



Cypress Shadows Community Development District

June 4, 2026

Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



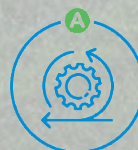
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Cypress Shadows Community Development District

Board of Supervisors

Gary Gauvin, Chairperson
Edward LaCrox, Vice Chairperson
Joseph Molsen, Assistant Secretary
Vacant, Assistant Secretary
Nicholas Liberto, Assistant Secretary

District Staff

Lisania Brito, District Manager
Gregory Urbancic, District Counsel
Carl Barraco, District Engineer
Frank Savage, DE Project Manager
John Fowler, Field Manager
Lucus McDonald, District Accountant
Janice Swade, District Administrative Assistant

Meeting Agenda

Thursday, June 4, 2026, at 6:00 p.m.

The Regular Meeting of the **Cypress Shadows Community Development District** will be held on **Thursday, June 4, 2026 at 6:00 p.m. at the Preserve at Corkscrew Clubhouse, located 20021 Cypress Shadows Boulevard, Estero, Florida.** Following is the Agenda for the Meeting:

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. BUSINESS ITEMS

A. Acceptance of Resignation of Mr. Delos Stapf (Seat 5)

- i. Discussion of Supervisor to Fill Vacant Seat
- ii. Oath of Office for Newly Appointed Supervisor
- iii. Designation of Officers (Resolution 2026-11)

B. Consideration of Proposal from CES for ditch Cleanup of Carolina Willow

C. Consideration of Proposal from CES for Plantings Around Ponds 1, 3 and 9

D. Consideration of Proposal from CES for Plant Maintenance on Conservation Areas

E. Consideration of Proposal from CES for Monitoring and Maintenance of Stormwater Retention Ponds

F. Consideration of Lake Bank Repair Agreement

G. Consideration of Lake Observation and Restoration Services Agreement

H. Engineering Performance Review

4. CONSENT AGENDA

A. Consideration of Minutes of April 2, 2026 & May 7, 2026 Meetings

B. Consideration of April 2026 Financial Statements and Check Register

C. Items Approved Under Resolution 2023-09

- i. Invoice from CES for Replacement of Shoreline Manifold on Pond 8

5. STAFF REPORTS

A. District Accountant

B. District Counsel

C. District Engineer

D. Vendor Reports

i. Ponds Report

ii. Conservation Report

iii. Irrigation Update

E. District Manager

i. Field Inspection Report

ii. Reminder of Form 1 Filing Deadline

iii. Discussion of Fiscal Year 2027 Budget

iv. Action Items List

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

From: Delos Stapf <dlstapf@hotmail.com>

Sent: Thursday, May 7, 2026 4:31 PM

To: Vega, Mark <mark.vega@inframark.com>

Subject: Resignation Letter from Delos Stapf, Supervisor, Seat 5

May 7, 2026 4:20 PM

From: Delos Stapf, Secretary Assistant, Chair 5

To: Mark Vega, & Liz Brito

SUBJECT: Resignation

Mr. Vega, Liz Brito. District Managers and fellow Supervisors,

We are intend to purchase summer home in the Midwest in the near future, changing our time in Florida to the "Snowbird Classification". Also, there are two very good candidates available to fill the vacant positions. Therefore, I'm submitting my resignation from Supervisor's Seat 5, effective immediately to allow the board to be fully staff and proceed without another interruption in its function.

Thanks to all board members and staff for allowing the pleasure to be seated and learn the function of the CDD.

Thanks, and best wishes!

Delos Stapf

Supervisor, Seat 5.

OATH OF OFFICE

(Art. II, § 5(b), Fla. Const.; § 92.50, Florida Statutes)

STATE OF FLORIDA

County of _____

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

(Full Name of Office – Abbreviations Not Accepted)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words “so help me God.” See § 92.52, Fla. Stat.]

Signature _____

Sworn to and subscribed before me by means of physical presence ☐ OR online notarization ☐
this _____ day of _____, 20____.

Signature of Officer Administering Oath or of Notary Public

(To be completed only by judges administering oath— see § 92.50, Florida Statutes.)

Print Name

Title

Court

(To be completed by officer administering oath, other than judges – see § 92.50, Florida Statutes.)

Affix Seal Below

Personally Known ☐ OR Produced Identification ☐

Type of Identification Produced _____

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home ☐ Office ☐

Street or Post Office Box

Print Name

City, State, Zip Code

Signature

RESOLUTION 2026-11

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

WHEREAS, the Board of Supervisors of the Cypress Shadows Community Development District at a regular business meeting, held on June 4, 2026, desires to designate the below recited persons to the offices specified.

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

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

_____	Chairperson
_____	Vice Chairperson
<u>Angel Montagna</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Stephen Bloom</u>	Assistant Treasurer
<u>Lisania Brito</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

PASSED AND ADOPTED THIS, 4TH DAY OF JUNE, 2026.

Chairperson/Vice Chairperson

Secretary/Assistant Secretary

****Cypress Shadows Community Development District****

****Project Submission Form****

****1. Project name:****

2026 Proposed Ditch Cleanup of Carolina Willow and Wax Myrtle

****2. Problem or issue to be resolved by the project:****

Overgrowth of Carolina willow and Wax Myrtle trees in the drainage ditch (between the structural buffer and the Preserve area) that impedes proper stormwater flow, restricts maintenance access, and impacts overall drainage functionality.

****3. Root causation of the problem:****

Natural vegetative growth and proliferation of Carolina willow and Wax Myrtle within the existing drainage ditch.

****4. Statutory or District permit implications for the project:****

None anticipated. This is routine vegetation management and maintenance of an existing drainage ditch. Maintenance activities of this nature are generally exempt under Florida Statute 403.813. Best management practices for cutting, stump treatment, and debris removal will be followed. District Engineer confirmation is recommended if needed.

****5. Identification of risks to the District if the project is not executed:****

Impaired stormwater drainage capacity leading to potential flooding of adjacent areas, creation of mosquito breeding habitat, increased long-term maintenance costs due to further overgrowth, possible non-compliance with

stormwater management responsibilities, and aesthetic/maintenance concerns for the community.

****6. Vendor proposal(s) for the project:****

Community Environmental Services, LLC proposal dated May 4, 2026 (Invoice # TPACCE2605a proposal) in the amount of ****\$3,750.00****.

Scope of work: Cutting and treating approximately 1,300 feet of Willow and Wax Myrtle trees in the drainage ditch (cut down / spray stumps to kill). Debris removal will be conducted by La Jungla Landscaping.

Full proposal and aerial photograph of the project area are attached.

****7. Impact on the current FY budget, including which published budget line item the project will be charged:****

One-time cost of \$3,750.00. To be charged to the Stormwater / Drainage Maintenance or Landscape Maintenance budget line item (specific line item to be confirmed by the District Manager / Inframark). If not specifically allocated, may require use of contingency funds or budget amendment.

****8. Estimated time to complete the project:****

Not specified in the proposal; anticipated completion within 1–2 weeks of notice to proceed (weather and scheduling dependent).

****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:****

- Full vendor proposal PDF (including aerial image showing the 1,300-foot ditch section marked).

- Contact: Jeff Key, Community Environmental Services, LLC – 239-822-6087 or jeff.ces@comcast.net.

This is routine maintenance consistent with prior similar ditch cleanup work in the community.

****10.** Upon Board of Supervisor approval, the project will be added to the “action items” on the District Manager’s report and managed until completion by the District Manager or their designee. ******

You can copy the above directly into the ****CSCDD-Project Submission Form.docx**** file. The completed form, together with the attached proposal PDF, is now ready for the Board package. Let me know if you need any adjustments or additional supporting documents!

Community Environmental Services, LLC

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

Proposal

DATE:

May 4, 2026

INVOICE #

TPACCE2605a proposal

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 proposed ditch cleanup of Carolina willow	\$ 3,750.00
This proposal is for 1300 feet of Willow and Wax Myrtle trees - cutting and treating in drainage ditch (between the structural buffer and the Preserve) - cut down/spray stumps to kill. Debris removal will be conducted by La Jungla Landscaping. 	
TOTAL	\$ 3,750.00

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

THANK YOU FOR YOUR BUSINESS!

****Cypress Shadows Project Submission: Pond Planting Proposal****

1. ****Project name:****

FY 2026-2027 Pond Planting - Arrowhead and Blue Flag Iris (Proposal # TPACPP2605)

2. ****Problem or issue to be resolved by the project:****

Installation of native aquatic plants (arrowhead and blue flag iris) in specified stormwater ponds.

