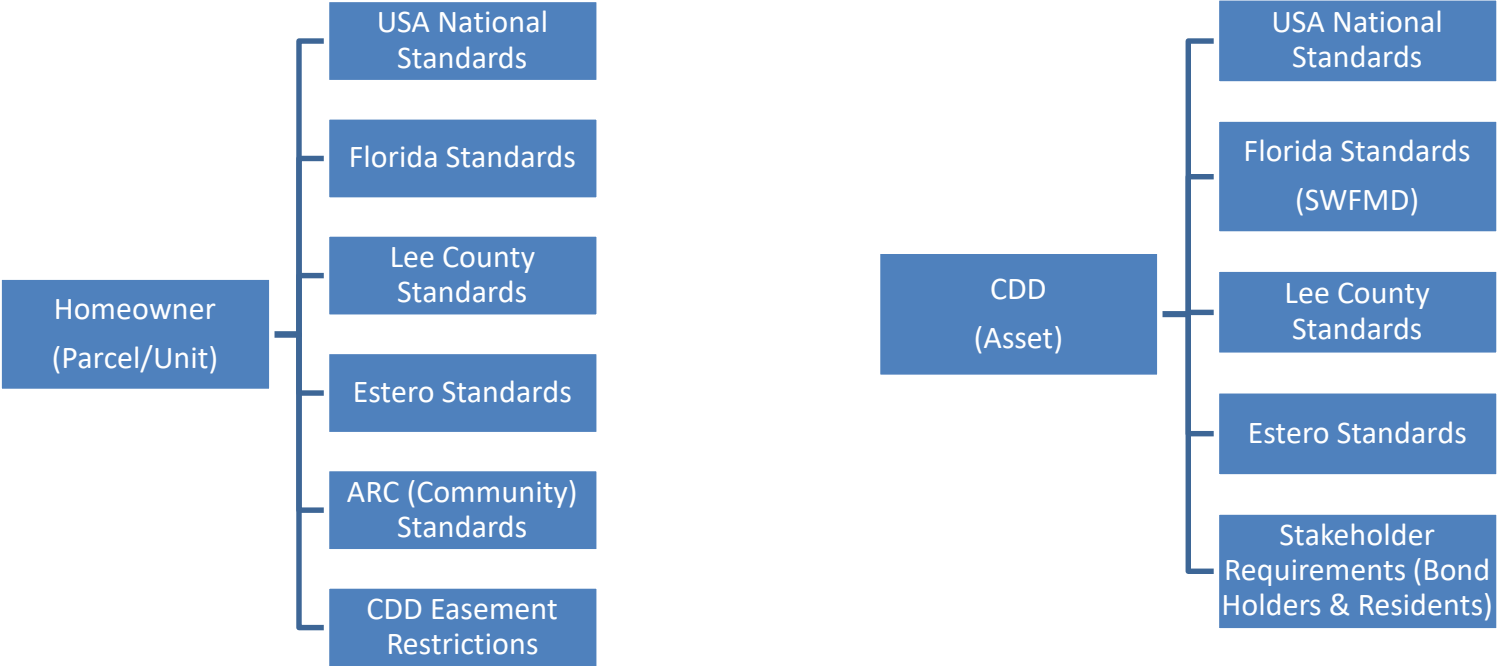
a. The District was created pursuant to the provisions of Chapter 190, Florida Statutes (the "**Act**") and was established to provide for ownership, operation, maintenance, and provision of various public improvements, facilities and services within its jurisdiction. The purpose of these rules and policies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