3. ****Root causation of the problem:****

(Information not provided in the attached proposal)

4. ****Statutory or District permit implications for the project:****

(Information not provided in the attached proposal)

5. ****Identification of risks to the District if the project is not executed:****

(Information not provided in the attached proposal)

6. ****Vendor proposal(s) for the project:****

Community Environmental Services, LLC (CES) Proposal # TPACPP2605 dated May 4, 2026.

****Scope:**** Supply and delivery of the following native plants:

- Pond 1: 200 arrowhead & 125 blue flag iris

- Pond 3: 230 arrowhead & 230 blue flag iris

- Pond 9: 350 arrowhead & 350 blue flag iris

****Cost:**** \$4,680.00 total (\$975.00 for Pond 1 + \$1,380.00 for Pond 3 + \$2,100.00 for Pond 9 + \$225.00 Delivery).

A 50% deposit of \$2,340.00 is required.

****Proposal attached:**** 2026 TPACPP2605 proposal.pdf

7. ****Impact on the current FY budget, including which published budget line item the project will be charged:****

\$4,680.00 one-time expenditure. To be charged to the Stormwater Ponds/Lakes Maintenance or Pond Maintenance budget line item (specific GL account to be confirmed from the published FY 2026-2027 budget).

8. ****Estimated time to complete the project:****

One-time delivery and installation (details not specified in proposal).

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:****

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

10. ****Upon Board of Supervisor approval, the project will be added to the “action items” on the District Manager’s report and managed until completion by the District Manager or their designee.****

Community Environmental Services, LLC**Proposal**

Community Environmental Services, LLC
 6900 Daniels Parkway Suite 29-279
 Fort Myers, FL 33912

DATE:

May 4, 2026

Proposal #

TPACPP2605

Prepared for:

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

DESCRIPTION		AMOUNT
Pond 1	200 arrowhead & 125 blue flag iris	\$ 975.00
Pond 3	230 arrowhead & 230 blue flag iris	\$ 1,380.00
Pond 9	350 arrowhead & 350 blue flag iriis	\$ 2,100.00
Delivery		\$ 225.00
A 50 % deposit of \$2,340.00 is required		
TOTAL		\$ 4,680.00

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

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

THANK YOU FOR YOUR BUSINESS!

****Cypress Shadows Project Submission: Exotic Plant Maintenance Proposal****

1. ****Project name:****

FY 2026-2027 One Year Exotic Plant Maintenance Contract –
Conservation Areas (Contract # TPACCE2026)

2. ****Problem or issue to be resolved by the project:****

Control and maintenance of exotic/invasive and nuisance plants across 288 acres (142 acres on-site and 146 acres off-site) of conservation/preserve areas at The Preserve at Corkscrew.

3. ****Root causation of the problem:****

Ongoing proliferation of Florida Exotic Pest Plant Council (FLEPPC) Category I and Category II invasive plants and other nuisance vegetation, particularly in the 19-acre off-site area adjacent to a mature strand of exotic plants near Wildcat Run west of the FPL power line easement.

4. ****Statutory or District permit implications for the project:****

Required to maintain full compliance with South Florida Water Management District (SFWMD) standards and requirements for community mitigation conservation areas.

5. ****Identification of risks to the District if the project is not executed:****

Regulatory non-compliance with SFWMD permit conditions, potential fines or penalties, degradation of conservation areas, loss of mitigation credits, and negative environmental impacts to the preserve.

6. ****Vendor proposal(s) for the project:****

Community Environmental Services, LLC (CES) Proposal dated May 7, 2026 (Contract # TPACCE2026).

****Scope:**** Development of management units for monthly servicing (semi-annual treatment for most areas, monthly for the 19-acre high-risk off-site area). Control via hand pulling, foliar, basal bark, cut stump, and girdling methods using approved herbicides. Monthly reports including plant counts, methods used, and herbicide volumes.

****Term:**** October 1, 2026 – September 30, 2027 (1-year contract with auto-renewal).

****Cost:**** \$47,640.00 annual total (\$3,970.00 monthly billing).

****Proposal attached:**** 2026 TPAC-CE proposal.pdf (signed by Jeffrey G. Key, CES LLC and Cypress Shadows Representative).

7. ****Impact on the current FY budget, including which published budget line item the project will be charged:****

\$47,640.00 annual expenditure for FY October 1, 2026 – September 30, 2027. To be charged to the Preserve/Conservation Areas Maintenance or Exotic Plant Control budget line item (specific GL account to be confirmed from the published FY 2026-2027 budget).

8. ****Estimated time to complete the project:****

Ongoing 12-month contract with monthly servicing throughout the term.

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:****

Proposal includes detailed terms, SFWMD compliance focus, 30-day written termination notice, and monthly reporting requirements. CES is a certified herbicide applicator specializing in environmental services. Full proposal PDF attached for reference.

10. **Upon Board of Supervisor approval, the project will be added to the “action items” on the District Manager’s report and managed until completion by the District Manager or their designee.**

****Project Submission Form 2: Pond Maintenance Proposal****

1. ****Project name:****

FY 2026-2027 Stormwater Pond Monitoring and Maintenance Contract
(Proposal # TPAC-PM-2026)

2. ****Problem or issue to be resolved by the project:****

Ongoing monitoring and maintenance of 17 stormwater detention ponds, including invasive plant control, aeration and fountain systems, pumpage readings, chloride testing, and required SFWMD reporting.

3. ****Root causation of the problem:****

Growth of FLEPPC-listed invasive plants, algae blooms, emergent/floating/submerged vegetation, and nuisance native plants (e.g., cattails, Carolina willow) that impair water quality, pond functionality, and aesthetics.

4. ****Statutory or District permit implications for the project:****

Ensures compliance with SFWMD reporting requirements and stormwater management permit/bid specifications for the Cypress Shadows CDD.

5. ****Identification of risks to the District if the project is not executed:****

Deterioration of stormwater system performance, degraded water quality, increased flooding or drainage risks, regulatory non-compliance, aeration/fountain failures, and reduced aesthetics/safety.

6. ****Vendor proposal(s) for the project:****

Community Environmental Services, LLC (CES) Proposal # TPAC-PM-2026 dated May 7, 2026.

****Scope:**** Three times per month monitoring/maintenance of 17 ponds; aeration compressor checks and diffuser cleaning; fountain monitoring and cleaning (4x/year); basic trash removal, string mowing, pond dye, volumetric treatments, and nuisance plant control (exotics + select natives). Monthly reports with observations and recommendations. SFWMD reporting included.

****Term:**** October 1, 2026 – September 30, 2027 (1-year contract with 12-month optional extensions and auto-renewal).

****Cost:**** \$43,680.00 annual total (\$3,640.00 monthly billing).

****Proposal attached:**** 2026 TPAC-PM-proposal.pdf (signed by Jeffrey G. Key, CES LLC and Cypress Shadows Representative).

***Note:** Excludes phosphorus blocking agents, sediment removal, large trash, bathymetric mapping, fish stocking, etc. (billed separately if needed).*

7. **Impact on the current FY budget, including which published budget line item the project will be charged:**

\$43,680.00 annual expenditure for FY October 1, 2026 – September 30, 2027. To be charged to the Stormwater Ponds/Lakes Maintenance or Pond Maintenance budget line item (specific GL account to be confirmed from the published FY 2026-2027 budget).

8. **Estimated time to complete the project:**

Ongoing 12-month contract with services performed three times per month.

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:**

CES follows best management practices as a green ecological company using minimal herbicide and promoting native plants. Proposal details aeration checks, fountain cleaning protocol, monthly reporting, and initial shoreline restoration consultation. Full proposal PDF attached for reference. Invoices due net 10 days (5% fee after 30 days).

10. **Upon Board of Supervisor approval, the project will be added to the “action items” on the District Manager’s report and managed until completion by the District Manager or their designee.**

Proposal

Community Environmental Services, LLC
 Community Environmental Services, LLC
 6900 Daniels Parkway Suite 29-279
 Fort Myers, FL 33912

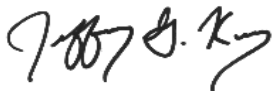
DATE:
 May 7, 2026

Contract #
 TPACCE2026 proposal

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

DESCRIPTION	AMOUNT
One Year exotic plant maintenance on 288 acre (142 acres on site and 146 acres off site) conservation areas of The Preserve at Corkscrew	\$ 47,640.00
Detail: CES will develop management units to divide the preserve into smaller monthly work areas. All areas will be serviced for semi annual treatment with the exception of the the off site preserve area located by Wildcat Run from west of the FPL power line easement to the western preserve border (19 acres) to be serviced monthly due to its adjacent proximity to a strand of mature exotic plants. All servicing will be conducted with the purpose of maintaining compliance with SFWMD standards for community mitigation conservation areas. Terms of the proposal: 1. This contract spans from October 1, 2026 until September 30, 2027. 2. Duration of this contract: 1 year 3. Controlled plants include any from the Florida Exotic Pest Plant Council's (FLEPPC) Category I, Category II and other nuisance plants by hand pulling, foilar, basal bark, cut stump, and girdling methods with approved herbicides. 4. Monthly billing total will be \$3,970. 5. CES will provide a report of work completed including counts of controlled plants, methods utilized for control and amounts of herbicide utilized on each monthly billing to the CDD for the SFWMD. 6. Contract rolls over into new year unless otherwise requested. 7. Termination of this contract requires a 30 day written notice.	
Annual TOTAL	\$ 47,640.00

Cypress Shadows Representative



Jeffrey G. Key, CES LLC.

Date

5/7/2026

Date

****Project Submission Form****

****Cypress Shadows Community Development District****

1. ****Project name:****

FY 2026-2027 Stormwater Pond Monitoring and Maintenance Contract
(Proposal # TPAC-PM-2026)

2. ****Problem or issue to be resolved by the project:****

Ongoing monitoring and maintenance of 17 stormwater detention ponds, including invasive plant control, aeration and fountain systems, pumpage readings, chloride testing, and required SFWMD reporting.

3. ****Root causation of the problem:****

Growth of FLEPPC-listed invasive plants, algae blooms, emergent/floating/submerged vegetation, and nuisance native plants (e.g., cattails, Carolina willow) that impair water quality, pond functionality, and aesthetics.

4. ****Statutory or District permit implications for the project:****

Ensures compliance with SFWMD reporting requirements and stormwater management permit/bid specifications for the Cypress Shadows CDD.

5. ****Identification of risks to the District if the project is not executed:****

Deterioration of stormwater system performance, degraded water quality, increased flooding or drainage risks, regulatory non-compliance, aeration/fountain failures, and reduced aesthetics/safety.

6. ****Vendor proposal(s) for the project:****

Community Environmental Services, LLC (CES) Proposal # TPAC-PM-2026 dated May 7, 2026 (attached as 4E2026 TPAC-PM-proposal.pdf).

****Scope:**** Three times per month monitoring/maintenance of 17 ponds; aeration compressor checks and diffuser cleaning; fountain monitoring and cleaning (4x/year); basic trash removal, string mowing, pond dye, volumetric treatments, and nuisance plant control (exotics + select natives). Monthly reports with observations and recommendations. SFWMD reporting included.

****Term:**** October 1, 2026 – September 30, 2027 (1-year contract with 12-month optional extensions and auto-renewal).

****Cost:**** \$43,680.00 annual total (\$3,640.00 monthly billing).

****Signed by:**** Jeffrey G. Key, CES LLC (5/7/2026) and Cypress Shadows Representative.

7. ****Impact on the current FY budget, including which published budget line item the project will be charged:****

\$43,680.00 annual expenditure for FY October 1, 2026 – September 30, 2027. To be charged to the Stormwater Ponds/Lakes Maintenance or Pond Maintenance budget line item (specific GL account to be confirmed from the published FY 2026-2027 budget).

8. ****Estimated time to complete the project:****

Ongoing 12-month contract with services performed three times per month.

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:**

Full proposal (4E2026 TPAC-PM-proposal.pdf) is attached. CES follows best management practices as a green ecological company using minimal herbicide and promoting native plants. Proposal details aeration checks, fountain cleaning protocol, monthly reporting, and initial shoreline restoration consultation. Invoices due net 10 days (5% fee after 30 days). Excludes phosphorus blocking agents, sediment removal, large trash, bathymetric mapping, fish stocking, etc. (billed separately if needed).

10. **Upon Board of Supervisor approval, the project will be added to the “action items” on the District Manager’s report and managed until completion by the District Manager or their designee.**

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

Proposal #
TPAC-PM-2026 Proposal

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

DESCRIPTION	AMOUNT
Three times per month monitoring and maintenance of 17 stormwater detention ponds, aeration and fountain maintenance, pumpage readings, chloride testing and SFWMD reporting per bid specifications for The Cypress Shadows CDD. CES is a green ecological company adhering to best management practices for lakes and preserves utilizing minimal herbicide and promoting the use of native plants for erosion control and water quality enhancement. CES employees are trained and educated with environmental science credentials specializing in wetlands and certified in herbicide application. Terms of the contract: 1. This contract spans from October 1, 2026 until September 30, 2027. 2. Duration of this contract: one year with 12 month optional extensions 3. Controlled plants include any from the Florida Exotic Pest Plant Council's (FLEPPC) invasive list which is updated every two years. Tthis includes plants along the shore line, emersed plants, floating plants, submerged plants and algae. CES will also control nuisance native plants in the littoral zone such as cattails, Carolina willow, dog fennel, etc. 4. Included is any basic trash removal, string mowing as needed, pond dye application as needed, volumetric treatment of entire water bodies for submerged vegetation, large scale algae blooms or long term lily pad eradication. 5. Monthly billing total will be \$3,530. Invoices are to be paid net 10 with a 5% fee for 30 days and over. 6. All aeration compressors will be checked monthly for air pressure. Diffusers will be raised and cleaned as pressure rises above 15 lbs PSI. All the above information will be recorded and submitted monthly to the HOA. Any additional repairs needed will be billed separately. 7. CES will provide a report of work completed including lists of controlled plants, methods utilized for control, amounts of herbicide, notes, observations and recommendations on each monthly billing to the CDD. 8. Not included are phosphorus blocking agents, sediment removal, removal of large items of trash, bathymetric mapping, sediment coring services, fish stocking. These services, if rendered, will be charged separately. 9. Fountains (2 total) will be monitored monthly with cleaning 4x per year. Cleaning includes: Examine control panel Inspect all relays and contacts, Inspect time clocks/photo cells to make sure they are functioning properly, Meggar test motor and light cables (check cables for moisture), Clean (pressure wash) fountain, nozzle, screen and light fixtures per year. This does not include any services beyond fountain cleanings. Additional proposals will be issued for replacement parts and/or any other repairs that may be deemed necessary. 10. CES will provide initial consultation for shoreline restoration for areas out of slope compliance with county and state permits. 11. Termination of this contract requires a 30 day written notice. 12. The contract autimatically rolls over for a 12 month extension on January 1 each subsequent year unless otherwise notified by either party..	\$ 3,530.00
monthly total	\$ 3,640.00
12 month TOTAL	\$ 43,680.00

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

Cypress Shadows Representative

Date



5/7/2026

Jeffrey G. Key, CES LLC.

Date

THANK YOU FOR YOUR BUSINESS!

LAKE BANK REPAIR AGREEMENT

THIS LAKE BANK REPAIR AGREEMENT (this “Agreement”) is made and entered into as of the ____ day of May, 2026, by and between **CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “District”) and **CROCKER LAND DEVELOPMENT, LLC**, a Florida limited liability company (“Contractor”).

WITNESSETH:

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes, for the purpose of planning, financing, constructing, operating and/or maintaining certain public infrastructure improvements, including surface water management systems, landscaping and other infrastructure within The Preserve at Corkscrew community; and

WHEREAS, included within the maintenance responsibilities of the District is the responsibility to maintain the District’s infrastructure; and

WHEREAS, the District desires to employ the Contractor to provide lake bank repair services; and

WHEREAS, the Contractor, has submitted a bid proposal for the provision of services to complete such services as required by the District; and

WHEREAS, the District desires to employ the Contractor as an independent contractor to provide the services described herein for the compensation and upon the terms, conditions and provisions hereinafter set forth.

NOW, THEREFORE, the District and the Contractor agree as follows:

1. **RECITALS.** That the above recitals are true and correct and are incorporated herein.

2. **DESCRIPTION OF WORK AND SERVICES.**

A. The District desires that the Contractor provide professional services of the very highest quality. Following the execution of this Agreement by both parties, the Contractor shall provide the District with the specific services identified in this Agreement.

B. While providing the services identified in this Agreement, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the services. All work to be performed within the scope of these specifications contained herein shall be strictly managed, executed, and performed by the Contractor using experienced personnel.

C. The Contractor shall provide the specific professional services as shown in Paragraph 3 of this Agreement.

3. **SCOPE OF SERVICES.**  The duties, obligations, and responsibilities of the Contractor are those described in the Scope of Services attached hereto as **Exhibit “A”** and made a part hereof (the “Work”) and those other obligations set forth herein. Contractor shall solely be responsible for the means,

manner and methods by which its duties, obligations and responsibilities under this Agreement are met to the satisfaction of the District.