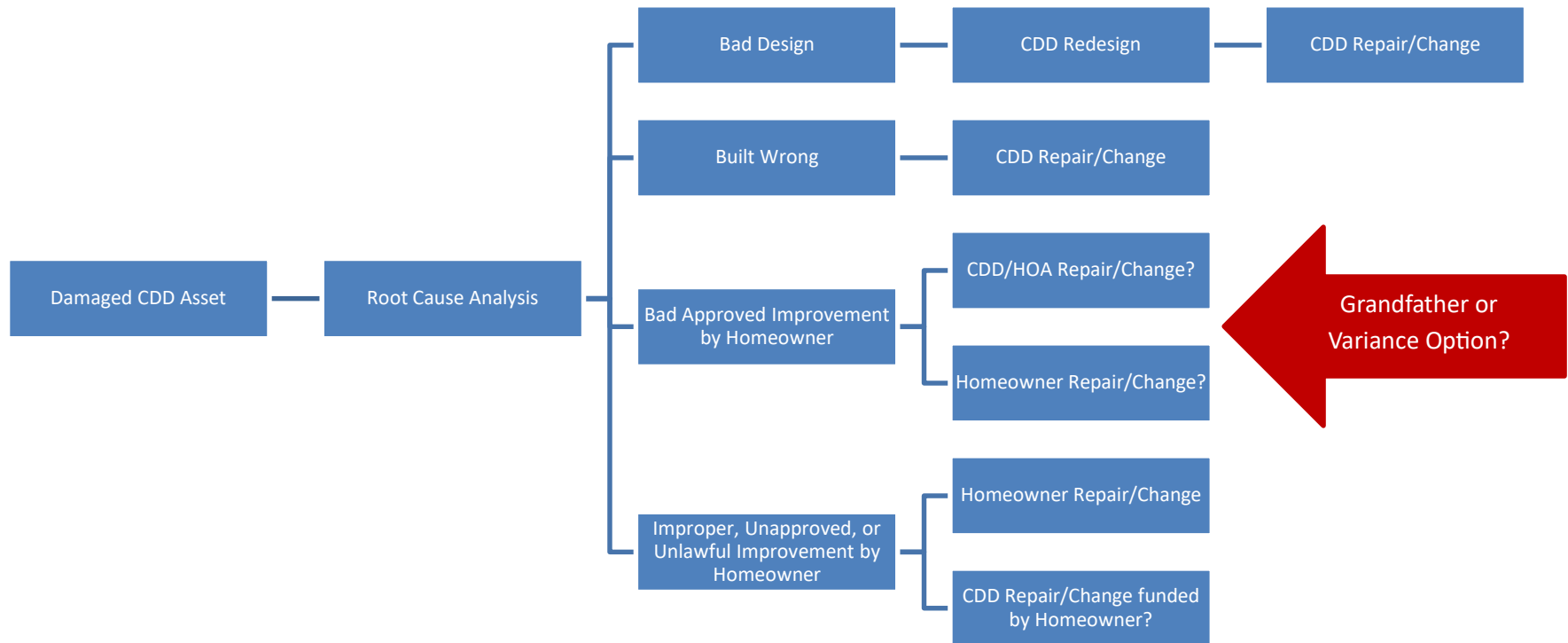
# Jurisdictions & Requirements



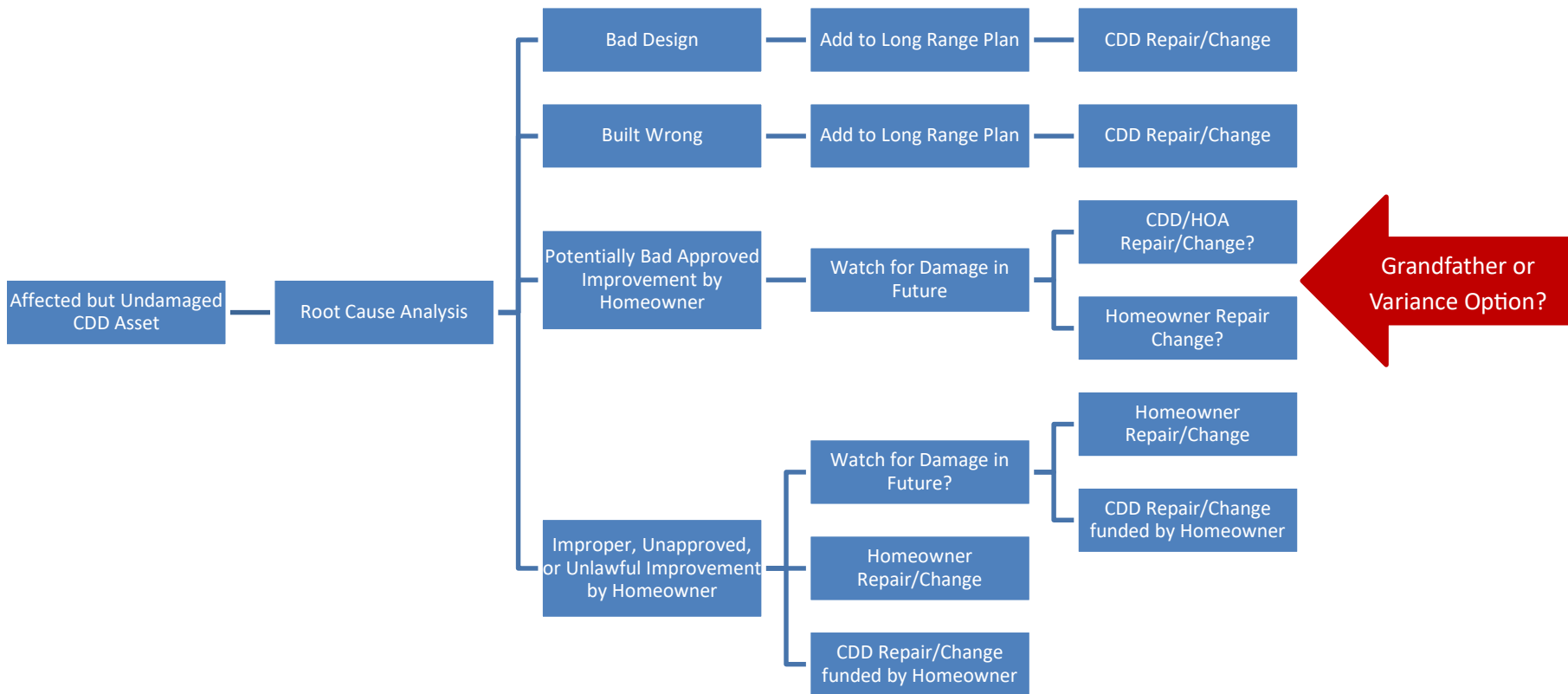
## **Problems/Issues**

- 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



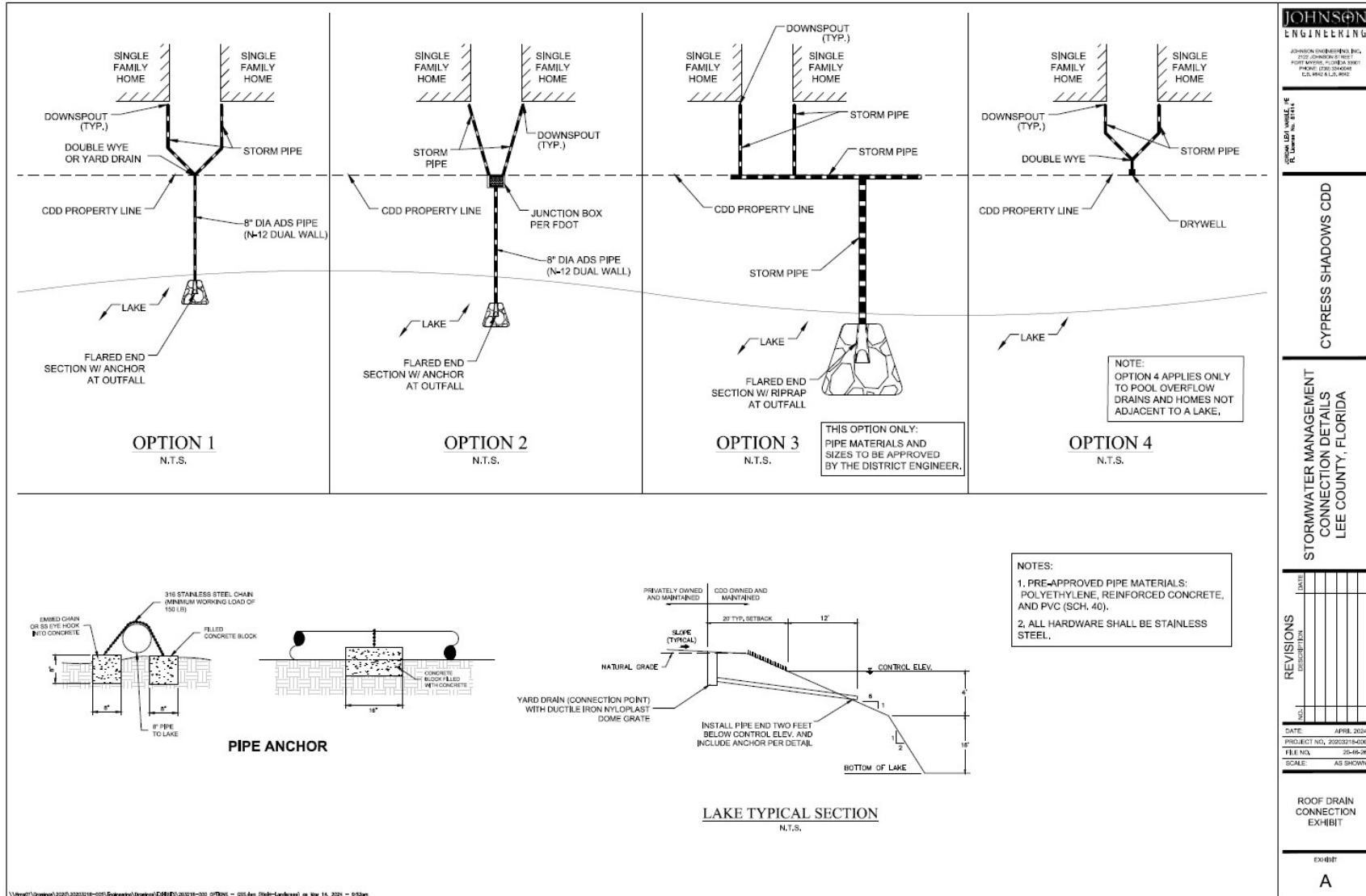
## **Policy Execution Issues**

- 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





*Cypress Shadows*  
*Community Development District*

**FISCAL YEAR 2027**

**Proposed Budget**

**(April 2, 2026 Meeting)**

**CLEAR PARTNERSHIPS**



## **Cypress Shadows**

Community Development District

### **Budget Overview**

FY 2027

## **Cypress Shadows**

Community Development District

## **Operating Budget**

FY 2027

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**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 2/28/2026	PROJECTED March- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
<b>REVENUES</b>					
Interest - Investments	\$35,000.00	\$17,713.00	\$17,287.00	\$35,000.00	\$35,000.00
Special Assmnts- Tax Collector	\$985,506.00	\$931,935.00	\$53,571.00	\$985,506.00	\$991,730.41
Special Assmnts- Other	\$0.00	\$2,680.00	\$0.00	\$2,680.00	\$0.00
Special Assmnts- Discounts	-\$39,420.00	-\$36,415.00	\$0.00	-\$36,415.00	-\$39,669.22
<b>TOTAL REVENUES</b>	<b>\$981,086.00</b>	<b>\$915,913.00</b>	<b>\$70,858.00</b>	<b>\$986,771.00</b>	<b>\$987,061.20</b>
<b>EXPENDITURES</b>					
<i>Administrative</i>					
Annual District Filing Fee	\$175.00	\$175.00	\$0.00	\$175.00	\$175.00
Auditing Services	\$5,500.00	\$0.00	\$5,500.00	\$5,500.00	\$5,500.00
Bank Fees	\$100.00	\$0.00	\$100.00	\$100.00	\$100.00
Legal Advertising	\$1,500.00	\$882.00	\$618.00	\$1,500.00	\$1,500.00
Misc-Assessment Collection Cost	\$19,710.00	\$0.00	\$19,710.00	\$19,710.00	\$19,834.61
Misc-Contingency	\$300.00	\$11.00	\$289.00	\$300.00	\$300.00
P/R-Board of Supervisors	\$12,000.00	\$4,400.00	\$7,600.00	\$12,000.00	\$12,000.00
Postage, Phone, Faxes, Copies	\$500.00	\$7.00	\$493.00	\$500.00	\$500.00
ProfServ-Engineering	\$30,000.00	\$6,007.00	\$23,993.00	\$30,000.00	\$30,000.00
ProfServ-Legal Services	\$30,000.00	\$12,059.00	\$17,941.00	\$30,000.00	\$30,000.00
ProfServ-Mgmt Consulting	\$50,000.00	\$21,961.00	\$28,039.00	\$50,000.00	\$50,000.00
ProfServ-Property Appraiser	\$441.00	\$441.00	\$0.00	\$441.00	\$441.00
ProfServ-Trustee Fees	\$7,500.00	\$9,027.00	\$0.00	\$9,027.00	\$9,027.00
Public Officials Insurance	\$4,197.00	\$4,197.00	\$0.00	\$4,197.00	\$4,617.00
Website Administration	\$1,500.00	\$625.00	\$875.00	\$1,500.00	\$1,500.00
Website Compliance	\$1,553.00	\$0.00	\$1,553.00	\$1,553.00	\$1,599.59
Misc-Web Hosting	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
<b>Total Administrative</b>	<b>\$165,976.00</b>	<b>\$59,792.00</b>	<b>\$107,711.00</b>	<b>\$167,503.00</b>	<b>\$168,094.20</b>
<i>Gatehouse</i>					
Contracts-Security Services	\$208,500.00	\$81,373.00	\$127,127.00	\$208,500.00	\$208,500.00
Telephone/Fax/Internet Services	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
Utility - Water	\$3,000.00	\$728.00	\$2,272.00	\$3,000.00	\$3,000.00
R&M-Gate	\$7,000.00	\$3,331.00	\$3,669.00	\$7,000.00	\$7,000.00
<b>Total Gatehouse</b>	<b>\$219,500.00</b>	<b>\$85,432.00</b>	<b>\$134,068.00</b>	<b>\$219,500.00</b>	<b>\$219,500.00</b>
<i>Utility Services</i>					
Utility - Electric	\$110,000.00	\$35,845.00	\$51,377.83	\$87,222.83	\$88,000.00
Utility-Reclaimed Irrigation	\$17,000.00	\$1,808.00	\$15,192.00	\$17,000.00	\$17,000.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 2/28/2026	PROJECTED March- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
<b>Total Utility Services</b>	<b>\$127,000.00</b>	<b>\$37,653.00</b>	<b>\$66,569.83</b>	<b>\$104,222.83</b>	<b>\$105,000.00</b>
<b>Field</b>					
ProfServ-Field Management	\$12,000.00	\$5,000.00	\$7,000.00	\$12,000.00	\$12,000.00
Contracts-Preserve Maintenance	\$46,200.00	\$19,250.00	\$26,950.00	\$46,200.00	\$46,200.00
Contracts - Landscape	\$68,000.00	\$14,984.00	\$53,016.00	\$68,000.00	\$68,000.00
Contracts - Landscape/Irrigation	\$12,360.00	\$1,030.00	\$11,330.00	\$12,360.00	\$12,360.00
Insurance -Property & Casualty	\$20,690.00	\$19,588.00	\$1,102.00	\$20,690.00	\$21,547.00
R&M-Irrigation	\$30,000.00	\$19,785.00	\$10,215.00	\$30,000.00	\$30,000.00
Street Sweeping Services	\$6,800.00	\$0.00	\$6,800.00	\$6,800.00	\$6,800.00
Contracts-Preserve Monitoring & Well Repl	\$9,600.00	\$2,550.00	\$7,050.00	\$9,600.00	\$9,600.00
Contracts-Pump & Well Maintenance	\$2,590.00	\$2,590.00	\$0.00	\$2,590.00	\$2,590.00
Pump & Well Maintenance	\$6,010.00	\$1,072.00	\$4,938.00	\$6,010.00	\$6,010.00
Landscape Miscellaneous	\$25,000.00	\$12,910.00	\$12,090.00	\$25,000.00	\$25,000.00
Misc-Contingency	\$30,000.00	\$38,489.00	\$0.00	\$38,489.00	\$30,000.00
R&M-Sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$25,000.00
<b>Total Field</b>	<b>\$269,250.00</b>	<b>\$137,248.00</b>	<b>\$140,491.00</b>	<b>\$277,739.00</b>	<b>\$295,107.00</b>
<b>Lakes and Ponds</b>					
Contracts-Water Mgmt Services	\$42,360.00	\$17,650.00	\$24,710.00	\$42,360.00	\$42,360.00
R&M-Aquascaping	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
R&M-Aeration & Fountains	\$12,000.00	\$9,530.00	\$2,470.00	\$12,000.00	\$12,000.00
Impr - Lake Bank Restoration	\$50,000.00	\$0.00	\$50,000.00	\$50,000.00	\$50,000.00
<b>Total Lakes and Ponds</b>	<b>\$109,360.00</b>	<b>\$27,180.00</b>	<b>\$82,180.00</b>	<b>\$109,360.00</b>	<b>\$109,360.00</b>
<b>Reserves</b>					
Reserve	\$45,000.00	\$800.00	\$44,200.00	\$45,000.00	\$90,000.00
Reserves - Stormwater System	\$45,000.00	\$0.00	\$45,000.00	\$45,000.00	\$0.00
<b>Total Reserves</b>	<b>\$90,000.00</b>	<b>\$800.00</b>	<b>\$89,200.00</b>	<b>\$90,000.00</b>	<b>\$90,000.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$981,086.00</b>	<b>\$348,105.00</b>	<b>\$620,219.83</b>	<b>\$968,324.83</b>	<b>\$987,061.20</b>
Excess (deficiency) of revenues					
Over (under) expenditures	\$0.00	\$567,808.00	-\$549,361.83	\$18,446.17	\$0.00
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Net change in fund balance		\$567,808.00	-\$549,361.83	\$18,446.17	\$0.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 2/28/2026	PROJECTED March- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
<b>FUND BALANCE, BEGINNING</b>	\$758,582.00	\$758,582.00	\$0.00	\$758,582.00	\$777,028.17
<b>FUND BALANCE, ENDING</b>	<b>\$758,582.00</b>	<b>\$1,326,390.00</b>	<b>-\$549,361.83</b>	<b>\$777,028.17</b>	<b>\$777,028.17</b>

**Exhibit "A"**  
 Allocation of Fund Balances

<b>FISCAL YEAR 2027 AVAILABLE FUNDS</b>	
Beginning Fund Balance as of 10/1/2026	777,028
Forecasted Reserves as of 9/30/2027	90,000
<b>Estimated Funds Available 9/30/2027</b>	<b>867,028</b>

<b>FISCAL YEAR 2027 ALLOCATION OF RESERVES</b>	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2027	\$867,028
Prepaid items	(7,712)
First Quarter Operating Reserve	(204,265) (1)
Designated Reserves for Capital Projects	(475,534)
<b>Estimated Remaining Undesignated Cash as of 9/30/2027</b>	<b>\$179,517</b>

Note

(1) Represents 3 months of operating expenditures.

**Budget Narrative**  
Fiscal Year 2027

**REVENUES**

**Interest-Investments**

The district earns interest on its operating accounts.

**Special Assessments – Tax Collector**

The district will levy a Non-Ad Valorem assessment on all the assessable property within the district to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Other Miscellaneous Revenues**

Additional revenue sources not otherwise specified by other categories.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

**Financial and Administrative**

**Annual District Filing Fee**

The district is required to pay a \$175.00 annual fee to the Department of Economic Opportunity Division of Community Development.

**Auditing Services**

The district is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

**Bank Fees**

This represents the cost of bank charges and other related expenses that are incurred during the year.

**Legal Advertising**

The district is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

**Misc – Assessment Collection Cost**

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the district's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond-related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Misc – Contingency**

Funds set aside for projects, as determined by the district's board.

**Budget Narrative**  
Fiscal Year 2027

**Financial and Administrative** (continued)

**P/R – Supervisor Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

**Postage, Phone, Faxes, Copies**

This item refers to the cost of materials and services to produce agendas and conduct day-to-day business of the district.

**ProfServ – Engineering**

The district's engineer provides general engineering services to the district, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

**ProfServ – Legal Services**

The district's attorney provides general legal services to the district, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

**ProfServ – Management Consulting**

The district retains the services of a consulting manager, who is responsible for the daily administration of the district's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

**ProfServ – Property Appraiser**

The district pays an annual fee of \$441.00 to the Property Appraiser for the Non Ad-Valorem Roll.

**Trustee Fees**

The district pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

**Public Officials Insurance**

The district will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

**Website Administration**

The cost of regular maintenance of the district's website by Inframark Management Services.

**Website Compliance**

The cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

**Misc – Web Hosting**

The cost of web hosting the district's website by Inframark Management Services.

**Gatehouse**

**Contracts – Security Services**

The cost of the district's security personnel and equipment.

**Telephone/Fax/Internet Services**

Telephone, fax, and internet services for the gatehouse.

**Budget Narrative**  
Fiscal Year 2027

**Gatehouse** (continued)

**Utility – Water**

The district charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

**R&M – Gate**

The cost of repairs and regular maintenance of the gatehouse and gates.

**Utility Services**

**Utility – Electric**

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

**Utility – Reclaimed Irrigation**

The cost of the use of the reclaimed irrigation system. Fees are based on historical costs for metered use.

**Field**

**ProfServ – Field Management**

The district has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

**Contracts – Preserve Maintenance**

The district has a contract for the cost of maintenance for the preservation areas within the district's property.

**Contracts – Landscape**

Landscaping company provides maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the district.

**Contracts – Landscape/Irrigation**

Landscaping company provides regular maintenance of the irrigation system as outlined in the contract.

**Property & Casualty Insurance**

The district will incur fees to insure items owned by the district for its property needs.

**R&M – Irrigation**

The cost of the repairs and maintenance of the irrigation system that are not outlined in the contract.

**Street Sweeping Services**

The cost of the sweeping of the streets within the district's property.

**Contracts – Preserve Monitoring & Well Replacements**

The district has a contract for the cost of monitoring the preservation within the district's property and the replacement of wells.

**Contracts – Pump & Well Maintenance**

The district has a contract for the cost to maintain the pumps and wells on the district's property.

**Pump & Well Maintenance**

The cost of repairing and maintaining the pumps and wells on the district's property that are not outlined in the contract.

**Landscape - Miscellaneous**

The cost of repairs and other miscellaneous items for landscape that are not outlined in the contract.

**Budget Narrative**  
Fiscal Year 2027

**Field** (continued)

**Misc – Contingency**

Funds set aside for projects, as determined by the district's board.

**R&M – Sidewalk**

The cost of repairs and maintenance for the sidewalks within the district.

**Lakes and Ponds**

**Contracts – Water Management Services**

The district has a contract for the cost of maintaining waterways and rivers on district property.

**R&M – Aquascaping**

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**R&M – Aeration & Fountains**

Expenses related to the care and maintenance of the aeration and fountains on district property.

**Impr – Lake Bank Restoration**

Expenses related to the restoration of the lake banks.

**Reserves**

**Reserve**

The board may set aside monetary reserves for necessary for maintenance projects as needed.

**Reserves – Stormwater System**

The board may set aside monetary reserves necessary for the maintenance of the stormwater system.

## **Cypress Shadows**

Community Development District

## **Debt Service Budget**

FY 2027

**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
Series 2012 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	March-	PROJECTED		BUDGET
	FY 2026	2/28/2026	9/30/2026	FY 2026	Budget	FY 2027
<b>REVENUES</b>						
Interest - Investments	\$0.00	\$5,550.00	\$0.00	\$5,550.00	0%	\$0.00
Special Assmnts- Tax Collector	\$220,320.00	\$208,330.00	\$11,990.00	\$220,320.00	0%	\$220,320.00
Special Assmnts- Discounts	-\$8,813.00	-\$8,141.00	\$0.00	-\$8,141.00	-8%	-\$8,812.80
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL REVENUES</b>	<b>\$211,507.00</b>	<b>\$205,739.00</b>	<b>\$11,990.00</b>	<b>\$217,729.00</b>	<b>3%</b>	<b>\$211,507.20</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$4,406.00	\$0.00	\$4,406.00	\$4,406.00	0%	\$4,406.40
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Administrative</b>	<b>\$4,406.00</b>	<b>\$0.00</b>	<b>\$4,406.00</b>	<b>\$4,406.00</b>	<b>0%</b>	<b>\$4,406.40</b>
<i>Debt Service</i>						
Principal Debt Retirement	\$65,000.00	\$65,000.00	\$0.00	\$65,000.00	0%	\$70,000.00
Principal Debt Retirement - Special Call	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Interest Expense	\$138,466.00	\$70,188.00	\$68,278.00	\$138,466.00	0%	\$134,500.01
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Debt Service</b>	<b>\$203,466.00</b>	<b>\$135,188.00</b>	<b>\$68,278.00</b>	<b>\$203,466.00</b>	<b>0%</b>	<b>\$204,500.01</b>
<b>TOTAL EXPENDITURES</b>	<b>\$207,872.00</b>	<b>\$135,188.00</b>	<b>\$72,684.00</b>	<b>\$207,872.00</b>	<b>0%</b>	<b>\$208,906.41</b>
Excess (deficiency) of revenues						
Over (under) expenditures	\$3,635.00	\$70,551.00	-\$60,694.00	\$9,857.00	171%	\$2,600.79
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>
Net change in fund balance		\$70,551.00	-\$60,694.00	\$9,857.00	0%	\$2,600.79
<b>FUND BALANCE, BEGINNING</b>	<b>\$443,345.00</b>	<b>\$443,345.00</b>	<b>\$0.00</b>	<b>\$443,345.00</b>	<b>0%</b>	<b>\$453,202.00</b>
<b>FUND BALANCE, ENDING</b>	<b>\$446,980.00</b>	<b>\$513,896.00</b>	<b>-\$60,694.00</b>	<b>\$453,202.00</b>	<b>1%</b>	<b>\$455,802.79</b>

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2012 Bonds	\$2,325,000.00	\$2,260,000.00	\$2,195,000.00	\$2,125,000.00

**Cypress Shadows**

Community Development District

*Series 2012 Debt Service*

**Special Assessment Revenue Bonds, Series 2012A**

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2017	\$2,685,000.00			\$81,734.38	\$81,734.38
11/1/2017	\$2,685,000.00	\$45,000.00	5.25%	\$81,734.38	\$126,734.38
5/1/2018	\$2,640,000.00			\$80,553.13	\$80,553.13
11/1/2018	\$2,640,000.00	\$45,000.00	5.25%	\$80,553.13	\$125,553.13
5/1/2019	\$2,595,000.00			\$79,371.88	\$79,371.88
11/1/2019	\$2,595,000.00	\$50,000.00	5.25%	\$79,371.88	\$129,371.88
5/1/2020	\$2,545,000.00			\$78,059.38	\$78,059.38
11/1/2020	\$2,545,000.00	\$50,000.00	5.25%	\$78,059.38	\$128,059.38
5/1/2021	\$2,495,000.00			\$76,746.88	\$76,746.88
11/1/2021	\$2,495,000.00	\$55,000.00	5.25%	\$76,746.88	\$131,746.88
5/1/2022	\$2,440,000.00			\$75,303.13	\$75,303.13
11/1/2022	\$2,440,000.00	\$55,000.00	5.25%	\$75,303.13	\$130,303.13
5/1/2023	\$2,385,000.00			\$73,859.38	\$73,859.38
11/1/2023	\$2,385,000.00	\$60,000.00	5.88%	\$73,859.38	\$133,859.38
5/1/2024	\$2,325,000.00			\$72,096.88	\$72,096.88
11/1/2024	\$2,325,000.00	\$65,000.00	5.88%	\$72,096.88	\$137,096.88
5/1/2025	\$2,260,000.00			\$70,187.50	\$70,187.50
11/1/2025	\$2,260,000.00	\$65,000.00	5.88%	\$70,187.50	\$135,187.50
5/1/2026	\$2,195,000.00			\$68,278.13	\$68,278.13
11/1/2026	\$2,195,000.00	\$70,000.00	5.88%	\$68,278.13	\$138,278.13
5/1/2027	\$2,125,000.00			\$66,221.88	\$66,221.88
11/1/2027	\$2,125,000.00	\$75,000.00	5.88%	\$66,221.88	\$141,221.88
5/1/2028	\$2,050,000.00			\$64,018.75	\$64,018.75
11/1/2028	\$2,050,000.00	\$80,000.00	5.88%	\$64,018.75	\$144,018.75
5/1/2029	\$1,970,000.00			\$61,668.75	\$61,668.75
11/1/2029	\$1,970,000.00	\$85,000.00	5.88%	\$61,668.75	\$146,668.75
5/1/2030	\$1,885,000.00			\$59,171.88	\$59,171.88
11/1/2030	\$1,885,000.00	\$90,000.00	5.88%	\$59,171.88	\$149,171.88
5/1/2031	\$1,795,000.00			\$56,528.13	\$56,528.13
11/1/2031	\$1,795,000.00	\$95,000.00	5.88%	\$56,528.13	\$151,528.13
5/1/2032	\$1,700,000.00			\$53,737.50	\$53,737.50
11/1/2032	\$1,700,000.00	\$100,000.00	5.88%	\$53,737.50	\$153,737.50
5/1/2033	\$1,600,000.00			\$50,800.00	\$50,800.00
11/1/2033	\$1,600,000.00	\$105,000.00	0.0635	\$50,800.00	\$155,800.00
5/1/2034	\$1,495,000.00			\$47,466.25	\$47,466.25
11/1/2034	\$1,495,000.00	\$110,000.00	0.0635	\$47,466.25	\$157,466.25
5/1/2035	\$1,385,000.00			\$43,973.75	\$43,973.75
11/1/2035	\$1,385,000.00	\$120,000.00	6.35%	\$43,973.75	\$163,973.75
5/1/2036	\$1,265,000.00			\$40,163.75	\$40,163.75
11/1/2036	\$1,265,000.00	\$125,000.00	6.35%	\$40,163.75	\$165,163.75
5/1/2037	\$1,140,000.00			\$36,195.00	\$36,195.00
11/1/2037	\$1,140,000.00	\$135,000.00	6.35%	\$36,195.00	\$171,195.00
5/1/2038	\$1,005,000.00			\$31,908.75	\$31,908.75
11/1/2038	\$1,005,000.00	\$145,000.00	6.35%	\$31,908.75	\$176,908.75
5/1/2039	\$860,000.00			\$27,305.00	\$27,305.00
11/1/2039	\$860,000.00	\$150,000.00	6.35%	\$27,305.00	\$177,305.00
5/1/2040	\$710,000.00			\$22,542.50	\$22,542.50
11/1/2040	\$710,000.00	\$160,000.00	6.35%	\$22,542.50	\$182,542.50
5/1/2041	\$550,000.00			\$17,462.50	\$17,462.50
11/1/2041	\$550,000.00	\$170,000.00	6.35%	\$17,462.50	\$187,462.50
5/1/2042	\$380,000.00			\$12,065.00	\$12,065.00
11/1/2042	\$380,000.00	\$185,000.00	6.35%	\$12,065.00	\$197,065.00
5/1/2043	\$195,000.00			\$6,191.25	\$6,191.25
11/1/2043	\$195,000.00	\$195,000.00	6.35%	\$6,191.25	\$201,191.25
		<b>\$2,685,000.00</b>		<b>\$2,907,222.62</b>	<b>\$5,592,222.62</b>

**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
Series 2022 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
<b>REVENUES</b>						
Interest - Investments	\$0.00	\$1,337.00	\$0.00	\$1,337.00	0%	\$0.00
Special Assmnts- Tax Collector	\$93,457.00	\$88,372.00	\$5,085.00	\$93,457.00	0%	\$93,457.45
Special Assmnts- Discounts	-\$3,738.00	-\$3,453.00	\$0.00	-\$3,453.00	-8%	-\$3,738.30
Special Assmnts- CDD Collected	\$0.00	\$5,245.00	\$0.00	\$5,245.00	0%	\$0.00
<b>TOTAL REVENUES</b>	<b>\$89,719.00</b>	<b>\$91,501.00</b>	<b>\$5,085.00</b>	<b>\$96,586.00</b>	<b>8%</b>	<b>\$89,719.15</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$1,869.00	\$0.00	\$1,869.00	\$1,869.00	0%	\$3,738.30
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Administrative</b>	<b>\$1,869.00</b>	<b>\$0.00</b>	<b>\$1,869.00</b>	<b>\$1,869.00</b>	<b>0%</b>	<b>\$3,738.30</b>
<i>Debt Service</i>						
Principal Debt Retirement	\$37,000.00	\$37,000.00	\$0.00	\$37,000.00	0%	\$37,000.00
Principal Debt Retirement - Special Call	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Interest Expense	\$48,460.00	\$24,600.00	\$23,860.00	\$48,460.00	0%	\$46,980.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Debt Service</b>	<b>\$85,460.00</b>	<b>\$61,600.00</b>	<b>\$23,860.00</b>	<b>\$85,460.00</b>	<b>0%</b>	<b>\$83,980.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$87,329.00</b>	<b>\$61,600.00</b>	<b>\$25,729.00</b>	<b>\$87,329.00</b>	<b>0%</b>	<b>\$87,718.30</b>
Excess (deficiency) of revenues Over (under) expenditures	\$2,390.00	\$29,901.00	-\$20,644.00	\$9,257.00	287%	\$2,000.85
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>
Net change in fund balance		\$29,901.00	-\$20,644.00	\$9,257.00	0%	\$2,000.85
<b>FUND BALANCE, BEGINNING</b>	\$99,599.00	\$99,599.00	\$0.00	\$99,599.00	0%	\$108,856.00
<b>FUND BALANCE, ENDING</b>	<b>\$101,989.00</b>	<b>\$129,500.00</b>	<b>-\$20,644.00</b>	<b>\$108,856.00</b>	<b>7%</b>	<b>\$110,856.85</b>

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2022 Bonds	\$1,041,000.00	\$1,007,000.00	\$970,000.00	\$933,000.00

**Capital Improvement Revenue Refunding Bonds, Series 2022**

<b>Period Ending</b>	<b>Outstanding Balance</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>
5/1/2023	\$1,070,000.00			\$30,601.00	\$30,601.00
11/1/2023	\$1,070,000.00	\$29,000.00	4.000%	\$25,860.00	\$54,860.00
5/1/2024	\$1,041,000.00			\$25,280.00	\$25,280.00
11/1/2024	\$1,041,000.00	\$34,000.00	4.000%	\$25,280.00	\$59,280.00
5/1/2025	\$1,007,000.00			\$20,140.00	\$24,600.00
11/1/2025	\$1,007,000.00	\$37,000.00	4.000%	\$24,600.00	\$61,600.00
5/1/2026	\$970,000.00			\$23,860.00	\$23,860.00
11/1/2026	\$970,000.00	\$37,000.00	4.000%	\$23,860.00	\$60,860.00
5/1/2027	\$933,000.00			\$23,120.00	\$23,120.00
11/1/2027	\$933,000.00	\$41,000.00	4.000%	\$23,120.00	\$64,120.00
5/1/2028	\$892,000.00			\$22,300.00	\$22,300.00
11/1/2028	\$892,000.00	\$41,000.00	5.000%	\$22,300.00	\$63,300.00
5/1/2029	\$851,000.00			\$21,275.00	\$21,275.00
11/1/2029	\$851,000.00	\$45,000.00	5.000%	\$21,275.00	\$66,275.00
5/1/2030	\$806,000.00			\$20,150.00	\$20,150.00
11/1/2030	\$806,000.00	\$45,000.00	5.000%	\$20,150.00	\$65,150.00
5/1/2031	\$761,000.00			\$19,025.00	\$19,025.00
11/1/2031	\$761,000.00	\$49,000.00	5.000%	\$19,025.00	\$68,025.00
5/1/2032	\$712,000.00			\$17,800.00	\$17,800.00
11/1/2032	\$712,000.00	\$48,000.00	5.000%	\$17,800.00	\$65,800.00
5/1/2033	\$664,000.00			\$16,600.00	\$16,600.00
11/1/2033	\$664,000.00	\$52,000.00	5.000%	\$16,600.00	\$68,600.00
5/1/2034	\$612,000.00			\$15,300.00	\$15,300.00
11/1/2034	\$612,000.00	\$56,000.00	5.000%	\$15,300.00	\$71,300.00
5/1/2035	\$556,000.00			\$13,900.00	\$13,900.00
11/1/2035	\$556,000.00	\$59,000.00	5.000%	\$13,900.00	\$72,900.00
5/1/2036	\$497,000.00			\$12,425.00	\$12,425.00
11/1/2036	\$497,000.00	\$63,000.00	5.000%	\$12,425.00	\$75,425.00
5/1/2037	\$434,000.00			\$10,850.00	\$10,850.00
11/1/2037	\$434,000.00	\$62,000.00	5.000%	\$10,850.00	\$72,850.00
5/1/2038	\$372,000.00			\$9,300.00	\$9,300.00
11/1/2038	\$372,000.00	\$69,000.00	5.000%	\$9,300.00	\$78,300.00
5/1/2039	\$303,000.00			\$7,575.00	\$7,575.00
11/1/2039	\$303,000.00	\$72,000.00	5.000%	\$7,575.00	\$79,575.00
5/1/2040	\$231,000.00			\$5,775.00	\$5,775.00
11/1/2040	\$231,000.00	\$75,000.00	5.000%	\$5,775.00	\$80,775.00
5/1/2041	\$156,000.00			\$3,900.00	\$3,900.00
11/1/2041	\$156,000.00	\$77,000.00	5.000%	\$3,900.00	\$80,900.00
5/1/2042	\$79,000.00			\$1,975.00	\$1,975.00
11/1/2042	\$79,000.00	\$79,000.00	5.000%	\$1,975.00	\$80,975.00
				<b>\$646,481.00</b>	<b>\$1,716,481.00</b>

**Budget Narrative**  
Fiscal Year 2027

**REVENUES**

**Interest-Investments**

The district earns interest on its investment accounts.

**Special Assessments – Tax Collector**

The district will levy a Non-Ad Valorem assessment on all the assessable property within the district to pay for the debt service expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

**Financial and Administrative**

**Misc – Assessment Collection Cost**

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the district's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond-related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Debt Service**

**Principal Debt Retirement**

The district pays regular principal payments to annually to pay down/retire the debt.

**Interest Expense**

The district Pays interest Expenses on the debt twice a year.

## **Cypress Shadows**

Community Development District

### **Supporting Budget Schedule**

FY 2027

# Cypress Shadows

## Community Development District

All Funds

Assessment Summary  
Fiscal Year 2026 vs. Fiscal Year 2027

ASSESSMENT ALLOCATION												
Villa Di Preserve Lane												
Product	OM Units	DS Units	General Fund			Debt Service Series 2022			Total Assessments per Unit			
			FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	Percent Change
50' Lot	15	15	\$2,186.40	\$2,157.16	\$29.24	\$486.76	\$486.76	\$0.00	\$2,673.16	\$2,643.92	\$29.24	1.11%
60' Lot	46	46	\$2,257.86	\$2,245.89	\$11.96	\$638.87	\$638.87	\$0.00	\$2,896.72	\$2,884.76	\$11.96	0.41%
75' Lot	0	0	\$2,414.06	\$2,439.85	-\$25.80	\$790.98	\$790.98	\$0.00	\$3,205.04	\$3,230.83	-\$25.80	-0.80%
	<b>61</b>	<b>61</b>										
Brown Bear Run & Eagle Stone Drive & Deer Haven Lane												
Product	OM Units	DS Units	O&M Per Unit			Debt Service Series 2022			Total Assessments per Unit			
			FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	Percent Change
50' Lot	0	0	\$2,186.40	\$2,157.16	\$29.24	\$486.76	\$486.76	\$0.00	\$2,673.16	\$2,643.92	\$29.24	1.11%
60' Lot	0	0	\$2,257.86	\$2,245.89	\$11.96	\$638.87	\$638.87	\$0.00	\$2,896.72	\$2,884.76	\$11.96	0.41%
75' Lot	33	33	\$2,414.06	\$2,439.85	-\$25.80	\$790.98	\$790.98	\$0.00	\$3,205.04	\$3,230.83	-\$25.80	-0.80%
	<b>33</b>	<b>33</b>										
Brown Bear Run & Eagle Stone Drive & Deer Haven Lane												
Product	OM Units	DS Units	O&M Per Unit			Debt Service Series 2012			Total Assessments per Unit			
			FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	Percent Change
50' Lot	0	0	\$2,186.40	\$2,157.16	\$29.24	\$640.00	\$640.00	\$0.00	\$2,826.40	\$2,797.16	\$29.24	1.05%
60' Lot	0	0	\$2,257.86	\$2,245.89	\$11.96	\$840.00	\$840.00	\$0.00	\$3,097.86	\$3,085.89	\$11.96	0.39%
75' Lot	32	32	\$2,414.06	\$2,439.85	-\$25.80	\$1,040.00	\$1,040.00	\$0.00	\$3,454.06	\$3,479.85	-\$25.80	-0.74%
	<b>32</b>	<b>32</b>										
Black Tree Lane & Tripoli Court & White Crane Place & San Georgio Drive												
Product	OM Units	DS Units	General Fund			Debt Service Series 2012			Total Assessments per Unit			
			FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	Percent Change
50' Lot	41	41	\$2,186.40	\$2,157.16	\$29.24	\$640.00	\$640.00	\$0.00	\$2,826.40	\$2,797.16	\$29.24	1.05%
60' Lot	120	119	\$2,257.86	\$2,245.89	\$11.96	\$840.00	\$840.00	\$0.00	\$3,097.86	\$3,085.89	\$11.96	0.39%
75' Lot	0	0	\$2,414.06	\$2,439.85	-\$25.80	\$1,040.00	\$1,040.00	\$0.00	\$3,454.06	\$3,479.85	-\$25.80	-0.74%
	<b>161</b>	<b>160</b>										
Cypress Shadows Boulevard												
Product	OM Units	DS Units	O&M Per Unit			Debt Service Series 2012			Total Assessments per Unit			
			FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	Percent Change
50' Lot	78	78	\$2,186.40	\$2,157.16	\$29.24	\$640.00	\$640.00	\$0.00	\$2,826.40	\$2,797.16	\$29.24	1.05%
60' Lot	13	13	\$2,257.86	\$2,245.89	\$11.96	\$840.00	\$840.00	\$0.00	\$3,097.86	\$3,085.89	\$11.96	0.39%
75' Lot	0	0	\$2,414.06	\$2,439.85	-\$25.80	\$1,040.00	\$1,040.00	\$0.00	\$3,454.06	\$3,479.85	-\$25.80	-0.74%
	<b>91</b>	<b>91</b>										
Black Tree Lane												
Product	OM Units	DS Units	General Fund			Debt Service Series 2022			Total Assessments per Unit			
			FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	Percent Change
50' Lot	63	63	\$2,186.40	\$2,157.16	\$29.24	\$486.76	\$486.76	\$0.00	\$2,673.16	\$2,643.92	\$29.24	1.11%
60' Lot	0	0	\$2,257.86	\$2,245.89	\$11.96	\$638.87	\$638.87	\$0.00	\$2,896.72	\$2,884.76	\$11.96	0.41%
75' Lot	0	0	\$2,414.06	\$2,439.85	-\$25.80	\$790.98	\$790.98	\$0.00	\$3,205.04	\$3,230.83	-\$25.80	-0.80%
	<b>63</b>	<b>63</b>										

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

The regular meeting of the Board of Supervisors of the Cypress Shadows Community Development District was held Thursday, March 5, 2026 at The Preserve at Corkscrew Clubhouse, located at 20021 Cypress Shadows Boulevard, Estero, Florida 33928.

Present and constituting a quorum were:

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

Also present either in person or via electronic communications were:

Mark Vega	District Manager
Lisania Brito	District Manager
Gregory Urbancic	District Counsel ( <i>Remotely</i> )
Carl Barraco	District Engineer
Lucus McDonald	District Accountant ( <i>Remotely</i> )
Robert Giro	District Field Manager ( <i>Remotely</i> )
Various Audience Members	

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

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Approval of the Agenda**

Five-Year Plan Discussion was added, but tabled to the April Board Meeting to properly frame dollar amounts and account for potential Board changes.

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

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

44 Mr. Charlie Chatfield addressed lake bank erosion, sidewalk maintenance cost allocation,  
 45 and suggested fines for homeowners causing excessive erosion on their property.

46  
 47 **FOURTH ORDER OF BUSINESS** **Staff Reports**

48 **A. District Accountant**

49 The financials are in a strong position, with \$1.4 Million in the General Fund; the fund  
 50 balance is at \$1.3 Million as of January 31, 2026, 92% tax revenue was collected; expenditures at  
 51 30% of budget.

52 There was discussion regarding two reserve line items (Page 78 of the Agenda Package),  
 53 and combining into one \$90,000 reserve line item.

54  
 55 On MOTION by Mr. Liberto, seconded by Mr. Gauvin, with all in  
 56 favor, the January 2026 Financial Statements and Check Register  
 57 were approved. (5-0)

58  
 59 The motion was withdrawn.  
 60 ICS information should be sent to the Board.

61  
 62 **B. District Counsel**

63 Mr. Liberto sent an email dated February 12, 2026, which was forwarded to the Board. Mr.  
 64 Urbancic stated that this is the preferred method of sending information to avoid Sunshine  
 65 violations.

66 **C. District Engineer**  
 67 **i. Discussion of Road Striping Project**

68 There was extensive discussion on Development Order Compliance, crosswalk  
 69 discrepancies, and existing versus proposed striping.

70  
 71 Mr. Gauvin MOVED to approve re-painting the existing lines the  
 72 same color, and Mr. Stapf seconded the motion.

73  
 74 Upon further discussion,

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Upon VOICE VOTE, with Mr. Gauvin, Mr. Reno, Mr. Molsen and Mr. Stapf in favor, and Mr. Liberto not in favor, the prior motion was approved. (4-1)

DO 2011-00002 compliance issues were discussed (centerline and crosswalks do not match permitted plans). Johnson Design made a presentation. Options were reviewed. LDO is required for changes.

Mr. Gauvin, MOVED to approve line striping using a thermoplastic coating, and Mr. Molsen seconded the motion.

Upon further discussion,

Upon VOICE VOTE, with Mr. Gauvin, Mr. Reno, Mr. Molsen and Mr. Stapf in favor, and Mr. Liberto not in favor, the prior motion was approved. (4-1)

**ii. Discussion of Structural Berm Replanting**

MAR Environmental will perform a site inspection. Inframark staff will follow up.

**iii. Presentation of Lake Bank Erosion Report**

Lake 7 was redone in 2024 by Copeland in the amount of \$7,575. The District Manager and Field Manager will follow up regarding the Pond 5 Northside Project.

**D. Vendor Reports**

- i. Pond Report**
- ii. Conservation Report**
- iii. Irrigation Update**

The reports were presented for review by the Board.

**E. District Manager**

- i. Field Inspection Report**

The report was presented for review by the Board. Discussion ensued, and staff will follow up on several items.

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**ii. Approval of Johnson Engineering Invoice 7596**

Mr. Stapf MOVED to approve Johnson Engineering Invoice 7596, and Mr. Liberto seconded the motion.

Upon further discussion,

Upon VOICE VOTE, with Mr. Reno, Mr. Molsen, Mr. Stapf and Mr. Liberto in favor, and Mr. Gauvin not in favor, the prior motion was approved. (4-1)

**iii. Follow-Up Items**

An email was sent to the new Inframark team (background documents, resolutions, signature authority, asset map) to be forwarded to Supervisors. New team introductions are as follows: Lisania Brito (District Manager), Robert Giro (Field Manager).

**FIFTH ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Hoover Pumping Systems Repair/Upgrade Needed at Site 9204**

The Board did not pursue this item.

**B. Discussion of Stormwater Management Rules and Policies**

This item was deferred and carried forward, linked to erosion and homeowner drainage issues.