- The Work shall be completed within sixty (60) days of the notice to proceed. Time is of the essence with respect to Contractor's completion of the Work. In the event the Contractor fails to complete the Work within the sixty (60) day period, the District shall have the right, in addition to all other remedies available at law, in equity, or under this Agreement, to: (i) terminate this Agreement and procure completion of the Work from another contractor, with any excess costs over the Contract Price to be borne solely by the Contractor; and/or (ii) withhold all or any portion of the Contract Price until the Work is completed to the District's written satisfaction.
- Contractor shall follow the map and diagrams for lake bank repairs provided by the District Engineer's Project Manager, Frank Savage with Barraco and Associates, Inc., as more particularly set forth in the lake bank repair map and report attached hereto as **Exhibit "B"** and incorporated herein by reference.
- Contractor shall coordinate with the District Engineer (Carl A. Barraco - CarlB@barraco.net) and the District Engineer's Project Manager (Frank Savage - franks@barraco.net) for project review and completion.
- All work methods and materials shall comply with applicable Village of Estero and South Florida Water Management District (SFWMD) standards, permit requirements, and any other applicable local, State, and Federal regulations.

4. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake the Work and/or perform such services as specified in this Agreement (including any addendum or amendment subsequently executed by the parties or in any authorized written work order from the District issued in connection with this Agreement and accepted by the Contractor). All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards in Lee County, Florida. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary or reasonably inferred for the proper provision of the Work to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any other work or services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

(1) The District hereby designates the District Manager, or a representative of the District Manager, to act as its representative.

(2) The Contractor agrees to meet with the District's representative, and at the request of the District, to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. The Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. The Contractor, at the Contractor's sole cost and expense, agrees to repair any damage resulting from the Contractor's activities and work prior to final completion of the Work and the District's issuance of the final payment pursuant to the terms of Section 5.

E. A representative of Contractor shall attend regular or special meetings of the District's Board of Supervisors, if requested by the District.

F. Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances.

5. COMPENSATION TERM.

A. As compensation for the Work described in this Agreement, the District agrees to pay Contractor in current United States funds for the performance of the Work the total sum of Sixty Seven Thousand Four Hundred Forty and 00/100 Dollars (\$67,440.00) ("Contract Price"), payable by the District as follows: (i) \$16,860.00 prior to commencement of the Work, and (ii) the remaining \$50,580.00 within forty-five (45) days following the District's written acceptance of the completed Work as conforming to the requirements of this Agreement (subject to the retainage requirements of Section 5.E. below).

B. If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an amendment, addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.

C. The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workers' Compensation, Unemployment compensation contributions, and similar payroll deductions from the wages of employees.

D. The Contractor shall maintain records conforming to usual accounting practices. The Contractor agrees to render an invoice to the District, in writing, upon completion of the Work, or such other milestone(s) as the parties may agree in writing. The invoice shall be due and payable within forty-five (45) days of receipt by the District. The invoice shall include such supporting information as the District may reasonably require the Contractor to provide.

E. As a condition precedent to final payment, and in addition to the requirements of Section 5.C, Contractor shall provide the District with: (i) a written certification from Contractor that all Work has been fully completed in accordance with this Agreement and Exhibit "A"; (ii) photographic documentation evidencing completion of all repair locations identified in Exhibit "A"; (iii) written

acceptance of the Work from the District's Engineer; and (iv) any other documentation reasonably required by the District. The District shall have the right to inspect all completed Work and to withhold payment pending satisfactory resolution of any deficiencies or punch list items identified by the District or the District's Engineer. In addition, the District shall have the right to withhold ten percent (10%) of the Contract Price as retainage until final completion and written acceptance of all Work by the District. Upon satisfaction of all conditions set forth in this Section 5.E, the District shall release all retainage within forty-five (45) days, subject to any valid claims or off-sets the District may have against the Contractor.

7. **SAFETY.** The Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. The Contractor shall comply with all applicable standards, rules, or regulations of the Occupational Safety and Health Administration (hereinafter "OSHA") and all applicable laws, statutes, rules, regulations and orders. The Contractor shall take precautions at all times to protect any persons and property affected by the Contractor's work under this Agreement, utilizing safety equipment such as bright vests, traffic cones, etc.

8. **INSURANCE.**

A. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

(1) Workers' Compensation coverage, in full compliance with Florida statutory requirements, for all employees of the Contractor who are to provide a service under this Contract, as required under applicable Florida Statutes and Employer's Liability with limits of not less than \$1,000,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease.

(2) Commercial General Liability "occurrence" coverage in the minimum amount of \$1,000,000 combined single limit bodily injury and property damage each occurrence and \$2,000,000 aggregate, including personal injury, broad form property damage, products/completed operations, broad form blanket contractual and \$100,000 fire legal liability.

(3) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed. Said insurance shall also include insured/underinsured motorists' coverage in the minimum amount of \$100,000 when there are owned vehicles.

B. The District, its staff, consultants, agents and supervisors shall be named as an additional insured on all policies required (excluding worker's compensation). The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier acceptable to the District, who is licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which

event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

9. INDEMNIFICATION/HOLD HARMLESS. The Contractor assumes liability for and shall indemnify, defend and save harmless the District as well as its supervisors, members, employees, officers, managers, agents, successors and assigns from any and all expenses, costs, claims, actions, damages, losses and liabilities of every kind (including, but not limited to, reasonable attorneys' fees of their attorneys) irrespective of the theory upon which based (including, but not limited to, negligence and strict liability) arising out of the Contractor's presence within Cypress Shadows Community Development District for any purpose (including, but not limited to, performing work under this Agreement) and arising out of the Work area and the condition, operation ownership, selection, transportation, loading, unloading, security, leasing or return of any equipment or individuals with respect to the above services regardless of where, how and by whom used or operated and including, without limitation, injury to property or person (including death). This Agreement also obligates the Contractor to indemnify and save harmless the District for any and all expenses, costs, claims, actions, damages, losses, and liabilities arising out of any of the Contractor's or their subcontractors' acts or omissions at the site. The Contractor understands and agrees that it is obligated and shall indemnify the District for damages and injury to persons and property caused in whole or in part by any act, omission, negligence or fault of the Contractor and its subcontractor, agents, employees, officers, directors, successors and assigns. The Contractor's obligation to indemnify and defend the District is absolute, including instances where the District is found potentially liable, responsible or at fault and in those instances where the District's own negligence or actions caused said damage or injury in part. Notwithstanding the above, the Contractor shall not be required to indemnify and defend the District for damages found by a Court to have been caused solely by the District's gross negligence or the willful, wanton or intentional misconduct of the District or their employees, officers, directors, successors and assigns.

The Contractor hereby acknowledges that the first \$100.00 paid under this contract constitutes sufficient and valuable consideration from the District to the Contractor as specific consideration for this indemnification. It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, Florida Statutes (and as later amended) and that said statutory provision does not govern, restrict or control this Agreement.

10. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

11. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any construction, materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of

notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

12. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

13. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

14. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

15. TERMINATION. The Contractor may terminate this Agreement only upon a material breach by the District, including the District's failure to make undisputed payments when due, provided that: (i) the Contractor has provided the District written notice specifying in reasonable detail the nature of such breach; and (ii) the District has failed to cure such breach within thirty (30) days after receipt of such written notice (or such longer period as may be reasonably required to cure, so long as the District commences cure within said thirty (30) days and diligently pursues it to completion). The District may, in its sole and absolute discretion, on thirty (30) days' written notice to Contractor, terminate this Agreement at its convenience, with or without cause, and without prejudice to any other remedy it may have. Upon any termination of this Agreement, the Contractor shall be entitled to payment only for Work actually completed and accepted in writing by the District up until the effective date of termination, subject to any valid claims or off-sets the District may have against the Contractor.

16. PERMITS AND LICENSES. All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

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

18. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. The Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out the Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Agreement shall be those of the Contractor, which policies of the Contractor shall not conflict with the District, or other government

policies, rules or regulations relating to the use of the Contractor's funds provided for herein. The Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between the Contractor and the District and the District will not be liable for any obligation incurred by the Contractor, including but not limited to unpaid minimum wages and/or overtime premiums. The Contractor shall not incur expenses on behalf of the District, enter into any contract on behalf of the District, either written or oral, or in any other way attempt to obligate or bind the District except upon the express prior written approval of the District.