**SIXTH ORDER OF BUSINESS**

**Business Administration**

**A. Consideration of Minutes of the January 8, 2026 and February 5, 2026 Meetings**

There being no additions, corrections or deletions,

On MOTION by Mr. Liberto, seconded by Mr. Molsen, with all in favor, the Minutes of the January 8, 2026 and February 5, 2026 Meetings were approved, as presented. (5-0)

**B. Consideration of January 2026 Financial Statements and Check Register**

There being no further comments or questions,

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On MOTION by Mr. Liberto, seconded by Mr. Stapf, with all in favor, the January 2026 Financial Statements and Check Register were approved. (5-0)

**C. Consideration of Resolution 2026-06, Designating Signatories on Bank Accounts**

On MOTION by Mr. Liberto, seconded by Mr. Molsen, with all in favor, Resolution 2026-06, Designating the Authorized Signatories for the District’s Operating Bank Account(s); and Providing for an Effective Date, was adopted. (5-0)

**D. Consideration of Resolution 2026-07, for the FY 2026 General Election**

On MOTION by Mr. Molsen, seconded by Mr. Gauvin, with all in favor, Resolution 2026-07, 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, was adopted. (5-0)

**E. Consideration of Resolution 2026-08, Designation of Officers**

On MOTION by Mr. Liberto, seconded by Mr. Molsen, with all in favor, Resolution 2026-08, Designating Officers of the District with Mr. Gauvin as Chairperson, Mr. Reno as Vice Chairperson, Mr. Vega as Secretary, Mr. Davidson as Treasurer, Mr. Bloom as Assistant Treasurer, Ms. Brito, Mr. Molsen, Mr. Stapf and Mr. Liberto as Assistant Secretaries, was adopted. (5-0)

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

Ms. Brito and Mr. Giro were welcomed as Board staff members.  
Mr. Gauvin provided comments regarding the project board and Allied.

**EIGHTH ORDER OF BUSINESS** **Supervisor Requests**

**A. Supervisor Liberto**  
**i. Consideration of Resolution 2026-02, Financial Plan & Policy**  
This item was tabled.

187 Mr. Liberto commented on the following items:

- 188 • Meeting schedule.
- 189 • Budget.
- 190 • Additional staff.
- 191 • Electric map of underground areas.
- 192 • Boxes.

193  
194 Mr. Gauvin MOVED to authorize Mr. Savage of Barraco and  
195 Associates to prepare the CAD drawing for low voltage lighting in  
196 an amount not to exceed \$600, and Mr. Reno seconded the motion.  
197

198 Upon further discussion,

199  
200 Upon VOICE VOTE, with Mr. Gauvin, Mr. Reno, Mr. Molsen and  
201 Mr. Stapf in favor, and Mr. Liberto not in favor, the prior motion  
202 was approved. (4-1)  
203

204 **B. Supervisor Molsen**  
205 There being no comments, the next item followed.

206 **C. Supervisor Reno**  
207 Mr. Reno mentioned he is free on the 9<sup>th</sup> and 10<sup>th</sup>.

208 **D. Supervisor Stapf**  
209 There being no comments, the next order of business followed.

210 **NINTH ORDER OF BUSINESS**

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

211 Linda commented on HOA issues.  
212

213  
214 **TENTH ORDER OF BUSINESS**

**Adjournment**

215 There being no further business,  
216

217  
218 On MOTION by Mr. Gauvin, seconded by Mr. Reno, with all in  
219 favor, the meeting was adjourned at 9:18 p.m. (5-0)  
220

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221 Gary Gauvin  
222 Chairperson  
223



*Cypress Shadows  
Community  
Development  
District*

*Financial Report*

*February 28, 2026*

**CLEAR PARTNERSHIPS**



**CYPRESS SHADOWS**  
Community Development District

**Governmental Funds**

**Balance Sheet**  
February 28, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2011 DEBT SERVICE FUND	SERIES 2012 DEBT SERVICE FUND	SERIES 2022 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b>ASSETS</b>							
Cash - Checking Account	\$ 1,338,204	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,338,204
Accounts Receivable	875	-	-	-	-	-	875
Due From Other Funds	-	446	12,566	-	-	-	13,012
Investments:							
Prepayment Account	-	-	-	5,245	-	-	5,245
Reserve Fund	-	-	158,040	8,785	-	-	166,825
Revenue Fund	-	-	343,290	119,210	-	-	462,500
Prepaid Items	2,200	-	-	-	-	-	2,200
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
<b>TOTAL ASSETS</b>	<b>\$ 1,341,279</b>	<b>\$ 446</b>	<b>\$ 513,896</b>	<b>\$ 133,240</b>	<b>\$ 8,576,263</b>	<b>\$ 3,165,000</b>	<b>\$ 13,730,124</b>
<b>LIABILITIES</b>							
Accounts Payable	\$ 4,818	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,818
Accrued Expenses	800	-	-	-	-	-	800
Bonds Payable	-	-	-	-	-	3,165,000	3,165,000
Due To Other Funds	9,271	-	-	3,740	-	-	13,011
<b>TOTAL LIABILITIES</b>	<b>14,889</b>	<b>-</b>	<b>-</b>	<b>3,740</b>	<b>-</b>	<b>3,165,000</b>	<b>3,183,629</b>

**CYPRESS SHADOWS**  
Community Development District

**Governmental Funds**

**Balance Sheet**  
February 28, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2011 DEBT SERVICE FUND	SERIES 2012 DEBT SERVICE FUND	SERIES 2022 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b>FUND BALANCES</b>							
<b>Nonspendable:</b>							
Prepaid Items	2,200	-	-	-	-	-	2,200
<b>Restricted for:</b>							
Debt Service	-	446	513,896	129,500	-	-	643,842
<b>Assigned to:</b>							
Operating Reserves	296,749	-	-	-	-	-	296,749
Reserves - Capital Projects	430,534	-	-	-	-	-	430,534
<b>Unassigned:</b>							
	596,907	-	-	-	8,576,263	-	9,173,170
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,326,390</b>	<b>\$ 446</b>	<b>\$ 513,896</b>	<b>\$ 129,500</b>	<b>\$ 8,576,263</b>	<b>\$ -</b>	<b>\$ 10,546,495</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,341,279</b>	<b>\$ 446</b>	<b>\$ 513,896</b>	<b>\$ 133,240</b>	<b>\$ 8,576,263</b>	<b>\$ 3,165,000</b>	<b>\$ 13,730,124</b>

**CYPRESS SHADOWS**

Community Development District

**General Fund**

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

For the Period Ending February 28, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2025) FEB-25 ACTUAL	(FY 2026) FEB-26 ACTUAL	VARIANCE (\$) FAV(UNFAV)	(FY 2025) YEAR TO DATE ACTUAL	(FY 2026) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>							
Interest - Investments	\$ 35,000	\$ 4,341	\$ 3,785	\$ (556)	\$ 19,636	\$ 17,713	\$ (1,923)
Special Assmnts- Tax Collector	985,506	31,894	25,719	(6,175)	921,318	931,935	10,617
Special Assmnts- Other	-	-	-	-	2,734	2,680	(54)
Special Assmnts- Discounts	(39,420)	-	(542)	(542)	-	(36,415)	(36,415)
<b>TOTAL REVENUES</b>	<b>981,086</b>	<b>36,235</b>	<b>28,962</b>	<b>(7,273)</b>	<b>943,688</b>	<b>915,913</b>	<b>(27,775)</b>
<b>EXPENDITURES</b>							
<b>Administration</b>							
P/R-Board of Supervisors	12,000	400	1,200	(800)	800	4,400	(3,600)
ProfServ-Engineering	30,000	1,067	4,577	(3,510)	11,033	6,007	5,026
ProfServ-Legal Services	30,000	-	1,990	(1,990)	12,379	12,059	320
ProfServ-Mgmt Consulting	50,000	1,125	4,167	(3,042)	21,958	21,961	(3)
ProfServ-Property Appraiser	441	-	-	-	441	441	-
ProfServ-Trustee Fees	7,500	-	4,771	(4,771)	4,256	9,027	(4,771)
Auditing Services	5,500	-	-	-	-	-	-
Website Compliance	1,553	388	-	388	776	-	776
Postage, Phone, Faxes, Copies	500	-	1	(1)	17	7	10
Public Officials Insurance	4,197	-	-	-	3,959	4,197	(238)
Legal Advertising	1,500	1,306	-	1,306	1,970	882	1,088
Misc-Assessment Collection Cost	19,710	-	-	-	-	-	-
Bank Fees	100	-	-	-	-	-	-
Misc-Contingency	300	99	-	99	99	11	88
Misc-Web Hosting	1,000	-	-	-	-	-	-
Website Administration	1,500	-	125	(125)	625	625	-
Annual District Filing Fee	175	-	-	-	175	175	-
<b>Total Administration</b>	<b>165,976</b>	<b>4,385</b>	<b>16,831</b>	<b>(12,446)</b>	<b>58,488</b>	<b>59,792</b>	<b>(1,304)</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>(FY 2025) FEB-25 ACTUAL</b>	<b>(FY 2026) FEB-26 ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>	<b>(FY 2025) YEAR TO DATE ACTUAL</b>	<b>(FY 2026) YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>
<b>Utility Services</b>							
Utility - Electric	110,000	14,316	9,285	5,031	53,505	35,845	17,660
Utility - Reclaimed Irrigation	17,000	-	-	-	-	1,808	(1,808)
<b>Total Utility Services</b>	<b>127,000</b>	<b>14,316</b>	<b>9,285</b>	<b>5,031</b>	<b>53,505</b>	<b>37,653</b>	<b>15,852</b>
<b>Field</b>							
ProfServ-Field Management	12,000	-	1,000	(1,000)	5,000	5,000	-
Contracts-Preserve Maintenance	46,200	3,850	3,850	-	19,250	19,250	-
Contracts - Landscape	68,000	2,585	2,585	-	7,755	14,984	(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	1,480	905	575	4,521	19,785	(15,264)
Street Sweeping Services	6,800	-	-	-	-	-	-
Contracts-Preserve Monitoring & Well Replacments	9,600	-	-	-	-	2,550	(2,550)
Contracts-Pump & Well Maintenance	2,590	400	-	400	2,990	2,590	400
Pump & Well Maintenance	6,010	6,119	-	6,119	6,814	1,072	5,742
Landscape Miscellaneous	25,000	290	260	30	(930)	12,910	(13,840)
Misc-Contingency	30,000	-	450	(450)	-	38,489	(38,489)
<b>Total Field</b>	<b>269,250</b>	<b>14,724</b>	<b>9,050</b>	<b>5,674</b>	<b>68,008</b>	<b>137,248</b>	<b>(69,240)</b>
<b>Gatehouse</b>							
Contracts-Security Services	208,500	16,219	16,101	118	81,520	81,373	147
Telephone/Fax/Internet Services	1,000	-	-	-	-	-	-
Utility - Water	3,000	-	-	-	191	728	(537)
R&M-Gate	7,000	-	1,799	(1,799)	3,821	3,331	490
<b>Total Gatehouse</b>	<b>219,500</b>	<b>16,219</b>	<b>17,900</b>	<b>(1,681)</b>	<b>85,532</b>	<b>85,432</b>	<b>100</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2025) FEB-25 ACTUAL	(FY 2026) FEB-26 ACTUAL	VARIANCE (\$) FAV(UNFAV)	(FY 2025) YEAR TO DATE ACTUAL	(FY 2026) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Lakes and Ponds</u></b>							
Contracts-Water Mgmt Services	42,360	3,530	3,530	-	17,650	17,650	-
R&M-Aquascaping	5,000	-	-	-	-	-	-
R&M-Aeration & Fountains	12,000	70	-	70	991	9,530	(8,539)
Impr - Lake Bank Restoration	50,000	-	-	-	-	-	-
<b>Total Lakes and Ponds</b>	<b>109,360</b>	<b>3,600</b>	<b>3,530</b>	<b>70</b>	<b>18,641</b>	<b>27,180</b>	<b>(8,539)</b>
<b><u>Capital Expenditures &amp; Projects</u></b>							
Capital Outlay Aeration	-	-	-	-	3,280	-	3,280
<b>Total Capital Expenditures &amp; Projects</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,280</b>	<b>-</b>	<b>3,280</b>
<b><u>Reserves</u></b>							
Reserve	45,000	638	-	638	56,940	800	56,140
Reserve-Stormwater System	45,000	-	-	-	-	-	-
<b>Total Reserves</b>	<b>90,000</b>	<b>638</b>	<b>-</b>	<b>638</b>	<b>56,940</b>	<b>800</b>	<b>56,140</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>981,086</b>	<b>53,882</b>	<b>56,596</b>	<b>(2,714)</b>	<b>344,394</b>	<b>348,105</b>	<b>(3,711)</b>
Excess (deficiency) of revenues							
Over (under) expenditures	-	(17,647)	(27,634)	(9,987)	599,294	567,808	(31,486)
Net change in fund balance	\$ -	\$ (17,647)	\$ (27,634)	\$ (9,987)	\$ 599,294	\$ 567,808	\$ (31,486)
<b>FUND BALANCE, BEGINNING</b>	<b>758,582</b>				<b>615,096</b>	<b>758,582</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 758,582</b>				<b>\$ 1,214,390</b>	<b>\$ 1,326,390</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2025) FEB-25 ACTUAL	(FY 2026) FEB-26 ACTUAL	VARIANCE (\$) FAV(UNFAV)	(FY 2025) YEAR TO DATE ACTUAL	(FY 2026) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>							
Interest - Investments	\$ -	\$ -	\$ 446	\$ 446	\$ -	\$ 446	\$ 446
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>446</b>	<b>446</b>	<b>-</b>	<b>446</b>	<b>446</b>
<b>EXPENDITURES</b>							
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	446	446	-	446	446
Net change in fund balance	\$ -	\$ -	\$ 446	\$ 446	\$ -	\$ 446	\$ 446
<b>FUND BALANCE, BEGINNING</b>	<b>-</b>				<b>-</b>	<b>-</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>				<b>\$ -</b>	<b>\$ 446</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2025) FEB-25 ACTUAL	(FY 2026) FEB-26 ACTUAL	VARIANCE (\$) FAV(UNFAV)	(FY 2025) YEAR TO DATE ACTUAL	(FY 2026) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>							
Interest - Investments	\$ -	\$ 1,333	\$ 936	\$ (397)	\$ 6,629	\$ 5,550	\$ (1,079)
Special Assmnts- Tax Collector	220,320	6,958	5,749	(1,209)	200,999	208,330	7,331
Special Assmnts- Discounts	(8,813)	-	(121)	(121)	-	(8,141)	(8,141)
<b>TOTAL REVENUES</b>	<b>211,507</b>	<b>8,291</b>	<b>6,564</b>	<b>(1,727)</b>	<b>207,628</b>	<b>205,739</b>	<b>(1,889)</b>
<b>EXPENDITURES</b>							
<b>Administration</b>							
Misc-Assessment Collection Cost	4,406	-	-	-	-	-	-
<b>Total Administration</b>	<b>4,406</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Debt Service</b>							
Principal Debt Retirement	65,000	-	-	-	65,000	65,000	-
Interest Expense	138,466	-	-	-	72,097	70,188	1,909
<b>Total Debt Service</b>	<b>203,466</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>137,097</b>	<b>135,188</b>	<b>1,909</b>
<b>TOTAL EXPENDITURES</b>	<b>207,872</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>137,097</b>	<b>135,188</b>	<b>1,909</b>
Excess (deficiency) of revenues Over (under) expenditures	3,635	8,291	6,564	(1,727)	70,531	70,551	20
Net change in fund balance	\$ 3,635	\$ 8,291	\$ 6,564	\$ (1,727)	\$ 70,531	\$ 70,551	\$ 20
<b>FUND BALANCE, BEGINNING</b>	<b>443,345</b>				<b>423,007</b>	<b>443,345</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 446,980</b>				<b>\$ 493,538</b>	<b>\$ 513,896</b>	

**CYPRESS SHADOWS**

Community Development District

**Series 2022 Debt Service Fund**

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

For the Period Ending February 28, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2025) FEB-25 ACTUAL	(FY 2026) FEB-26 ACTUAL	VARIANCE (\$) FAV(UNFAV)	(FY 2025) YEAR TO DATE ACTUAL	(FY 2026) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>							
Interest - Investments	\$ -	\$ 249	\$ 363	\$ 114	\$ 1,144	\$ 1,337	\$ 193
Special Assmnts- Tax Collector	93,457	2,952	2,439	(513)	85,261	88,372	3,111
Special Assmnts- CDD Collected	-	-	-	-	-	5,245	5,245
Special Assmnts- Discounts	(3,738)	-	(51)	(51)	-	(3,453)	(3,453)
<b>TOTAL REVENUES</b>	<b>89,719</b>	<b>3,201</b>	<b>2,751</b>	<b>(450)</b>	<b>86,405</b>	<b>91,501</b>	<b>5,096</b>
<b>EXPENDITURES</b>							
<b>Administration</b>							
Misc-Assessment Collection Cost	1,869	-	-	-	-	-	-
<b>Total Administration</b>	<b>1,869</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Debt Service</b>							
Principal Debt Retirement	37,000	-	-	-	34,000	37,000	(3,000)
Interest Expense	48,460	-	-	-	25,280	24,600	680
<b>Total Debt Service</b>	<b>85,460</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>59,280</b>	<b>61,600</b>	<b>(2,320)</b>
<b>TOTAL EXPENDITURES</b>	<b>87,329</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>59,280</b>	<b>61,600</b>	<b>(2,320)</b>
Excess (deficiency) of revenues Over (under) expenditures	2,390	3,201	2,751	(450)	27,125	29,901	2,776
Net change in fund balance	\$ 2,390	\$ 3,201	\$ 2,751	\$ (450)	\$ 27,125	\$ 29,901	\$ 2,776
<b>FUND BALANCE, BEGINNING</b>	<b>99,599</b>				<b>88,527</b>	<b>99,599</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 101,989</b>				<b>\$ 115,652</b>	<b>\$ 129,500</b>	

# Bank Account Statement

Cypress Shadows CDD

**Bank Account No.** 7844  
**Statement No.** 02\_26

**Statement Date** 02/28/2026

<b>G/L Account No. 101002 Balance</b>	1,338,204.01	<b>Statement Balance</b>	1,353,373.06
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	1,353,373.06
<b>Subtotal</b>	1,338,204.01	<b>Outstanding Checks</b>	-15,169.05
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	1,338,204.01
<b>Ending G/L Balance</b>	1,338,204.01		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							0.00
02/12/2026		JE001127	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	33,193.87	33,193.87	0.00
02/28/2026		JE001129	Interest - Investments	Interest Earned	3,785.05	3,785.05	0.00
<b>Total Deposits</b>					36,978.92	36,978.92	0.00
<b>Checks</b>							0.00
02/04/2026	Payment	300210	LEE COUNTY UTILITIES	Inv: 011526-59-2- ACH	-1,321.35	-1,321.35	0.00
02/05/2026	Payment	10269	GARY GAUVIN	Check for Vendor V00074	-200.00	-200.00	0.00
02/05/2026	Payment	10270	JOSEPH E MOLSEN-EFT	Check for Vendor V00076	-200.00	-200.00	0.00
02/05/2026	Payment	10271	NICHOLAS P LIBERTO-EFT	Check for Vendor V00082	-200.00	-200.00	0.00
02/05/2026	Payment	10272	NORMAN D RENO COMMUNITY	Check for Vendor V00080 Inv: TPACCE2511, Inv:	-200.00	-200.00	0.00
02/05/2026	Payment	100172	ENVIRONMENTAL SERVICES LLC	TPACCE2512, Inv: TPACCE	-24,610.00	-24,610.00	0.00
02/05/2026	Payment	100173	ALLIED UNIVERSAL PELICAN PEST	Inv: 17927119, Inv: MANAGEMENT	-24,714.57	-24,714.57	0.00
02/05/2026	Payment	100174	MANAGEMENT INC.	Inv: 12834	-260.00	-260.00	0.00
02/05/2026	Payment	100175	COLEMAN, YOVANOVICH	Inv: 94	-916.00	-916.00	0.00
02/05/2026	Payment	100176	LA JUNGLE LAWN MAINTENANCE	Inv: 100739	-2,584.86	-2,584.86	0.00
02/05/2026	Payment	100177	DIAMOND ACCESS TECHNOLOGY, LLC	Inv: 20724, Inv: 12325, Inv: 20843	-3,037.92	-3,037.92	0.00
02/05/2026	Payment	100178	INFRAMARK LLC	Inv: 166675, Inv: 167781,	-11,714.26	-11,714.26	0.00
02/05/2026	Payment	100179	HOOVER PUMPING SYSTEMS	Inv: 194020	-2,590.00	-2,590.00	0.00
02/05/2026	Payment	100180	DAVID CUJAS IRRIGATION SERVICES, INC	Inv: 15018, Inv: 15043, Inv: 15045, Inv: 15046, Inv: 15047, Inv: 15048, Inv: 1505	-4,177.80	-4,177.80	0.00
02/05/2026	Payment	100181	PASSARELLA & ASSOCIATES, INC.	Inv: 9K- A	-4,130.00	-4,130.00	0.00

# Bank Account Statement

Cypress Shadows CDD

**Bank Account No.** 7844  
**Statement No.** 02\_26

**Statement Date** 02/28/2026

Date	Type	Account No.	Description	Inv No.	Debit	Credit	Balance
02/05/2026	Payment	100182	BIGGERSTAFF ELECTRIC	Inv: 21627	-3,500.00	-3,500.00	0.00
02/11/2026	Payment	10273	US BANK	Check for Vendor V00036	-4,770.63	-4,770.63	0.00
02/11/2026	Payment	10274	CYPRESS SHADOWS CDD	Check for Vendor V00024	-8,926.33	-8,926.33	0.00
02/11/2026	Payment	10275	GARY GAUVIN	Check for Vendor V00074	-200.00	-200.00	0.00
02/11/2026	Payment	10276	NICHOLAS P LIBERTO-EFT	Check for Vendor V00082	-200.00	-200.00	0.00
02/11/2026	Payment	10277	NORMAN D RENO	Check for Vendor V00080	-200.00	-200.00	0.00
02/12/2026	Payment	100183	HOOVER PUMPING SYSTEMS	Inv: 194870	-433.00	-433.00	0.00
02/12/2026	Payment	100184	LA JUNGLE LAWN MAINTENANCE	Inv: 100841, Inv: 100868	-3,034.86	-3,034.86	0.00
02/12/2026	Payment	100185	DIAMOND ACCESS TECHNOLOGY, LLC	Inv: 20950, Inv: 20951	-1,578.93	-1,578.93	0.00
02/12/2026	Payment	100186	ALLIED UNIVERSAL	Inv: 18086055	-8,043.60	-8,043.60	0.00
02/09/2026	Payment	300211	FPL ACH	Inv: 012726-9264- ACH	-5,988.43	-5,988.43	0.00
02/09/2026	Payment	300212	FPL ACH	Inv: 012726-1219- ACH	-61.49	-61.49	0.00
02/09/2026	Payment	300213	FPL ACH	Inv: 12726-2136- ACH	-57.25	-57.25	0.00
02/09/2026	Payment	300214	FPL ACH	Inv: 012726-2318- ACH	-58.91	-58.91	0.00
02/09/2026	Payment	300215	FPL ACH	Inv: 012726-2311- ACH	-33.72	-33.72	0.00
02/09/2026	Payment	300216	FPL ACH	Inv: 012726-1211- ACH	-117.39	-117.39	0.00
02/09/2026	Payment	300217	FPL ACH	Inv: 012726-1040- ACH	-62.44	-62.44	0.00
02/09/2026	Payment	300218	FPL ACH	Inv: 012726-2132- ACH	-39.82	-39.82	0.00
02/09/2026	Payment	300219	FPL ACH	Inv: 012726-1216- ACH	-66.80	-66.80	0.00
02/09/2026	Payment	300220	FPL ACH	Inv: 012726-1046- ACH	-132.22	-132.22	0.00
02/09/2026	Payment	300221	FPL ACH	Inv: 012726-42310- ACH	-38.47	-38.47	0.00
02/09/2026	Payment	300222	FPL ACH	Inv: 012726-1045- ACH	-128.95	-128.95	0.00
02/09/2026	Payment	300223	FPL ACH	Inv: 012726-2137- ACH	-2,352.68	-2,352.68	0.00
02/09/2026	Payment	300224	FPL ACH	Inv: 012726-1043- ACH	-32.56	-32.56	0.00
02/09/2026	Payment	300225	FPL ACH	Inv: 012726-32310- ACH	-113.72	-113.72	0.00
02/18/2026	Payment	100187	COMMUNITY ENVIRONMENTAL SERVICES LLC	Inv: TPACPM2602	-3,530.00	-3,530.00	0.00
02/26/2026	Payment	100190	INFRAMARK LLC	Inv: 171444	-1.48	-1.48	0.00
02/26/2026	Payment	300226	LEE COUNTY UTILITIES	Inv: 020626-53-3-ACH	-53.10	-53.10	0.00
<b>Total Checks</b>					<b>-124,613.54</b>	<b>-124,613.54</b>	<b>0.00</b>

**Adjustments**

**Total Adjustments**

**Outstanding Checks**

10/02/2025	Payment	100132	THE VILLAGE OF ESTERO	Inv: 092425-			-800.00
02/26/2026	Payment	100188	COMMUNITY ENVIRONMENTAL SERVICES LLC	Inv: TPACCE2602			-3,850.00
02/26/2026	Payment	100189	ALLIED UNIVERSAL	Inv: 18142194			-8,057.30
02/26/2026	Payment	100191	DAVID CUJAS IRRIGATION SERVICES, INC	Inv: 15138			-472.00

# Bank Account Statement

Cypress Shadows CDD

**Bank Account No.** 7844

**Statement No.** 02\_26

**Statement Date**

02/28/2026

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02/26/2026	Payment	100192	COLEMAN, YOVANOVICH	Inv: 95	-1,989.75
<b>Total Outstanding Checks</b>					-15,169.05

**Outstanding Deposits**

**Total Outstanding Deposits**

**CYPRESS SHADOWS**  
Community Development District

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Cash and Investment Report  
February 28, 2026

<b><u>Account Name</u></b>	<b><u>Bank Name</u></b>	<b><u>Yield</u></b>	<b><u>Balance</u></b>
<b>GENERAL FUND</b>			
Checking Account - Operating	Valley National	3.83%	\$ 1,338,204
<b>DEBT SERVICE FUNDS</b>			
Series 2012 Reserve Fund	US Bank	3.38%	\$ 158,040
Series 2012 Revenue Fund	US Bank	3.38%	\$ 343,290
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%	\$ 119,210

**CYPRESS SHADOWS**  
Community Development District

**Trend Report - General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026

Acct No.	Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	TOTAL					
														Actual Thru 2/28/2026	Projected Next 7 Mths	FY2026 Total	Adopted Budget	% of Budget	
<b>Revenues</b>																			
361001	Interest - Investments	\$ 2,616	\$ 2,458	\$ 4,510	\$ 4,345	\$ 3,785	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 17,713	\$ 20,420	\$ 38,133	\$ 35,000	109%
363010	Special Assmnts- Tax Collector	-	170,169	707,143	28,904	25,719	53,571	-	-	-	-	-	-	-	931,935	53,571	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)	(542)	(3,201)	-	-	-	-	-	-	-	(36,415)	(3,202)	(39,617)	(39,420)	100%
<b>Total Revenues</b>		<b>5,296</b>	<b>165,645</b>	<b>683,627</b>	<b>32,383</b>	<b>28,962</b>	<b>53,287</b>	<b>2,917</b>	<b>2,917</b>	<b>2,917</b>	<b>2,917</b>	<b>2,917</b>	<b>2,917</b>	<b>915,913</b>	<b>70,789</b>	<b>986,702</b>	<b>981,086</b>	<b>101%</b>	
<b>Expenditures</b>																			
<b>Administrative</b>																			
511001	P/R-Board of Supervisors	400	1,200	600	1,000	1,200	1,000	1,000	1,000	1,000	1,000	1,000	1,000	4,400	7,000	11,400	12,000	95%	
531013	ProfServ-Engineering	-	1,430	-	-	4,577	2,500	2,500	2,500	2,500	2,500	2,500	2,500	6,007	17,500	23,507	30,000	78%	
531023	ProfServ-Legal Services	1,422	4,423	3,308	916	1,990	2,500	2,500	2,500	2,500	2,500	2,500	2,500	12,059	17,500	29,559	30,000	99%	
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	21,961	29,171	51,132	50,000	102%	
531035	ProfServ-Property Appraiser	-	441	-	-	-	37	37	37	37	37	37	37	441	259	700	441	159%	
531045	ProfServ-Trustee Fees	-	4,256	-	-	4,771	625	625	625	625	625	625	625	9,027	4,375	13,402	7,500	179%	
532002	Auditing Services	-	-	-	-	-	458	458	458	458	458	458	458	-	3,206	3,206	5,500	58%	
534397	Website Compliance	-	-	-	-	-	129	129	129	129	129	129	129	-	903	903	1,553	58%	
541024	Postage, Phone, Faxes, Copies	-	2	-	3	1	42	42	42	42	42	42	42	7	293	300	500	60%	
545008	Public Officials Insurance	4,197	-	-	-	-	-	-	-	-	-	-	-	4,197	-	4,197	4,197	100%	
548002	Legal Advertising	-	882	-	-	-	125	125	125	125	125	125	125	882	875	1,757	1,500	117%	
549070	Misc-Assessment Collection Cost	-	-	-	-	-	1,643	1,643	1,643	1,643	1,643	1,643	1,643	-	11,501	11,501	19,710	58%	
549142	Bank Fees	-	-	-	-	-	8	8	8	8	8	8	8	-	56	56	100	56%	
549900	Misc-Contingency	-	11	-	-	-	25	25	25	25	25	25	25	11	175	186	300	62%	
549915	Misc-Web Hosting	-	-	-	-	-	83	83	83	83	83	83	83	-	581	581	1,000	58%	
549936	Website Administration	125	125	125	125	125	125	125	125	125	125	125	125	625	875	1,500	1,500	100%	
554007	Annual District Filing Fee	175	-	-	-	-	-	-	-	-	-	-	-	175	-	175	175	100%	
<b>Total Administrative</b>		<b>10,486</b>	<b>16,937</b>	<b>9,328</b>	<b>6,211</b>	<b>16,831</b>	<b>13,467</b>	<b>13,467</b>	<b>13,467</b>	<b>13,467</b>	<b>13,467</b>	<b>13,467</b>	<b>13,467</b>	<b>59,792</b>	<b>94,270</b>	<b>154,062</b>	<b>165,976</b>	<b>93%</b>	
<b>Utility Services</b>																			
543041	Utility - Electric	(5)	16,904	811	8,849	9,285	9,167	9,167	9,167	9,167	9,167	9,167	9,167	35,845	64,168	100,013	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	1,808	9,918	11,726	17,000	69%	
<b>Total Utility Services</b>		<b>55</b>	<b>17,330</b>	<b>811</b>	<b>10,170</b>	<b>9,285</b>	<b>10,584</b>	<b>10,584</b>	<b>10,584</b>	<b>10,584</b>	<b>10,584</b>	<b>10,584</b>	<b>10,584</b>	<b>37,653</b>	<b>74,086</b>	<b>111,739</b>	<b>127,000</b>	<b>88%</b>	
<b>Field</b>																			
531016	ProfServ-Field Management	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	5,000	7,000	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	19,250	26,950	46,200	46,200	100%	
534171	Contracts - Landscape	2,585	4,645	2,585	2,585	2,585	5,667	5,667	5,667	5,667	5,667	5,667	5,667	14,984	39,670	54,654	68,000	80%	
534340	Contracts - Landscape/Irrigation	-	1,030	-	-	-	1,030	1,030	1,030	1,030	1,030	1,030	1,030	1,030	7,210	8,240	12,360	67%	

**CYPRESS SHADOWS**  
Community Development District

**Trend Report - General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026

Acct No.	Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Budget	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	TOTAL				
														Actual Thru 2/28/2026	Projected Next 7 Mths	FY2026 Total	Adopted Budget	% of Budget
545009	Insurance -Property & Casualty	19,588	-	-	-	-	-	-	-	-	-	-	-	19,588	-	19,588	20,690	95%
546041	R&M-Irrigation	1,756	1,710	6,711	8,703	905	2,500	2,500	2,500	2,500	2,500	2,500	2,500	19,785	17,500	37,285	30,000	124%
546448	Street Sweeping Services	-	-	-	-	-	567	567	567	567	567	567	567	-	3,969	3,969	6,800	58%
546898	Contracts-Preserve Monitoring & Well Replacments	-	1,750	-	800	-	800	800	800	800	800	800	800	2,550	5,600	8,150	9,600	85%
546899	Contracts-Pump & Well Maintenance	-	-	2,590	-	-	216	216	216	216	216	216	216	2,590	1,512	4,102	2,590	158%
546918	Pump & Well Maintenance	-	1,072	-	-	-	501	501	501	501	501	501	501	1,072	3,507	4,579	6,010	76%
546923	Landscape Miscellaneous	-	12,360	290	-	260	2,083	2,083	2,083	2,083	2,083	2,083	2,083	12,910	14,581	27,491	25,000	110%
549900	Misc-Contingency	3,285	5,385	29,369	-	450	2,500	2,500	2,500	2,500	2,500	2,500	2,500	38,489	17,500	55,989	30,000	187%
	<b>Total Field</b>	<b>28,214</b>	<b>36,652</b>	<b>46,395</b>	<b>16,938</b>	<b>9,050</b>	<b>20,714</b>	<b>20,714</b>	<b>20,714</b>	<b>20,714</b>	<b>20,714</b>	<b>20,714</b>	<b>20,714</b>	<b>137,248</b>	<b>144,999</b>	<b>282,247</b>	<b>269,250</b>	<b>105%</b>
	<b>Gatehouse</b>																	
534037	Contracts-Security Services	16,104	16,123	16,378	16,668	16,101	17,375	17,375	17,375	17,375	17,375	17,375	17,375	81,373	121,626	202,999	208,500	97%
541009	Telephone/Fax/Internet Services	-	-	-	-	-	83	83	83	83	83	83	83	-	581	581	1,000	58%
543018	Utility - Water	(17)	(46)	738	53	-	250	250	250	250	250	250	250	728	1,750	2,478	3,000	83%
546034	R&M-Gate	775	139	7	610	1,799	583	583	583	583	583	583	583	3,331	4,080	7,411	7,000	106%
	<b>Total Gatehouse</b>	<b>16,862</b>	<b>16,216</b>	<b>17,123</b>	<b>17,331</b>	<b>17,900</b>	<b>18,291</b>	<b>18,291</b>	<b>18,291</b>	<b>18,291</b>	<b>18,291</b>	<b>18,291</b>	<b>18,291</b>	<b>85,432</b>	<b>128,037</b>	<b>213,469</b>	<b>219,500</b>	<b>97%</b>
	<b>Lakes and Ponds</b>																	
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	17,650	24,710	42,360	42,360	100%
546006	R&M-Aquascaping	-	-	-	-	-	417	417	417	417	417	417	417	-	2,919	2,919	5,000	58%
546364	R&M-Aeration & Fountains	-	-	-	9,530	-	1,000	1,000	1,000	1,000	1,000	1,000	1,000	9,530	7,000	16,530	12,000	138%
563003	Impr - Lake Bank Restoration	-	-	-	-	-	4,167	4,167	4,167	4,167	4,167	4,167	4,167	-	29,169	29,169	50,000	58%
	<b>Total Lakes and Ponds</b>	<b>3,530</b>	<b>3,530</b>	<b>3,530</b>	<b>13,060</b>	<b>3,530</b>	<b>9,114</b>	<b>9,114</b>	<b>9,114</b>	<b>9,114</b>	<b>9,114</b>	<b>9,114</b>	<b>9,114</b>	<b>27,180</b>	<b>63,798</b>	<b>90,978</b>	<b>109,360</b>	<b>83%</b>
	<b>Total Expenditures</b>	<b>59,147</b>	<b>90,665</b>	<b>77,187</b>	<b>63,710</b>	<b>56,596</b>	<b>72,170</b>	<b>72,170</b>	<b>72,170</b>	<b>72,170</b>	<b>72,170</b>	<b>72,170</b>	<b>72,170</b>	<b>347,305</b>	<b>505,190</b>	<b>852,495</b>	<b>891,086</b>	<b>96%</b>
	<b>Reserves</b>																	
568022	Reserve	-	800	-	-	-	3,750	3,750	3,750	3,750	3,750	3,750	3,750	800	26,250	27,050	45,000	60%
568169	Reserve-Stormwater System	-	-	-	-	-	3,750	3,750	3,750	3,750	3,750	3,750	3,750	-	26,250	26,250	45,000	58%
	<b>Total Reserves</b>	<b>-</b>	<b>800</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,500</b>	<b>7,500</b>	<b>7,500</b>	<b>7,500</b>	<b>7,500</b>	<b>7,500</b>	<b>7,500</b>	<b>800</b>	<b>52,500</b>	<b>53,300</b>	<b>90,000</b>	<b>59%</b>
	<b>Total Expenditures &amp; Reserves</b>	<b>59,147</b>	<b>91,465</b>	<b>77,187</b>	<b>63,710</b>	<b>56,596</b>	<b>79,670</b>	<b>79,670</b>	<b>79,670</b>	<b>79,670</b>	<b>79,670</b>	<b>79,670</b>	<b>79,670</b>	<b>348,105</b>	<b>557,690</b>	<b>905,795</b>	<b>981,086</b>	<b>92%</b>
	Excess (deficiency) of revenues																	
	Over (under) expenditures	\$ (53,851)	\$ 74,180	\$ 606,440	\$ (31,327)	\$ (27,634)	\$ (26,383)	\$ (76,753)	\$ (76,753)	\$ (76,753)	\$ (76,753)	\$ (76,753)	\$ (76,753)	567,808	(486,901)	80,907	-	0%
391000	Fund Balance, Beginning (Oct 1, 2025)													758,582	-	758,582	758,582	
	Fund Balance, Ending													\$ 1,326,390	\$ (486,901)	\$ 839,489	\$ 758,582	