19. E-VERIFY. Contractor shall comply with all applicable requirements of Section 448.095, Florida Statutes. Contractor shall register with and use the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. If Contractor enters into a contract with a subcontractor relating to the services under this Agreement, the subcontractor must register with and use the E-Verify system and provide Contractor with an affidavit stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of said affidavit for the duration of the contract with the subcontractor and provide a copy to the District upon request. For purposes of this section, the term "subcontractor" shall have such meaning as provided in Section 448.095(1)(j), Florida Statutes and the term "unauthorized alien" shall have such meaning as provided in Section 448.095(1)(k), Florida Statutes.

If Contractor has a good faith belief that a subcontractor with which it is contracting has knowingly violated Section 448.095, Florida Statutes, then Contractor shall terminate the contract with such person or entity. Further, if District has a good faith belief that a subcontractor of Contractor knowingly violated Section 448.095, Florida Statutes, but Contractor otherwise complied with its obligations hereunder, District shall promptly notify the Contractor and upon said notification, Contractor shall immediately terminate its contract with the subcontractor.

Notwithstanding anything else in this Agreement to the contrary, District may immediately terminate this Agreement for cause if there is a good faith belief that Contractor knowingly violated the provisions of Section 448.095, Florida Statutes, and any termination thereunder shall in no event be considered a breach of contract by District.

By entering into this Agreement, Contractor represents that no public employer has terminated a contract with Contractor under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement. District has materially relied on this representation in entering into this Agreement with Contractor.

20. PUBLIC RECORDS. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. The Contractor acknowledges that the designated public records custodian for the District is Catalina Martinez ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the services under this Agreement; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement,

transfer to the District, at no cost, all public records in the Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats. Failure of Contractor to comply with Section 119.0701, Florida Statutes may subject the Contractor to penalties under Section 119.10, Florida Statutes. Further, in the event the Contractor fails to comply with this Section or Section 119.0701, Florida Statutes, District shall be entitled to any and all remedies at law or in equity. The following statement is required to be included in this Agreement pursuant to Section 119.0701(2), Florida Statutes:

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT CATALINA MARTINEZ, EMAIL: PUBLICRECORDS@INFRAMARK.COM, AND MAILING ADDRESS: 313 CAMPUS STREET, CELEBRATION, FL 34747.

21. SEVERABILITY. In the event any term or provision of this Agreement be determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given the nearest legal meaning or be construed as deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

22. EXHIBITS. All of the exhibits attached to this Agreement, if any, are incorporated in, and made a part of, this Agreement.

23. COMPLETE AGREEMENT. This Agreement (and any exhibits or proposals expressly incorporated herein) constitutes the entire and complete agreement between the parties hereto and supersedes all prior correspondence, discussions, agreements and understandings between the parties hereto relating to the matters herein contained.

24. MODIFICATIONS. This Agreement may not be amended or modified in any manner other than by an Agreement in writing signed by all of the parties hereto.

25. WAIVER. No waiver of any of the terms of this Agreement shall be valid, unless such is in writing and signed by the party against whom such waiver is asserted. In any event, no waiver shall operate or be constructed as a waiver of any future required action or of any subsequent breach.

26. CONSTRUCTION OF THIS AGREEMENT.

A. **TITLES.** The titles of paragraphs and sub-paragraphs are for reference purposes only, and shall not in any way limit the contents, application or effect thereof.

B. **ORDER OF PARAGRAPHS.** This Agreement shall be construed as a whole with no importance being placed upon the order of the paragraphs as they appear herein.

C. PRONOUNS. Pronouns used herein shall refer to every other and all genders and any word used herein shall refer to the singular or plural as required or appropriate to the context.

D. FLORIDA LAWS. This Agreement shall be construed, governed and interpreted in accordance with the laws of the State of Florida.

E. NEGOTIATION OF AGREEMENT. The parties hereto have participated fully in the negotiation and preparation hereof and accordingly, this Agreement shall not be more strictly construed against one or the other.

F. INTERPRET TO BIND AND TO DO JUSTICE. This Agreement shall be interpreted in a manner to uphold and enforce the binding effect of all provisions hereof and, at the same time, to do justice to all parties in the event of doubt or ambiguity as to any term, expression or meaning.

G. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor 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 Contractor 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 Contractor and their respective representatives, successors, and assigns.

27. NOTICES. All notices, demands, requests or other communications made pursuant to, under or by virtue of this Agreement must be in writing and either emailed, hand-delivered, delivered by next business day commercial courier (such as FedEx or UPS), or mailed through the United States Postal Service, to the party to which the notice, demand, request or communication is made, as follows:

IF TO THE DISTRICT:

Cypress Shadows Community Development District
c/o Inframark, District Manager
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
mark.vega@inframark.com and
lbrito@inframark.com

WITH A COPY TO:

Coleman, Yovanovich & Koester, P.A.
Attention: Gregory L. Urbancic, Esq.
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
gurbancic@cyklawfirm.com

IF TO THE CONTRACTOR:

Crocker Land Development, LLC
Attn: Kelley Crocker
9780 Littleton Road
North Fort Myers, FL 33903

kelly@crockerlanddevelopment.com

Such addresses may be changed by written notice given to the address noted above. Any notice, demand, request or other communication shall be deemed to be given upon actual receipt in the case of email, hand-delivery or delivery by overnight courier, or two (2) business days after depositing the same in a letter box or by other means placed within the possession of the United States Postal Service, properly addressed to the party in accordance with the foregoing and with the proper amount of postage affixed thereto, if applicable. Legal counsel may deliver any notice on behalf of the party such counsel represents.

28. COUNTERPARTS. This Agreement may be executed simultaneously in two (2) or more counterparts, each of which shall be deemed to be original, but all of which together shall constitute one and the same instrument.

29. VENUE, PREVAILING PARTY ATTORNEY'S FEES AND COSTS. In the event of litigation arising out of either party's obligations under this Agreement, venue shall lie in Lee County, Florida and the prevailing party shall be entitled to recover its attorney's fees and costs from the non-prevailing party, including but not limited to trial level fees, bankruptcy fees and appellate fees.

30. ANTI-HUMAN TRAFFICKING AFFIDAVIT. In accordance with the requirements of Section 787.06(13), Florida Statutes, the affidavit attached hereto as **Exhibit "C"** shall be completed by Contractor at the time of execution of this Agreement.

31. WARRANTIES. Contractor warrants that the Work performed and all goods delivered under this Agreement, shall be free from any defects in workmanship and material, and shall be in conformance with industry standards for workmanship. By executing this Agreement, Contractor represents that it has examined carefully all of the contract documents, acquainted itself with the site, and all conditions relevant to the Work, and has made all evaluations and investigations necessary to a full understanding of any difficulties which may be encountered in performing the Work pursuant to the Agreement. Contractor acknowledges that the Agreement documents are sufficient for the proper and complete execution of the Work. Further, Contractor agrees to enter into a Lake Observation and Restoration Services Agreement in the form attached hereto as **Exhibit "D"** for the purpose of conducting follow up services related to the Work for a period of one (1) year commencing upon completion of the Work accordance with this Agreement and Exhibit "A".

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

IN WITNESS WHEREOF, the parties execute this Agreement and further agree that it shall take effect as of the date first written above.

DISTRICT:

**CYPRESS SHADOWS COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Name: _____

Title: _____

Dated: _____

CONTRACTOR:

**CROCKER LAND DEVELOPMENT, LLC,
a Florida limited liability company**

By: _____

Name: _____

Title: _____

Dated: _____

Exhibit “A”

SCOPE OF SERVICES - LAKE BANK REPAIR

Contractor shall repair lake banks as identified by the District’s Engineer per the attached map and report attached as Exhibit “B”. Repairs will be made using various methods depending on site conditions, as follows:

Install in-haul select fill (maintain a 4:1 slope where possible), compact, install coconut erosion mat, and flortam sod. Repair all damaged yards (within Work areas) with dirt and/or sod.

Applicable lakes:

Lake #5 northern lake bank consisting of approximately 1,450 linear feet x 10 feet wide.

Total Contract Price: \$67,440.00 (Fixed Price).

Exhibit “B”

BARRACO & ASSOCIATES, INC. LAKE BANK REPAIR MAP AND REPORT

{See attached pages.}

Exhibit “C”

AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

State of _____

County of _____

In accordance with Section 787.06 (13), Florida Statutes, the undersigned, on behalf of Crocker Land Development, LLC, a Florida limited liability company (the “Contractor”), hereby attests under penalty of perjury that, the Contractor, to the best of my knowledge and reasonable belief, does not use coercion for labor or services as defined in Section 787.06, Florida Statutes, entitled “Human Trafficking.”