**Aged Accounts Payable**

Cypress Shadows CDD

(Summary, aged as of February 28, 2026)

Aged by transaction date.

No.	Name	Balance Due	Aged Vendor Balances			
			Current	31 - 60 Days	61 - 90 Days	Over 90 Days
V00015	JOHNSON ENGINEERING, INC.	Phone:		Contact:		
	Total Amount Due	4,576.50	4,576.50	0.00	0.00	0.00
			100.00%	0.00%	0.00%	0.00%
V00042	COMCAST BUSINESS	Phone:		Contact:		
	*** This vendor is blocked for All processing ***					
	Total Amount Due	0.00	0.00	0.00	0.00	0.00
V00050	FPL	Phone:		Contact:		
	Total Amount Due	432.01	0.00	0.00	0.00	432.01
			0.00%	0.00%	0.00%	100.00%
V00057	LEE COUNTY UTILITIES	Phone:		Contact:		
	Total Amount Due	-191.01	0.00	0.00	0.00	-191.01
			0.00%	0.00%	0.00%	100.00%
	Report Total Amount Due (USD)	4,817.50	4,576.50	0.00	0.00	241.00
			95.00%	0.00%	0.00%	5.00%

## CYPRESS SHADOWS Community Development District

### Payment Register by Bank Account

For the Period from 2/1/26 to 2/28/26

(Sorted by Check / ACH No.)

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

Manual Che 100172	02/05/26	Vendor	COMMUNITY ENVIRONMENTAL SERVICES LLC	TPACCE2511	12/26/25	Community Environmental Services - NOV2025	Contracts-Preserve Maintenance	001-534076-53901	\$3,850.00
Manual Che 100172	02/05/26	Vendor	COMMUNITY ENVIRONMENTAL SERVICES LLC	TPACCE2512	12/31/25	Community Environmental Services - DEC2025	Contracts-Preserve Maintenance	001-534076-53901	\$3,850.00
Manual Che 100172	02/05/26	Vendor	COMMUNITY ENVIRONMENTAL SERVICES LLC	TPACPM2601	1/13/26	Community Environmental Services - JAN2026	Contracts-Water Mgmt Services	001-534047-53917	\$3,530.00
Manual Che 100172	02/05/26	Vendor	COMMUNITY ENVIRONMENTAL SERVICES LLC	TPACCE2601	1/26/26	Community Environmental Services - JAN2026	Contracts-Preserve Maintenance	001-534076-53901	\$3,850.00
Manual Che 100172	02/05/26	Vendor	COMMUNITY ENVIRONMENTAL SERVICES LLC	TPACAE2601		Aeration Repairs lake 1,12,13,14	R&M-Aeration & Fountains	001-546364-53917	\$9,530.00
Manual Che 100173	02/05/26	Vendor	ALLIED UNIVERSAL	17927119	12/18/25	Allied Universal - 12/5-18/25	Contracts-Security Services	001-534037-53904	\$8,046.69
Manual Che 100173	02/05/26	Vendor	ALLIED UNIVERSAL	17992058	1/1/26	Allied Universal - 12/19/25-1/1/26	Contracts-Security Services	001-534037-53904	\$8,610.58
Manual Che 100173	02/05/26	Vendor	ALLIED UNIVERSAL	18032547	1/15/26	Allied Universal - 1/2-15/2026	Contracts-Security Services	001-534037-53904	\$8,057.30
Manual Che 100174	02/05/26	Vendor	PELICAN PEST MANAGEMENT INC.	12834	2/1/26	Pelican Pest Management - JAN2026	Landscape Miscellaneous	001-546923-53901	\$260.00
Manual Che 100175	02/05/26	Vendor	COLEMAN, YOVANOVICH	94	1/22/26	CYK - Services through 12/30/25	1/22/26 CYK - Services through 12/30/2	001-531023-51301	\$916.00
Manual Che 100176	02/05/26	Vendor	LA JUNGLE LAWN MAINTENANCE	100739	1/1/26	La Jungla Lawn Maintenance - JAN 2026	Contracts - Landscape	001-534171-53901	\$2,584.86
Manual Che 100177	02/05/26	Vendor	DIAMOND ACCESS TECHNOLOGY, LLC	20724	12/2/25	Diamond Access Technology - Repairs	Moisture Control Pak	001-546034-53904	\$7.44
Manual Che 100177	02/05/26	Vendor	DIAMOND ACCESS TECHNOLOGY, LLC	12325		GATE PREVENTITIVE MAINT ANNUAL AGREEMENT	R&M-Gate	001-546034-53904	\$2,640.00
Manual Che 100177	02/05/26	Vendor	DIAMOND ACCESS TECHNOLOGY, LLC	20843	1/20/26	Diamond Access Technology - Repairs	Emergency SVC Call on 1/16/26	001-546034-53904	\$390.48
Manual Che 100178	02/05/26	Vendor	INFRAMARK LLC	166675		Additional Meeting Times	ProfServ-Mgmt Consulting	001-531027-51301	\$1,127.96
Manual Che 100178	02/05/26	Vendor	INFRAMARK LLC	167781	1/2/26	Inframark - JAN2026	ProfServ-Mgmt Consulting	001-531027-51301	\$4,166.67
Manual Che 100178	02/05/26	Vendor	INFRAMARK LLC	167781	1/2/26	Inframark - JAN2026	WEBSITE MAINT / ADMIN	001-549936-51301	\$125.00
Manual Che 100178	02/05/26	Vendor	INFRAMARK LLC	167781	1/2/26	Inframark - JAN2026	FIELD MGMT	001-531016-53901	\$1,000.00
Manual Che 100178	02/05/26	Vendor	INFRAMARK LLC	169017	1/20/26	Inframark - DEC 2026 - Postage	Postage, Phone, Faxes, Copies	001-541024-51301	\$2.96
Manual Che 100178	02/05/26	Vendor	INFRAMARK LLC	170629	2/1/26	Inframark - FEB2026	ProfServ-Mgmt Consulting	001-531027-51301	\$4,166.67
Manual Che 100178	02/05/26	Vendor	INFRAMARK LLC	170629	2/1/26	Inframark - FEB2026	WEBSITE MAINT / ADMIN	001-549936-51301	\$125.00
Manual Che 100178	02/05/26	Vendor	INFRAMARK LLC	170629	2/1/26	Inframark - FEB2026	FIELD MGMT	001-531016-53901	\$1,000.00
Manual Che 100179	02/05/26	Vendor	HOOVER PUMPING SYSTEMS	194020		Year 1 of a 2 Year Service Agreement	ear 1 of a 2 Year Service Agreement	001-546899-53901	\$2,590.00
Manual Che 100180	02/05/26	Vendor	DAVID CUJAS IRRIGATION SERVICES, INC	15018		IRRIGATION REPAIRS	IRR REPAIRS	001-546041-53901	\$1,030.00
Manual Che 100180	02/05/26	Vendor	DAVID CUJAS IRRIGATION SERVICES, INC	15048		IRRIGATION REPAIRS	IRR REPAIRS	001-546041-53901	\$52.00
Manual Che 100180	02/05/26	Vendor	DAVID CUJAS IRRIGATION SERVICES, INC	15046		IRRIGATION REPAIRS	IRR REPAIRS	001-546041-53901	\$124.60
Manual Che 100180	02/05/26	Vendor	DAVID CUJAS IRRIGATION SERVICES, INC	15043		IRRIGATION REPAIRS	IRR REPAIRS	001-546041-53901	\$532.00
Manual Che 100180	02/05/26	Vendor	DAVID CUJAS IRRIGATION SERVICES, INC	15045		IRRIGATION REPAIRS	IRR REPAIRS	001-546041-53901	\$311.20
Manual Che 100180	02/05/26	Vendor	DAVID CUJAS IRRIGATION SERVICES, INC	15047		IRRIGATION REPAIRS	IRR REPAIRS	001-546041-53901	\$335.20
Manual Che 100180	02/05/26	Vendor	DAVID CUJAS IRRIGATION SERVICES, INC	15057		IRRIGATION REPAIRS	IRR REPAIRS	001-546041-53901	\$83.60
Manual Che 100180	02/05/26	Vendor	DAVID CUJAS IRRIGATION SERVICES, INC	15110		IRRIGATION REPAIRS	IRR REPAIRS	001-546041-53901	\$83.60
Manual Che 100180	02/05/26	Vendor	DAVID CUJAS IRRIGATION SERVICES, INC	15109		IRRIGATION REPAIRS	IRR REPAIRS	001-546041-53901	\$124.60
Manual Che 100180	02/05/26	Vendor	DAVID CUJAS IRRIGATION SERVICES, INC	15104		IRRIGATION REPAIRS	IRR REPAIRS	001-546041-53901	\$544.40
Manual Che 100180	02/05/26	Vendor	DAVID CUJAS IRRIGATION SERVICES, INC	15105		IRRIGATION REPAIRS	IRR REPAIRS	001-546041-53901	\$544.40
Manual Che 100180	02/05/26	Vendor	DAVID CUJAS IRRIGATION SERVICES, INC	15107		IRRIGATION REPAIRS	IRR REPAIRS	001-546041-53901	\$287.60
Manual Che 100180	02/05/26	Vendor	DAVID CUJAS IRRIGATION SERVICES, INC	15108		IRRIGATION REPAIRS	IRR REPAIRS	001-546041-53901	\$124.60
Manual Che 100181	02/05/26	Vendor	PASSARELLA & ASSOCIATES, INC.	9K- A		PROJECT #02CWL821	Contracts-Preserve Monitoring & Well Replacments	001-546898-53901	\$4,130.00

## CYPRESS SHADOWS Community Development District

### Payment Register by Bank Account

For the Period from 2/1/26 to 2/28/26

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
Manual Che	100182	02/05/26	Vendor	BIGGERSTAFF ELECTRIC	21627	12/19/25 Blow Out Hand Holes, Fix Receptacle	Landscape Miscellaneous	001-546923-53901	\$3,500.00
Manual Che	100183	02/12/26	Vendor	HOOVER PUMPING SYSTEMS	194870	PLC Shorted At Refill Well	R&M-Irrigation	001-546041-53901	\$433.00
Manual Che	100184	02/12/26	Vendor	LA JUNGLE LAWN MAINTENANCE	100841	2/1/26 La Jungla Lawn Maintenance - FEB 2026	Contracts - Landscape	001-534171-53901	\$2,584.86
Manual Che	100184	02/12/26	Vendor	LA JUNGLE LAWN MAINTENANCE	100868	Estero Construction Irrigation Repair	Misc-Contingency	001-549900-53901	\$450.00
Manual Che	100185	02/12/26	Vendor	DIAMOND ACCESS TECHNOLOGY, LLC	20950	Exit Gearbox	R&M-Gate	001-546034-53904	\$1,571.49
Manual Che	100185	02/12/26	Vendor	DIAMOND ACCESS TECHNOLOGY, LLC	20951	Moisture Control Pack	R&M-Gate	001-546034-53904	\$7.44
Manual Che	100186	02/12/26	Vendor	ALLIED UNIVERSAL	18086055	1/29/26 Allied Universal - 1/16-29/26	SECURITY SERVICES	001-534037-53904	\$8,043.60
Manual Che	100187	02/18/26	Vendor	COMMUNITY ENVIRONMENTAL SERVICES LLC	TPACPM2602	2/12/26 Community Environmental Services - FEB2026	Contracts-Water Mgmt Services	001-534047-53917	\$3,530.00
Manual Che	100188	02/26/26	Vendor	COMMUNITY ENVIRONMENTAL SERVICES LLC	TPACCE2602	2/16/26 Community Environmental Services - FEB2026	Contracts-Preserve Maintenance	001-534076-53901	\$3,850.00
Manual Che	100189	02/26/26	Vendor	ALLIED UNIVERSAL	18142194	2/12/26 Allied Universal - 1/30-2/12/26	Contracts-Security Services	001-534037-53904	\$8,057.30
Manual Che	100190	02/26/26	Vendor	INFRAMARK LLC	171444	2/17/26 Inframark - JAN2026 - Postage	Postage, Phone, Faxes, Copies	001-541024-51301	\$1.48
Manual Che	100191	02/26/26	Vendor	DAVID CUJAS IRRIGATION SERVICES, INC	15138	IRRIGATION REPAIRS	IRR REPAIRS	001-546041-53901	\$472.00
Manual Che	100192	02/26/26	Vendor	COLEMAN, YOVANOVICH	95	legal services jan 2026	LEGAL COUNSEL	001-531023-51301	\$1,989.75
Check	10269	02/05/26	Vendor	GARY GAUVIN	GG-010826	BOARD 01/08/26	Supervisor Fees	001-511100-51301	\$200.00
Check	10270	02/05/26	Vendor	JOSEPH E MOLSEN- EFT	JM-010826-EFT	BOARD 01/08/26	Supervisor Fees	001-511100-51301	\$200.00
Check	10271	02/05/26	Vendor	NICHOLAS P LIBERTO-EFT	NL-010826-EFT	BOARD 01/08/26	Supervisor Fees	001-511100-51301	\$200.00
Check	10272	02/05/26	Vendor	NORMAN D RENO	NR-010826	BOARD 01/08/26	Supervisor Fees	001-511100-51301	\$200.00
Check	10273	02/11/26	Vendor	US BANK	8049518	1/23/26 US Bank - FY2026 Trustee Fees	ProfServ-Trustee Fees	001-531045-51301	\$4,770.63
Check	10274	02/11/26	Vendor	CYPRESS SHADOWS CDD	02102026-287	SERIES 2012 AND SERIES 2022 FY26 TAX DIST ID 287	SERIES 2012 FY26 TAX DIST ID 01.13.26 & 287	103200	\$6,267.64
Check	10274	02/11/26	Vendor	CYPRESS SHADOWS CDD	02102026-287	SERIES 2012 AND SERIES 2022 FY26 TAX DIST ID 287	SERIES 2022 FY26 TAX DIST ID 01.13.26 & 287	103200	\$2,658.69
Check	10275	02/11/26	Vendor	GARY GAUVIN	GG-020526	BOARD 02/05/26	Supervisor Fees	001-511100-51301	\$200.00
Check	10276	02/11/26	Vendor	NICHOLAS P LIBERTO-EFT	NL-020526-EFT	BOARD 02/05/26	Supervisor Fees	001-511100-51301	\$200.00
Check	10277	02/11/26	Vendor	NORMAN D RENO	NR-020526	BOARD 02/05/26	Supervisor Fees	001-511100-51301	\$200.00
Manual Che	300210	02/04/26	Vendor	LEE COUNTY UTILITIES	011526-59-2- ACH	1/15/26 LCU - Service period 12/1/26-1/1/26	Utility - Reclaimed Irrigation	001-543083-53150	\$1,321.35
Manual Che	300211	02/09/26	Vendor	FPL	012726-9264- ACH	ELECTRIC	Utility - Electric	001-543041-53150	\$5,988.43
Manual Che	300212	02/09/26	Vendor	FPL	012726-1219- ACH	ELECTRIC	Utility - Electric	001-543041-53150	\$61.49
Manual Che	300213	02/09/26	Vendor	FPL	12726-2136- ACH	ELECTRIC	Utility - Electric	001-543041-53150	\$57.25
Manual Che	300214	02/09/26	Vendor	FPL	012726-2318- ACH	ELECTRIC	Utility - Electric	001-543041-53150	\$58.91
Manual Che	300215	02/09/26	Vendor	FPL	012726-2311- ACH	ELECTRIC	Utility - Electric	001-543041-53150	\$33.72
Manual Che	300216	02/09/26	Vendor	FPL	012726-1211- ACH	ELECTRIC	Utility - Electric	001-543041-53150	\$117.39
Manual Che	300217	02/09/26	Vendor	FPL	012726-1040- ACH	ELECTRIC	Utility - Electric	001-543041-53150	\$62.44
Manual Che	300218	02/09/26	Vendor	FPL	012726-2132- ACH	ELECTRIC	Utility - Electric	001-543041-53150	\$39.82
Manual Che	300219	02/09/26	Vendor	FPL	012726-1216- ACH	ELECTRIC	Utility - Electric	001-543041-53150	\$66.80
Manual Che	300220	02/09/26	Vendor	FPL	012726-1046- ACH	ELECTRIC	Utility - Electric	001-543041-53150	\$132.22
Manual Che	300221	02/09/26	Vendor	FPL	012726-42310- ACH	ELECTRIC	Utility - Electric	001-543041-53150	\$38.47
Manual Che	300222	02/09/26	Vendor	FPL	012726-1045- ACH	ELECTRIC	Utility - Electric	001-543041-53150	\$128.95
Manual Che	300223	02/09/26	Vendor	FPL	012726-2137- ACH	ELECTRIC	Utility - Electric	001-543041-53150	\$2,352.68
Manual Che	300224	02/09/26	Vendor	FPL	012726-1043- ACH	ELECTRIC	Utility - Electric	001-543041-53150	\$32.56
Manual Che	300225	02/09/26	Vendor	FPL	012726-32310- ACH	ELECTRIC	Utility - Electric	001-543041-53150	\$113.72
Manual Che	300226	02/26/26	Vendor	LEE COUNTY UTILITIES	020626-53-3-ACH	SVC PRD 01/07/26-02/04/26	Utility - Water	001-543018-53904	\$53.10