The undersigned is authorized to execute this affidavit on behalf of the Contractor.

Signature
Printed Name: _____
Title: _____
Contractor: _____
Date: _____

SWORN TO AND SUBSCRIBED before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by _____, as _____ of Crocker Land Development, LLC, a Florida limited liability company, who is ☐ personally known to me or who produced ☐ _____ as identification.

Notary Public

(Notary Seal)

Exhibit “D”

LAKE OBSERVATION AND RESTORATION SERVICES AGREEMENT

{See attached pages.}

LAKE OBSERVATION AND RESTORATION SERVICES AGREEMENT

THIS LAKE OBSERVATION AND RESTORATION SERVICES AGREEMENT (this “Agreement”) is made and entered into as of the ____ day of _____, 2026 (the “**Effective Date**”), by and between **CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”) and **CROCKER LAND DEVELOPMENT, LLC**, a Florida limited liability company (“**Contractor**”).

WITNESSETH:

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes, for the purpose of planning, financing, constructing, operating and/or maintaining certain public infrastructure improvements, including surface water management systems, landscaping and other infrastructure within The Preserve at Corkscrew community; and

WHEREAS, included within the maintenance responsibilities of the District is the responsibility to maintain the District’s infrastructure; and

WHEREAS, the Contractor has previously completed certain lake bank repair services pursuant to the terms of that certain Lake Bank Repair Agreement dated May ____, 2026 between District and Contractor (the “**Prior Agreement**”); and

WHEREAS, pursuant to the terms of the Prior Agreement, the parties agreed that Contractor would enter into this Agreement for the purpose of providing certain lake bank observation and restoration services, as more particularly set forth herein; and

WHEREAS, the District desires to employ the Contractor as an independent contractor to provide the services described herein for the compensation and upon the terms, conditions and provisions hereinafter set forth.

NOW, THEREFORE, the District and the Contractor agree as follows:

1. **RECITALS.** That the above recitals are true and correct and are incorporated herein.
2. **DESCRIPTION OF WORK AND SERVICES.**

A. The District desires that the Contractor provide professional lake bank observation and restoration services of the very highest quality. Following the execution of this Agreement by both parties, the Contractor shall provide the District with the specific services identified in this Agreement. The term of this Agreement shall be for a period of one (1) year, commencing on the Effective Date of this Agreement.

B. While providing the services identified in this Agreement, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the services. All work to be performed within the scope of these specifications contained herein shall be strictly managed, executed, and performed by the Contractor using experienced personnel.

C. The Contractor shall provide the specific services as shown in Paragraph 3 of this Agreement.

3. **SCOPE OF SERVICES.** The duties, obligations, and responsibilities of the Contractor are those described in the Scope of Services attached hereto as **Exhibit “A”** and made a part hereof (the “Work”) and those other obligations set forth herein. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities under this Agreement are met to the satisfaction of the District.

- Contractor shall coordinate with the District Engineer (Carl A. Barraco - CarlB@barraco.net) and the District Engineer’s Project Manager (Frank Savage - franks@barraco.net) for project review and completion.
- All work methods and materials shall comply with applicable Village of Estero and South Florida Water Management District (SFWMD) standards, permit requirements, and any other applicable local, State, and Federal regulations.

4. **MANNER OF CONTRACTOR’S PERFORMANCE.** The Contractor agrees, as an independent contractor, to undertake the Work and/or perform such services as specified in this Agreement (including any addendum or amendment subsequently executed by the parties or in any authorized written work order from the District issued in connection with this Agreement and accepted by the Contractor). All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards in Lee County, Florida. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary or reasonably inferred for the proper provision of the Work to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any other work or services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District’s representative with respect to the services to be performed under this Agreement. The District’s representative shall have complete authority to transmit instructions, receive information, interpret and define the District’s policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor’s services.

(1) The District hereby designates the District Manager, or a representative of the District Manager, to act as its representative.

(2) The Contractor agrees to meet with the District’s representative, and at the request of the District, to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. The Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. The Contractor, at the Contractor’s sole cost and expense, agrees to repair any damage resulting from the Contractor’s activities and work within forty-eight (48) hours of the damage occurring or receiving written notice, whichever is earlier.

E. A representative of Contractor shall attend regular or special meetings of the District's Board of Supervisors, if requested by the District.

F. Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances.

5. COMPENSATION TERM.

A. As compensation for the Work described in this Agreement, the District agrees to pay Contractor in current United States funds for the performance of the Work the total sum of _____ and 00/100 Dollars (\$ _____) ("Contract Price"), payable by the District in four quarterly payments of _____ Dollars (\$ _____).

B. If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an amendment, addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.

C. The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workers' Compensation, Unemployment compensation contributions, and similar payroll deductions from the wages of employees.

D. The Contractor shall maintain records conforming to usual accounting practices. The Contractor agrees to render an invoice to the District, in writing, upon completion of the Work, or such other milestone(s) as the parties may agree in writing. The invoice shall be due and payable within forty-five (45) days of receipt by the District. The invoice shall include such supporting information as the District may reasonably require the Contractor to provide.

6. WARRANTIES. Contractor warrants that the Work performed and all goods delivered under this Agreement, shall be free from any defects in workmanship and material, and shall be performed using Contractor's best efforts and shall be in conformance with industry standards for workmanship. By executing this Agreement, Contractor represents that it has examined carefully all of the contract documents, acquainted itself with the site, and all conditions relevant to the Work, and has made all evaluations and investigations necessary to a full understanding of any difficulties which may be encountered in performing the Work pursuant to the Agreement. Contractor acknowledges that the Agreement documents are sufficient for the proper and complete execution of the Work.

7. SAFETY. The Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. The Contractor shall comply with all applicable standards, rules, or regulations of the Occupational Safety and Health Administration (hereinafter "OSHA") and all applicable laws, statutes, rules, regulations and orders. The Contractor shall take precautions at all times to protect any persons and property affected by the Contractor's work under this Agreement, utilizing safety equipment such as bright vests, traffic cones, etc.

8. INSURANCE.

A. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

(1) Workers' Compensation coverage, in full compliance with Florida statutory requirements, for all employees of the Contractor who are to provide a service under this Contract, as required under applicable Florida Statutes and Employer's Liability with limits of not less than \$1,000,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease.

(2) Commercial General Liability "occurrence" coverage in the minimum amount of \$1,000,000 combined single limit bodily injury and property damage each occurrence and \$2,000,000 aggregate, including personal injury, broad form property damage, products/completed operations, broad form blanket contractual and \$100,000 fire legal liability.

(3) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed. Said insurance shall also include insured/underinsured motorists' coverage in the minimum amount of \$100,000 when there are owned vehicles.

B. The District, its staff, consultants, agents and supervisors shall be named as an additional insured on all policies required (excluding worker's compensation). The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier acceptable to the District, who is licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

9. INDEMNIFICATION/HOLD HARMLESS. The Contractor assumes liability for and shall indemnify, defend and save harmless the District as well as its supervisors, members, employees, officers, managers, agents, successors and assigns from any and all expenses, costs, claims, actions, damages, losses and liabilities of every kind (including, but not limited to, reasonable attorneys' fees of their attorneys) irrespective of the theory upon which based (including, but not limited to, negligence and strict liability) arising out of the Contractor's presence within Cypress Shadows Community Development District for any purpose (including, but not limited to, performing work under this Agreement) and arising out of the Work area and the condition, operation ownership, selection, transportation, loading, unloading, security, leasing or return of any equipment or individuals with respect to the above services regardless of where, how and by whom used or operated and including, without limitation, injury to property or person (including death). This Agreement also obligates the Contractor to indemnify and save harmless the District for any and all expenses, costs, claims, actions, damages, losses, and liabilities arising out of any of the Contractor's or their subcontractors' acts or omissions at the site. The Contractor understands and agrees

that it is obligated and shall indemnify the District for damages and injury to persons and property caused in whole or in part by any act, omission, negligence or fault of the Contractor and its subcontractor, agents, employees, officers, directors, successors and assigns. The Contractor's obligation to indemnify and defend the District is absolute, including instances where the District is found potentially liable, responsible or at fault and in those instances where the District's own negligence or actions caused said damage or injury in part. Notwithstanding the above, the Contractor shall not be required to indemnify and defend the District for damages found by a Court to have been caused solely by the District's gross negligence or the willful, wanton or intentional misconduct of the District or their employees, officers, directors, successors and assigns.