**CYPRESS SHADOWS**  
**Community Development District**

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**Payment Register by Bank Account**

For the Period from 2/1/26 to 2/28/26

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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Account Total \$138,982.59

**Total Amount Paid \$138,982.59**

**Cypress Shadows Community Development District**  
 Expenditure Report - General Fund  
 For the Period(s) from Oct 01, 2025 to Feb 28, 2026  
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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**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
02/01/26	511001-51301-5000	JE001126			Rev Accrue P/R-Board of Supervisors	(1,000.00)
02/27/26	511001-51301-5000	JE001148			Accr Supervisor Fee Del	800.00
02/28/26	511001-51301-5000	JE001141			R/C GG-010826_GARY GAUVIN to P/R-Board of Supervisors	200.00
02/28/26	511001-51301-5000	JE001142			R/C JM-010826-EFT_JOSEPH E MOLSEN- EFT to P/R-Board of Superv	200.00
02/28/26	511001-51301-5000	JE001143			R/C NL-010826-EFT_NICHOLAS P LIBERTO-EFT to P/R-Board of Super	200.00
02/28/26	511001-51301-5000	JE001144			R/C NR-010826_NORMAN D RENO to P/R-Board of Supervisors	200.00
02/28/26	511001-51301-5000	JE001145			R/C NL-020526-EFT_NICHOLAS P LIBERTO-EFT to P/R-Board of Super	200.00
02/28/26	511001-51301-5000	JE001146			R/C NR-020526_NORMAN D RENO to P/R-Board of Supervisors	200.00
02/28/26	511001-51301-5000	JE001147			R/C GG-020526_GARY GAUVIN to P/R-Board of Supervisors	200.00

<b>YTD Total</b>	4,400.00
<b>Annual Budget</b>	\$12,000.00
<i>Amount Remaining / (Budget overage)</i>	\$7,600.00
<i>% of Budget</i>	36.7%

**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
02/03/26	531013-51301-5000	7596	VENDOR	JOHNSON ENGINEERING, INC.	Engineering Services thru 103125	4,576.50

<b>YTD Total</b>	6,006.75
<b>Annual Budget</b>	\$30,000.00
<i>Amount Remaining / (Budget overage)</i>	\$23,993.25
<i>% of Budget</i>	20.0%

**Account Name: ProfServ-Legal Services**

10/22/25	531023-51301-5000	91	VENDOR	COLEMAN, YOVANOVICH	10/17/25 CYK - Services through 10/17/25	1,422.00
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
02/23/26	531023-51301-5000	95	VENDOR	COLEMAN, YOVANOVICH	legal services jan 2026	1,989.75

<b>YTD Total</b>	12,059.00
<b>Annual Budget</b>	\$30,000.00
<i>Amount Remaining / (Budget overage)</i>	\$17,941.00
<i>% of Budget</i>	40.2%

**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)
02/01/26	531027-51301-5000	JE001115			Rev Prep 2/1/26 Inframark - FEB2026	4,166.67

<b>YTD Total</b>	21,961.31
<b>Annual Budget</b>	\$50,000.00
<i>Amount Remaining / (Budget overage)</i>	\$28,038.69
<i>% of Budget</i>	43.9%

**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
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<b>YTD Total</b>	441.00
<b>Annual Budget</b>	\$441.00
<i>Amount Remaining / (Budget overage)</i>	\$0.00
<i>% of Budget</i>	100.0%

**Cypress Shadows Community Development District**  
 Expenditure Report - General Fund  
 For the Period(s) from Oct 01, 2025 to Feb 28, 2026  
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
<b>Account Name: ProfServ-Trustee Fees</b>						
11/30/25	531045-51301-5000	7941988	VENDOR US BANK		10/24/25 US Bank - FY2026 Trustee Fees	4,256.13
02/03/26	531045-51301-5000	8049518	VENDOR US BANK		1/23/26 US Bank - FY2026 Trustee Fees	4,770.63
<b>YTD Total</b>						9,026.76
<b>Annual Budget</b>						\$7,500.00
<i>Amount Remaining / (Budget overage)</i>						<i>(\$1,526.76)</i>
<i>% of Budget</i>						120.4%
<b>Account Name: Postage, Phone, Faxes, Copies</b>						
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
02/17/26	541024-51301-5000	171444	VENDOR INFRAMARK LLC		2/17/26 Inframark - JAN2026 - Postage	1.48
<b>YTD Total</b>						6.66
<b>Annual Budget</b>						\$500.00
<i>Amount Remaining / (Budget overage)</i>						<i>\$493.34</i>
<i>% of Budget</i>						1.3%
<b>Account Name: Public Officials Insurance</b>						
10/01/25	545008-51301-5000	JE000974			Insurance Prem. 10.01.25-09.30.25	4,197.00
<b>YTD Total</b>						4,197.00
<b>Annual Budget</b>						\$4,197.00
<i>Amount Remaining / (Budget overage)</i>						<i>\$0.00</i>
<i>% of Budget</i>						100.0%
<b>Account Name: Legal Advertising</b>						
11/30/25	548002-51301-5000	0007457015	VENDOR GANETT FLORIDA LOCALIQ		LEGAL AD	882.32
<b>YTD Total</b>						882.32
<b>Annual Budget</b>						\$1,500.00
<i>Amount Remaining / (Budget overage)</i>						<i>\$617.68</i>
<i>% of Budget</i>						58.8%
<b>Account Name: Misc-Contingency</b>						
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
<b>YTD Total</b>						11.27
<b>Annual Budget</b>						\$300.00
<i>Amount Remaining / (Budget overage)</i>						<i>\$288.73</i>
<i>% of Budget</i>						3.8%
<b>Account Name: Website Administration</b>						
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)
02/01/26	549936-51301-5000	JE001117			Rev Prep 2/1/2026 Inframark - FEB2026	125.00
<b>YTD Total</b>						625.00
<b>Annual Budget</b>						\$1,500.00
<i>Amount Remaining / (Budget overage)</i>						<i>\$875.00</i>
<i>% of Budget</i>						41.7%
<b>Account Name: Annual District Filing Fee</b>						
10/07/25	554007-51301-5000	93059	VENDOR FLORIDA COMMERCE		10/1/25 Florida Commerce - Annual Filing Fee	175.00
<b>YTD Total</b>						175.00
<b>Annual Budget</b>						\$175.00
<i>Amount Remaining / (Budget overage)</i>						<i>\$0.00</i>
<i>% of Budget</i>						100.0%
<b>Financial And Administrative Department Total:</b>						<b>\$59,792.07</b>

**DEPARTMENT NAME: UTILITY SERVICES**

<b>Account Name: Utility - Electric</b>						
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

**Cypress Shadows Community Development District**  
 Expenditure Report - General Fund  
 For the Period(s) from Oct 01, 2025 to Feb 28, 2026  
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
10/30/25	543041-53150-5000	092625-2318 ACH	VENDOR FPL		ELECTRIC	59.90
10/31/25	543041-53150-5000	7282025-81219 ACH	VENDOR FPL		Credit Memo 000035	(64.53)
11/08/25	543041-53150-5000	102825-1219 ACH	VENDOR FPL		ELECTRIC	62.94
11/08/25	543041-53150-5000	102825-2137 ACH	VENDOR FPL		ELECTRIC	2,315.60
11/08/25	543041-53150-5000	102825-1045 ACH	VENDOR FPL		ELECTRIC	162.53
11/08/25	543041-53150-5000	102825-42310 ACH	VENDOR FPL		ELECTRIC	30.38
11/08/25	543041-53150-5000	102825-1046 ACH	VENDOR FPL		ELECTRIC	128.89
11/08/25	543041-53150-5000	102825-1216 ACH	VENDOR FPL		ELECTRIC	64.13
11/08/25	543041-53150-5000	102825-2132 ACH	VENDOR FPL		ELECTRIC	35.30
11/08/25	543041-53150-5000	102825-1040 ACH	VENDOR FPL		ELECTRIC	57.78
11/08/25	543041-53150-5000	102825-32310 ACH	VENDOR FPL		ELECTRIC	113.54
11/08/25	543041-53150-5000	102825-1211 ACH	VENDOR FPL		ELECTRIC	113.65
11/08/25	543041-53150-5000	102825-2311 ACH	VENDOR FPL		ELECTRIC	28.53
11/08/25	543041-53150-5000	102825-2318 ACH	VENDOR FPL		ELECTRIC	63.49
11/08/25	543041-53150-5000	102825-2136 ACH	VENDOR FPL		ELECTRIC	26.85
11/08/25	543041-53150-5000	102825-9264 ACH	VENDOR FPL		ELECTRIC	5,720.88
11/09/25	543041-53150-5000	102825-1043 ACH	VENDOR FPL		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		ELECTRIC	5,720.88
12/06/25	543041-53150-5000	112525-1219-ACH	VENDOR FPL		ELECTRIC	55.15
12/06/25	543041-53150-5000	112525-2136-ACH	VENDOR FPL		ELECTRIC	26.85
12/06/25	543041-53150-5000	112525-2318-ACH	VENDOR FPL		ELECTRIC	57.39
12/06/25	543041-53150-5000	112525-2311-ACH	VENDOR FPL		ELECTRIC	28.24
12/06/25	543041-53150-5000	112525-1211-ACH	VENDOR FPL		ELECTRIC	101.61
12/06/25	543041-53150-5000	112525-1040-ACH	VENDOR FPL		ELECTRIC	53.42
12/06/25	543041-53150-5000	112525-2132-ACH	VENDOR FPL		ELECTRIC	34.26
12/06/25	543041-53150-5000	112525-1216-ACH	VENDOR FPL		ELECTRIC	58.20
12/06/25	543041-53150-5000	112525-1046-ACH	VENDOR FPL		ELECTRIC	114.61
12/06/25	543041-53150-5000	112525-42310-ACH	VENDOR FPL		ELECTRIC	31.62
12/06/25	543041-53150-5000	112525-1045-ACH	VENDOR FPL		ELECTRIC	120.81
12/06/25	543041-53150-5000	112525-2137-ACH	VENDOR FPL		ELECTRIC	2,231.86
12/06/25	543041-53150-5000	112525-32310-ACH	VENDOR FPL		ELECTRIC	101.35
12/07/25	543041-53150-5000	112525-1043-ACH	VENDOR FPL		ELECTRIC	27.18
01/06/26	543041-53150-5000	122525-32310- ACH	VENDOR FPL		ELECTRIC	107.57
01/06/26	543041-53150-5000	122625-1040- ACH	VENDOR FPL		ELECTRIC	57.78
01/06/26	543041-53150-5000	122625-1045- ACH	VENDOR FPL		ELECTRIC	135.51
01/06/26	543041-53150-5000	122625-1046- ACH	VENDOR FPL		ELECTRIC	124.65
01/06/26	543041-53150-5000	122625-1211- ACH	VENDOR FPL		ELECTRIC	110.61
01/06/26	543041-53150-5000	122625-2137- ACH	VENDOR FPL		ELECTRIC	2,259.02
01/06/26	543041-53150-5000	122625-42310- ACH	VENDOR FPL		ELECTRIC	32.22
01/06/26	543041-53150-5000	122625-1216- ACH	VENDOR FPL		ELECTRIC	62.82
01/06/26	543041-53150-5000	122625-2132- ACH	VENDOR FPL		ELECTRIC	34.93
01/06/26	543041-53150-5000	122625-2311- ACH	VENDOR FPL		ELECTRIC	28.49
01/06/26	543041-53150-5000	122625-2318- ACH	VENDOR FPL		ELECTRIC	63.20
01/06/26	543041-53150-5000	122625-2136- ACH	VENDOR FPL		ELECTRIC	26.85
01/06/26	543041-53150-5000	122625-1219- ACH	VENDOR FPL		ELECTRIC	57.51
01/06/26	543041-53150-5000	122625-9264- ACH	VENDOR FPL		ELECTRIC	5,720.88
01/09/26	543041-53150-5000	122625-1043- ACH	VENDOR FPL		ELECTRIC	27.18
02/07/26	543041-53150-5000	12726-2136- ACH	VENDOR FPL		ELECTRIC	57.25
02/07/26	543041-53150-5000	012726-9264- ACH	VENDOR FPL		ELECTRIC	5,988.43
02/07/26	543041-53150-5000	012726-2318- ACH	VENDOR FPL		ELECTRIC	58.91
02/07/26	543041-53150-5000	012726-2311- ACH	VENDOR FPL		ELECTRIC	33.72
02/07/26	543041-53150-5000	012726-42310- ACH	VENDOR FPL		ELECTRIC	38.47
02/07/26	543041-53150-5000	012726-32310- ACH	VENDOR FPL		ELECTRIC	113.72
02/07/26	543041-53150-5000	012726-1219- ACH	VENDOR FPL		ELECTRIC	61.49
02/07/26	543041-53150-5000	012726-1211- ACH	VENDOR FPL		ELECTRIC	117.39
02/07/26	543041-53150-5000	012726-2132- ACH	VENDOR FPL		ELECTRIC	39.82
02/07/26	543041-53150-5000	012726-1216- ACH	VENDOR FPL		ELECTRIC	66.80
02/07/26	543041-53150-5000	012726-1046- ACH	VENDOR FPL		ELECTRIC	132.22
02/07/26	543041-53150-5000	012726-1045- ACH	VENDOR FPL		ELECTRIC	128.95
02/07/26	543041-53150-5000	012726-2137- ACH	VENDOR FPL		ELECTRIC	2,352.68
02/07/26	543041-53150-5000	012726-1043- ACH	VENDOR FPL		ELECTRIC	32.56
02/07/26	543041-53150-5000	012726-1040- ACH	VENDOR FPL		ELECTRIC	62.44

<b>YTD Total</b>	<b>35,844.59</b>
<b>Annual Budget</b>	<b>\$110,000.00</b>
<i>Amount Remaining / (Budget overage)</i>	<i>\$74,155.41</i>
<i>% of Budget</i>	<i>32.6%</i>

**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)

**Cypress Shadows Community Development District**

Expenditure Report - General Fund  
 For the Period(s) from Oct 01, 2025 to Feb 28, 2026  
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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
<b>YTD Total</b>						<b>1,807.74</b>
<b>Annual Budget</b>						<b>\$17,000.00</b>
<i>Amount Remaining / (Budget overage)</i>						<i>\$15,192.26</i>
<i>% of Budget</i>						<i>10.6%</i>
<b>Utility Services Department Total:</b>						<b>\$37,652.33</b>

**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)
02/01/26	531016-53901-5000	JE001119			Rev Prep 2/1/26 Inframark - FEB2026	1,000.00
<b>YTD Total</b>						<b>5,000.00</b>
<b>Annual Budget</b>						<b>\$12,000.00</b>
<i>Amount Remaining / (Budget overage)</i>						<i>\$7,000.00</i>
<i>% of Budget</i>						<i>41.7%</i>