The Contractor hereby acknowledges that the first \$100.00 paid under this contract constitutes sufficient and valuable consideration from the District to the Contractor as specific consideration for this indemnification. It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, Florida Statutes (and as later amended) and that said statutory provision does not govern, restrict or control this Agreement.

10. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

11. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any construction, materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

12. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

13. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

14. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

15. TERMINATION. The District agrees that the Contractor may terminate this Agreement with or without cause by providing thirty (30) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any breach under this Agreement by the District. The District may, in its sole and absolute discretion, whether or not reasonable, on thirty (30) days' written notice to Contractor, terminate this contract at its convenience, with or without cause, and without prejudice to any other remedy it may have. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to any valid claims or off-sets the District may have against the Contractor.

16. PERMITS AND LICENSES. All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

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

18. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. The Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out the Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Agreement shall be those of the Contractor, which policies of the Contractor shall not conflict with the District, or other government policies, rules or regulations relating to the use of the Contractor's funds provided for herein. The Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between the Contractor and the District and the District will not be liable for any obligation incurred by the Contractor, including but not limited to unpaid minimum wages and/or overtime premiums. The Contractor shall not incur expenses on behalf of the District, enter into any contract on behalf of the District, either written or oral, or in any other way attempt to obligate or bind the District except upon the express prior written approval of the District.

19. E-VERIFY. Contractor shall comply with all applicable requirements of Section 448.095, Florida Statutes. Contractor shall register with and use the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. If Contractor enters into a contract with a subcontractor relating to the services under this Agreement, the subcontractor must register with and use the E-Verify system and provide Contractor with an affidavit stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of said affidavit for the duration of the contract with the subcontractor and provide a copy to the District upon request. For purposes of this section, the term "subcontractor" shall have such meaning as provided

in Section 448.095(1)(j), Florida Statutes and the term “unauthorized alien” shall have such meaning as provided in Section 448.095(1)(k), Florida Statutes.

If Contractor has a good faith belief that a subcontractor with which it is contracting has knowingly violated Section 448.095, Florida Statutes, then Contractor shall terminate the contract with such person or entity. Further, if District has a good faith belief that a subcontractor of Contractor knowingly violated Section 448.095, Florida Statutes, but Contractor otherwise complied with its obligations hereunder, District shall promptly notify the Contractor and upon said notification, Contractor shall immediately terminate its contract with the subcontractor.

Notwithstanding anything else in this Agreement to the contrary, District may immediately terminate this Agreement for cause if there is a good faith belief that Contractor knowingly violated the provisions of Section 448.095, Florida Statutes, and any termination thereunder shall in no event be considered a breach of contract by District.

By entering into this Agreement, Contractor represents that no public employer has terminated a contract with Contractor under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement. District has materially relied on this representation in entering into this Agreement with Contractor.

20. PUBLIC RECORDS. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. The Contractor acknowledges that the designated public records custodian for the District is Catalina Martinez (“Public Records Custodian”). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the services under this Agreement; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in the Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats. Failure of Contractor to comply with Section 119.0701, Florida Statutes may subject the Contractor to penalties under Section 119.10, Florida Statutes. Further, in the event the Contractor fails to comply with this Section or Section 119.0701, Florida Statutes, District shall be entitled to any and all remedies at law or in equity. The following statement is required to be included in this Agreement pursuant to Section 119.0701(2), Florida Statutes:

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT CATALINA MARTINEZ, EMAIL: PUBLICRECORDS@INFRAMARK.COM,

**AND MAILING ADDRESS: 313 CAMPUS STREET,
CELEBRATION, FL 34747.**

21. SEVERABILITY. In the event any term or provision of this Agreement be determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given the nearest legal meaning or be construed as deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

22. EXHIBITS. All of the exhibits attached to this Agreement, if any, are incorporated in, and made a part of, this Agreement.

23. COMPLETE AGREEMENT. This Agreement (and any exhibits or proposals expressly incorporated herein) constitutes the entire and complete agreement between the parties hereto and supersedes all prior correspondence, discussions, agreements and understandings between the parties hereto relating to the matters herein contained.

24. MODIFICATIONS. This Agreement may not be amended or modified in any manner other than by an Agreement in writing signed by all of the parties hereto.

25. WAIVER. No waiver of any of the terms of this Agreement shall be valid, unless such is in writing and signed by the party against whom such waiver is asserted. In any event, no waiver shall operate or be constructed as a waiver of any future required action or of any subsequent breach.

26. CONSTRUCTION OF THIS AGREEMENT.

A. **TITLES.** The titles of paragraphs and sub-paragraphs are for reference purposes only, and shall not in any way limit the contents, application or effect thereof.

B. **ORDER OF PARAGRAPHS.** This Agreement shall be construed as a whole with no importance being placed upon the order of the paragraphs as they appear herein.

C. **PRONOUNS.** Pronouns used herein shall refer to every other and all genders and any word used herein shall refer to the singular or plural as required or appropriate to the context.

D. **FLORIDA LAWS.** This Agreement shall be construed, governed and interpreted in accordance with the laws of the State of Florida.

E. **NEGOTIATION OF AGREEMENT.** The parties hereto have participated fully in the negotiation and preparation hereof and accordingly, this Agreement shall not be more strictly construed against one or the other.

F. **INTERPRET TO BIND AND TO DO JUSTICE.** This Agreement shall be interpreted in a manner to uphold and enforce the binding effect of all provisions hereof and, at the same time, to do justice to all parties in the event of doubt or ambiguity as to any term, expression or meaning.

G. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and the Contractor 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 Contractor 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 Contractor and their respective representatives, successors, and assigns.

27. NOTICES. All notices, demands, requests or other communications made pursuant to, under or by virtue of this Agreement must be in writing and either emailed, hand-delivered, delivered by next business day commercial courier (such as FedEx or UPS), or mailed through the United States Postal Service, to the party to which the notice, demand, request or communication is made, as follows:

IF TO THE DISTRICT:

Cypress Shadows Community Development District
c/o Inframark, District Manager
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
mark.vega@inframark.com and
lbrito@inframark.com

WITH A COPY TO:

Coleman, Yovanovich & Koester, P.A.
Attention: Gregory L. Urbancic, Esq.
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
gurbancic@cyklawfirm.com

IF TO THE CONTRACTOR:

Crocker Land Development, LLC
Attn: Kelley Crocker
9780 Littleton Road
North Fort Myers, FL 33903
kelley@crockerlanddevelopment.com

Such addresses may be changed by written notice given to the address noted above. Any notice, demand, request or other communication shall be deemed to be given upon actual receipt in the case of email, hand-delivery or delivery by overnight courier, or two (2) business days after depositing the same in a letter box or by other means placed within the possession of the United States Postal Service, properly addressed to the party in accordance with the foregoing and with the proper amount of postage affixed thereto, if applicable. Legal counsel may deliver any notice on behalf of the party such counsel represents.

28. COUNTERPARTS. This Agreement may be executed simultaneously in two (2) or more counterparts, each of which shall be deemed to be original, but all of which together shall constitute one and the same instrument.

29. VENUE, PREVAILING PARTY ATTORNEY'S FEES AND COSTS. In the event of litigation arising out of either party's obligations under this Agreement, venue shall lie in Lee County, Florida and the prevailing party shall be entitled to recover its attorney's fees and costs from the non-prevailing party, including but not limited to trial level fees, bankruptcy fees and appellate fees.

30. ANTI-HUMAN TRAFFICKING AFFIDAVIT. In accordance with the requirements of Section 787.06(13), Florida Statutes, the affidavit attached hereto as **Exhibit “B”** shall be completed by Contractor at the time of execution of this Agreement.

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

IN WITNESS WHEREOF, the parties execute this Agreement and further agree that it shall take effect as of the date first written above.

DISTRICT:

**CYPRESS SHADOWS COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Name: _____

Title: _____

Dated: _____

CONTRACTOR:

**CROCKER LAND DEVELOPMENT, LLC,
a Florida limited liability company**

By: _____

Name: _____

Title: _____

Dated: _____

Exhibit “A”

SCOPE OF SERVICES

Exhibit “B”

AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

State of _____

County of _____

In accordance with Section 787.06 (13), Florida Statutes, the undersigned, on behalf of Crocker Land Development, LLC, a Florida limited liability company (the “Contractor”), hereby attests under penalty of perjury that, the Contractor, to the best of my knowledge and reasonable belief, does not use coercion for labor or services as defined in Section 787.06, Florida Statutes, entitled “Human Trafficking.”

The undersigned is authorized to execute this affidavit on behalf of the Contractor.