**Account Name: Contracts-Preserve Maintenance**

10/01/25	534076-53901-5000	JE000992			Rev Accr Contracts-Preserve Main. TPACCE2509	(3,850.00)
10/18/25	534076-53901-5000	TPACCE2509	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	10/17/25 Community Environmental Services - October 2025	3,850.00
11/26/25	534076-53901-5000	TPACCE2510	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	11/26/25 Community Environmental Services - November 2025	3,850.00
11/30/25	534076-53901-5000	JE001058			Accr Preserve Maintenance	3,850.00
12/01/25	534076-53901-5000	JE001059			Rec Accr Preserve Maintenance	(3,850.00)
12/26/25	534076-53901-5000	TPACCE2511	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	12/26/25 Community Environmental Services - NOV2025	3,850.00
12/31/25	534076-53901-5000	TPACCE2512	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	12/31/25 Community Environmental Services - DEC2025	3,850.00
01/27/26	534076-53901-5000	TPACCE2601	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	1/26/26 Community Environmental Services - JAN2026	3,850.00
02/17/26	534076-53901-5000	TPACCE2602	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	2/16/26 Community Environmental Services - FEB2026	3,850.00
<b>YTD Total</b>						<b>19,250.00</b>
<b>Annual Budget</b>						<b>\$46,200.00</b>
<i>Amount Remaining / (Budget overage)</i>						<i>\$26,950.00</i>
<i>% of Budget</i>						<i>41.7%</i>

**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
02/02/26	534171-53901-5000	100841	VENDOR	LA JUNGLE LAWN MAINTENANCE	2/1/26 La Jungla Lawn Maintenance - FEB 2026	2,584.86
<b>YTD Total</b>						<b>14,984.30</b>
<b>Annual Budget</b>						<b>\$68,000.00</b>
<i>Amount Remaining / (Budget overage)</i>						<i>\$53,015.70</i>
<i>% of Budget</i>						<i>22.0%</i>

**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
<b>YTD Total</b>						<b>1,030.00</b>
<b>Annual Budget</b>						<b>\$12,360.00</b>
<i>Amount Remaining / (Budget overage)</i>						<i>\$11,330.00</i>
<i>% of Budget</i>						<i>8.3%</i>

**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
<b>YTD Total</b>						<b>19,588.00</b>
<b>Annual Budget</b>						<b>\$20,690.00</b>
<i>Amount Remaining / (Budget overage)</i>						<i>\$1,102.00</i>
<i>% of Budget</i>						<i>94.7%</i>

**Cypress Shadows Community Development District**  
 Expenditure Report - General Fund  
 For the Period(s) from Oct 01, 2025 to Feb 28, 2026  
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
<b>Account Name: R&amp;M-Irrigation</b>						
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
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
02/02/26	546041-53901-5000	194870	VENDOR	HOOVER PUMPING SYSTEMS	PLC Shorted At Refill Well	433.00
02/23/26	546041-53901-5000	15138	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRRIGATION REPAIRS	472.00
<b>YTD Total</b>						19,785.47
<b>Annual Budget</b>						\$30,000.00
<i>Amount Remaining / (Budget overage)</i>						\$10,214.53
<i>% of Budget</i>						66.0%
<b>Account Name: Contracts-Preserve Monitoring &amp; Well Replacments</b>						
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
<b>YTD Total</b>						2,550.00
<b>Annual Budget</b>						\$9,600.00
<i>Amount Remaining / (Budget overage)</i>						\$7,050.00
<i>% of Budget</i>						26.6%
<b>Account Name: Contracts-Pump &amp; Well Maintenance</b>						
12/17/25	546899-53901-5000	194020	VENDOR	HOOVER PUMPING SYSTEMS	Year 1 of a 2 Year Service Agreement	2,590.00
<b>YTD Total</b>						2,590.00
<b>Annual Budget</b>						\$2,590.00
<i>Amount Remaining / (Budget overage)</i>						\$0.00
<i>% of Budget</i>						100.0%
<b>Account Name: Pump &amp; Well Maintenance</b>						
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
<b>YTD Total</b>						1,071.72
<b>Annual Budget</b>						\$6,010.00
<i>Amount Remaining / (Budget overage)</i>						\$4,938.28
<i>% of Budget</i>						17.8%
<b>Account Name: Landscape Miscellaneous</b>						
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

**Cypress Shadows Community Development District**  
 Expenditure Report - General Fund  
 For the Period(s) from Oct 01, 2025 to Feb 28, 2026  
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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)
02/01/26	546923-53901-5000	12834	VENDOR	PELICAN PEST MANAGEMENT INC.	2/1/26 Pelican Pest Management - JAN2026	260.00
<b>YTD Total</b>						<b>12,910.00</b>
<b>Annual Budget</b>						<b>\$25,000.00</b>
<i>Amount Remaining / (Budget overage)</i>						<i>\$12,090.00</i>
<i>% of Budget</i>						<i>51.6%</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
02/10/26	549900-53901-5000	100868	VENDOR	LA JUNGLE LAWN MAINTENANCE	Estero Construction Irrigation Repair	450.00
<b>YTD Total</b>						<b>38,489.32</b>
<b>Annual Budget</b>						<b>\$30,000.00</b>
<i>Amount Remaining / (Budget overage)</i>						<i>(\$8,489.32)</i>
<i>% of Budget</i>						<i>128.3%</i>

<b>Field Department Total:</b>	<b>\$137,248.81</b>
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**DEPARTMENT NAME: GATEHOUSE**

**Account Name: Contracts-Security Services**

10/13/25	534037-53904-5000	17659318	VENDOR	ALLIED UNIVERSAL	10/9/25 Allied Universal - 9/26-10/9/25	8,057.30
10/27/25	534037-53904-5000	17699309	VENDOR	ALLIED UNIVERSAL	10/23/25 Allied Universal - 10/10/-10/23/25	8,046.34
11/11/25	534037-53904-5000	17754796	VENDOR	ALLIED UNIVERSAL	11/6/25 Allied Universal - 10/24-11/6/25	8,068.94
11/24/25	534037-53904-5000	17809192	VENDOR	ALLIED UNIVERSAL	11/20/25 Allied Universal - 11/07-11/20/25	8,054.22
12/09/25	534037-53904-5000	17876092	VENDOR	ALLIED UNIVERSAL	11/20/25 Allied Universal - 11/21-12/04/25	8,331.21
12/22/25	534037-53904-5000	17927119	VENDOR	ALLIED UNIVERSAL	12/18/25 Allied Universal - 12/5-18/25	8,046.69
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
02/03/26	534037-53904-5000	18086055	VENDOR	ALLIED UNIVERSAL	1/29/26 Allied Universal - 1/16-29/26	8,043.60
02/17/26	534037-53904-5000	18142194	VENDOR	ALLIED UNIVERSAL	2/12/26 Allied Universal - 1/30-2/12/26	8,057.30
<b>YTD Total</b>						<b>81,373.48</b>
<b>Annual Budget</b>						<b>\$208,500.00</b>
<i>Amount Remaining / (Budget overage)</i>						<i>\$127,126.52</i>
<i>% of Budget</i>						<i>39.0%</i>

**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
02/13/26	543018-53904-5000	020626-53-3-ACH	VENDOR	LEE COUNTY UTILITIES	SVC PRD 01/07/26-02/04/26	53.10
02/28/26	543018-53904-5000	010926-53-3-ACH	VENDOR	LEE COUNTY UTILITIES	Credit Memo 000039	(53.10)
<b>YTD Total</b>						<b>727.72</b>
<b>Annual Budget</b>						<b>\$3,000.00</b>
<i>Amount Remaining / (Budget overage)</i>						<i>\$2,272.28</i>
<i>% of Budget</i>						<i>24.3%</i>

**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
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**Cypress Shadows Community Development District**  
 Expenditure Report - General Fund  
 For the Period(s) from Oct 01, 2025 to Feb 28, 2026  
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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
02/09/26	546034-53904-5000	20950	VENDOR	DIAMOND ACCESS TECHNOLOGY, LLC	Exit Gearbox	1,571.49
02/09/26	546034-53904-5000	20951	VENDOR	DIAMOND ACCESS TECHNOLOGY, LLC	Moisture Control Pack	7.44
02/27/26	546034-53904-5000	JE001089			Monthly Exp - Diamond Access Inv 12325	220.00

**YTD Total** 3,331.09  
**Annual Budget** \$7,000.00  
*Amount Remaining / (Budget overage)* \$3,668.91  
*% of Budget* 47.6%

**Gatehouse Department Total: \$85,432.29**

**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
02/12/26	534047-53917-5000	TPACPM2602	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	2/12/26 Community Environmental Services - FEB2026	3,530.00

**YTD Total** 17,650.00  
**Annual Budget** \$42,360.00  
*Amount Remaining / (Budget overage)* \$24,710.00  
*% of Budget* 41.7%

**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
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**YTD Total** 9,530.00  
**Annual Budget** \$12,000.00  
*Amount Remaining / (Budget overage)* \$2,470.00  
*% of Budget* 79.4%

**Lakes And Ponds Department Total: \$27,180.00**

**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
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**YTD Total** 800.00  
**Annual Budget** \$45,000.00  
*Amount Remaining / (Budget overage)* \$44,200.00  
*% of Budget* 1.8%

**Reserves Department Total: \$800.00**

**TOTAL EXPENDITURES & OTHER FINANCING USES: \$348,105.50**

## Cypress Shadows Community Development District

Expenditure Report - Series 2012 Debt Service Fund

For the Period(s) from Oct 01, 2025 to Feb 28, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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**DEPARTMENT NAME: DEBT SERVICE PAYMENTS**

**Account Name: Principal Debt Retirement**

11/03/25	571001-51701-5000	JE001039		Debt services payment principal		65,000.00
<b>YTD Total</b>						65,000.00
<b>Annual Budget</b>						\$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
<b>YTD Total</b>						70,187.50
<b>Annual Budget</b>						\$138,466.00
<i>Amount Remaining / (Budget overage)</i>						\$68,278.50
<i>% of Budget</i>						50.7%

<b>Debt Service Payments Department Total:</b>	<b>\$135,187.50</b>
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<b>TOTAL EXPENDITURES &amp; OTHER FINANCING USES:</b>	<b>\$ 135,187.50</b>
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## Cypress Shadows Community Development District

Expenditure Report - Series 2022 Debt Service Fund

For the Period(s) from Oct 01, 2025 to Feb 28, 2026

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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**DEPARTMENT NAME: DEBT SERVICE PAYMENTS**

**Account Name: Principal Debt Retirement**

11/03/25	571001-51701-5000	JE001050		Debt service payment principal		37,000.00
<b>YTD Total</b>						37,000.00
<b>Annual Budget</b>						\$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
<b>YTD Total</b>						24,600.00
<b>Annual Budget</b>						\$48,460.00
<i>Amount Remaining / (Budget overage)</i>						\$23,860.00
<i>% of Budget</i>						50.8%

<b>Debt Service Payments Department Total:</b>	<b>\$61,600.00</b>
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<b>TOTAL EXPENDITURES &amp; OTHER FINANCING USES:</b>	<b>\$61,600.00</b>
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Project Submission  
Cypress Shadows Community Development District

- 1. Project name:**  
Ratification of Hoover Proposal to Install Clock Start PLC, Install an HMI Front Panel and Butterfly Valve
- 2. Problem or issue to be resolved by the project:**  
Clock Start PLC has failed, HMI Front Panel is faulty, Butterfly Valve is faulty.
- 3. Root causation of the problem:**  
Panel failed due to age and heat
- 4. Statutory or District permit implications for the project:**  
None
- 5. Identification of risks to the District if the project is not executed:**  
Refill Well # 3 will remain inoperable
- 6. Vendor proposal(s) for the project:**  
Hoover Proposal # SPN104567.1
- 7. Impact on the current FY budget, including which published budget line item the project will be charged:**  
This will be coded to: Reserve – Stormwater System
- 8. Estimated time to complete the project:**  
3/23/26
- 9. Any additional information or attachments that will be helpful to the Supervisors as background data to ensure the package is complete and ready for Board approval:**  
None
- 10. Upon Board of Supervisor approval, the project will be added to the “Project Board” on the District Manager’s report and managed until completion by the District Manager or their designee.**  
This has been approved by the Chairman due to the well being down and CES needs to perform Salinity for SWFWMD asap.



# Proposal

Proposal#      SPN104566.1  
 Proposal Date: 3/10/2026  
 Valid Until:    4/9/2026

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 -- **Clock Start PLC Replacement Proposal , HMI Front Panel Replacement , Butterfly Valve Replacement**

During the service visit our technician found a number of problems relating directly to the existing pump control panel. This control panel Programmable Logic Controller (PLC) assembly is damaged beyond repair. Total replacement of this control panel PLC assembly is necessary for proper system operation.

Hoover Proposes to:

- Removed failed PLC.
- Install new IDEC PLC with Clock Start Program Loaded.
- Test, calibrate and perform a start up of the pump station.

### S/O -- **HMI Front Panel Replacement**

The above site has a faulty HMI or is without a HMI display screen, which allows manual control of the pump station while on site. It also provides the pump station status and operational activity details.

Hoover proposes to furnish and replace the following:

- Install new 7" HMI Color
- Install new HMI Enclosure w/ Cover
- Install new Aluminum Back Plate for HMI Mounting
- Test Operation

### S/O - **Butterfly Valve Replacement**

During the recent visit, our technician found that the discharge butterfly valve was faulty and in need of replacement. The Butterfly valve allows for manual isolation between the pump and irrigation field. In the event of a mainline break/leak the butterfly valve will prevent pump cycling as well as prevention of flooding, washouts, and property damage.

Hoover proposes the following:

- Remove faulty Butterfly Valve.
- Install new Grooved Butterfly Valve Two Position.
- Test system operation.



# Proposal

Proposal# SPN104566.1  
Proposal Date: 3/10/2026  
Valid Until: 4/9/2026

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

**Sub Total: \$3,081.05**

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**Grand Total: \$3,081.05**

**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:  
Hoover Pumping Systems, Corp.

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Charles Gleason

Accepted By:  
Cypress Shadows CDD

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Signature/ Printed Name/ Date

Project Submission  
Cypress Shadows Community Development District

- 1. Project name:**  
Custom Stainless Steel Spool Piece Installation
- 2. Problem or issue to be resolved by the project:**  
Leaky pipe found at the pump station. Replacement of the pipe is necessary in order for the station to resume proper operation.
- 3. Root causation of the problem:**  
Technician discovered a pinhole leak in the spool piece on the pressure tank line.
- 4. Statutory or District permit implications for the project:**  
None
- 5. Identification of risks to the District if the project is not executed:**  
Project was executed on 03/18/2026
- 6. Vendor proposal(s) for the project:**  
Hoover Proposal # 104805.0.
- 7. Impact on the current FY budget, including which published budget line item the project will be charged:**  
This will be coded to: Pump & Well Maintenance
- 8. Estimated time to complete the project:**  
3/18/26
- 9. Any additional information or attachments that will be helpful to the Supervisors as background data to ensure the package is complete and ready for Board approval:**  
None
- 10. Upon Board of Supervisor approval, the project will be added to the “Project Board” on the District Manager’s report and managed until completion by the District Manager or their designee.**  
This was approved by the Chairman Replacement of the pipe was necessary for the station to resume proper operation.



# Invoice

Scheduled: 3/18/2026 Tech: HDH  
 Warranty Expires: 7/18/2013  
 Maint Expires: 12/31/2027

Invoice#: **196179**  
 Invoice Date: 3/18/2026  
 Due Date: 3/18/2026  
 Terms: Due Upon Receipt

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

Bill to Customer #:  
 Cypress Shadows CDD  
 Attn:  
 C/O Inframark  
 2002 Pan Am Circle, Ste 300  
 Tampa, FL, 33602  
 Tel: Fax:  
 Cust. P.O.#

Job Site: Site ID# **7485**  
 Cypress Shadows CDD (aka The Preserve at Corkscrew)  
 c/o CDD  
 Estero, FL 33928  
 Tel: 813-295-5455 Contact: Mark Vega  
 Maintenance: FG2  
 Model: HC2F-30PDV-460/3-MR3L-Z

### Pump System

Station Design: 800 GPM at 80 PSI

Job Completed YES  NO

Hoover Additional Work Required YES  NO

System Operating YES  NO

Additional Work Required By Customer YES  NO

#### Nature of Call

S/O -- **Custom Stainless Steel Spool Piece Installation**

The following proposal is to repair the leaky pipe found at the pump station. Replacement of the pipe is necessary in order for the station to resume proper operation.  
 Execute Service Proposal 104805.0.

#### Work Performed

Hoover technicians Hunter and Jason performed and observed the following on site:

- The technician sent an email to Mark prior to arrival.
- Upon arrival, the technician found the station in AUTO and the Flowguard valve in AUTO.
- The technician discovered a pinhole leak in the spool piece on the pressure tank line.
- The technician removed the pressure tank and disassembled the tank line.
- The technician reinstalled existing reducers with a 2" coupling to convert to a SharkBite fitting and copper tubing.
- Cut new copper tubing and added a new SharkBite ball valve to the tank line.
- Reinstalled the pressure tank.
- Powered the station on and pressurized the system to test for leaks, tested OK.
- Manually ran water using the clock to test station performance, tested OK.
- Hosed off the station.
- Upon completion, the technician returned the station to AUTO with the Flowguard valve in AUTO.

Invoice#: 196179

Remittance: PO Box 31561, Tampa FL 33631-3561

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



# Invoice

Scheduled: 3/18/2026 Tech: HDH  
Warranty Expires: 7/18/2013  
Maint Expires: 12/31/2027

Invoice#: **196179**  
Invoice Date: 3/18/2026  
Due Date: 3/18/2026  
Terms: Due Upon Receipt

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

## Work Performed



Sub Total: \$897.12

Sales Tax \$0.00  
Grand Total: \$897.12