Signature
Printed Name: _____
Title: _____
Contractor: _____
Date: _____

SWORN TO AND SUBSCRIBED before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by _____, as _____ of Crocker Land Development, LLC, a Florida limited liability company, who is ☐ personally known to me or who produced ☐ _____ as identification.

Notary Public

(Notary Seal)

**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, April 2, 2026 at 6:00 p.m. at The Preserve at Corkscrew Clubhouse, located at 20021 Cypress Shadows Boulevard, Estero, Florida 33928.

Present and constituting a quorum were:

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

Also present either in person or via electronic communications were:

Mark Vega	District Manager
Lisania Brito	District Manager
Gregory Urbancic	District Counsel
Frank Savage	Project Manager, Barraco and Associates
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

Item 5A should be removed.

Item 5B should be postponed to summer.

Item 5D should be added – Supervisor Manual Comment.

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

THIRD ORDER OF BUSINESS

Audience Comments *Three (3) Minute Time Limit*

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

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Accountant

Operating account: \$1,338,204; General fund: \$1,326,390. Tax revenues 94.6% collected; \$50,005.66 remaining (net of discounts). Positive cash flow projected. No action/motion.

B. District Counsel

There will be a new Florida bill (expected July 1, 2026 as the effective date) which creates a recall procedure for CDD supervisors for malfeasance/neglect of duty. There was discussion on operating procedure for Supervisor contact with Counsel (concern over unauthorized legal bills).

On MOTION by Mr. Molsen, seconded by Mr. Liberto, with all in favor, District Counsel was authorized to prepare a Resolution which authorizes the District Manager or Chairperson to contact Counsel/Engineer. (5-0)

The record shall reflect Mr. Savage joined the meeting at 6:30 p.m.

C. District Engineer

i. Consideration of Bids for Lake Bank Erosion Repairs

Pond updates (aerator repairs in Ponds 1 & 2). The lake bank erosion repairs on the north side of Pond 5 were discussed (proposal ~\$67,000.00 for 1,450 feet). An additional bid was requested from Copeland.

On MOTION by Mr. Gauvin, seconded by Mr. Stapf, with all in favor, the District Engineer was authorized to proceed with the lake bank restoration work, using the existing contractor at an approximate cost of \$28,000.00, not to exceed \$35,000.00. (5-0)

Cypress Shadows CDD
April 2, 2026 Meeting

D. Vendor Reports

i. Ponds Report

Foliar treatments were completed on all 17 ponds (various species including Torp Grass).
Aeration/fountains status was noted.

ii. Conservation Report

March maintenance is complete.

iii. Irrigation Update

Village of Estero reimbursement of \$15,000.00 is pending final inspection/sign-off.

E. District Manager

i. Field Inspection Report

Nine items were identified (all incomplete at time of report). Pipe leak in Pond 1 was repaired; electrical covers are needed; exposed piping/mowing; tree removal in Pond 5; weeds/trash; acrobat lines; cordgrass planting is scheduled for March 30, 2026.

On MOTION by Mr. Gauvin, seconded by Mr. Molsen, with all in favor, the scope of work for covering exposed pipes at Lake 3, in an amount not to exceed \$5,000.00 was approved, subject to review by the Chairperson. (5-0)

ii. Action Items List

Road striping, berm replanting, trimming of littorals, fountain light, aerator compressor, boundary marker, CAD drawing, etcetera, are currently being tracked.

FIFTH ORDER OF BUSINESS

Business Items

A. Discussion of Stormwater Management Rules and Policies

This item was removed from the agenda.

B. Five-Year Budget Plan Discussion

This item will be discussed during the summer.

C. Commencement of Fiscal Year 2027 Budget Process

This item was not addressed.

D. Supervisor Manual Comment

A quick comment was added regarding the amendment.

SIXTH ORDER OF BUSINESS

Consideration of Minutes of the March 5, 2026 Meeting

On MOTION by Mr. Liberto, seconded by Mr. Gauvin, with all in favor, the Minutes of the March 5, 2026 Meeting were approved, as amended. (5-0)

B. Consideration of February 2026 Financial Statements and Check Register
The February 2026 Financial Statements and Check Register were reviewed.

C. Items Approved Under Resolution 2023-09
i. **Ratification of Hoover #SPN104566 for Front Panel & Butterfly Valve Replacement**
ii. **Ratification of Hoover #196179 for \$897.12 for Custom Stainless Steel Spool Piece**

On MOTION by Mr. Reno, seconded by Mr. Molsen, with all in favor, the items approved under Resolution 2023-09, Hoover #SPN104566 for front panel and butterfly valve replacement, and Hoover #196179 for \$897.12 for custom stainless steel spool piece, were ratified. (5-0)

SEVENTH ORDER OF BUSINESS **Chairperson's Comments**
There being no comments from the Chairperson, the next order of business followed.

EIGHTH ORDER OF BUSINESS **Supervisor Requests**
A. **Supervisor Liberto**
B. **Supervisor Molsen**
C. **Supervisor Reno**
D. **Supervisor Stapf**
There being no supervisor requests, the next order of business followed.

NINTH ORDER OF BUSINESS **Adjournment**
There being no further business,

On MOTION by Mr. Molsen, seconded by Mr. Gauvin, with all in favor, the meeting was adjourned at 8:56 p.m. (5-0)

Gary Gauvin
Chairperson

**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, May 7, 2026 at 6:00 p.m. at The Preserve at Corkscrew Clubhouse, located at 20021 Cypress Shadows Boulevard, Estero, Florida 33928.

Present and constituting a quorum were:

Gary Gauvin	Chairperson
Ed LaCroix	Vice Chairperson
Joseph Molsen	Assistant Secretary
Nicholas Liberto	Assistant Secretary

Also present were:

Mark Vega	Senior District Manager
Michael Perez	Senior District Manager
Liz Brito	District Manager
Gregory Urbancic on Teams	District Counsel
Frank Savage	Barraco Engineering
John Fowler	Field Manager, Inframark
Various Residents	

Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Brito called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Approval of the Agenda

On MOTION by Mr. Liberto, seconded by Mr. Gauvin, with all in favor, the Agenda was approved as presented. (4-0)

THIRD ORDER OF BUSINESS

Audience Comments

A resident commented that he would like to see a lake report. Mr. Vega stated the report is on the agenda every month.

A resident asked about the Pond 5 lake bank project. Mr. Vega stated this will be discussed under the Engineers report.

FOURTH ORDER OF BUSINESS**Special Business Items****A. Acceptance of Resignation of Mr. Norman Reno (Seat 3)**

On MOTION by Mr. Molsen, seconded by Mr. Gauvin, with all in favor, the resignation of Mr. Norman Reno (Seat 3) was accepted. (3-0)

- The Board concurred to add Mr. Stapf's resignation to the June agenda.

i. Discussion of Letters of Interest

Letters of Interest were received from Mr. Corey Graves and Mr. Edward LaCroix.

ii. Appointment of Supervisor to Fill Unexpired Seat

Mr. Gauvin MOVED to appoint Mr. Edward LaCroix to Vacant Seat 3, and Mr. Molsen seconded the motion.

Upon further discussion,

Upon VOICE VOTE, with Mr. Gauvin and Mr. Molsen voting in favor, and Mr. Liberto opposed, the prior motion was approved. (2-1)

iii. Oath of Office for Newly Appointed Supervisor

The Oath of Office was administered to Mr. LaCroix.

Mr. LaCroix was confirmed as a registered voter, and he will accept compensation of \$200 per month (up to \$4,800 annually).

iv. Designation of Officers (Resolution 2026-09)

On MOTION by Mr. Gauvin, seconded by Mr. Molsen, with all in favor, Resolution 2026-09, Designating Officers of the District, with Mr. Gauvin as Chairperson, Mr. LaCroix as Vice Chairperson, Ms. Montagna as Secretary, Mr. Davidson as Treasurer, Mr. Bloom as Assistant Treasurer, and Ms. Brito, Mr. Molsen, Mr. Stapf and Mr. Liberto as Assistant Secretaries, was adopted. (3-0)

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

A financial overview was presented.

B. District Counsel

LDO compliance, Bella Terra letter, and protocols were discussed.

C. District Engineer

Roadway striping punch list, discharge pipes, and the berm report were referenced.

D. Vendor Reports**i. Ponds Report**

Pond replacements (Ponds 2 & 11) were approved with a condition to add lake/pond numbers to spec. sheets.

ii. Conservation Report

Littoral bank maintenance was discussed.

iii. Irrigation Update

Reclaimed water credit and utility issues were reviewed.

E. District Manager**i. Field Inspection Report**

HOA signs, entrance signs, fire post, fence, storm drains, and private bench were noted.

ii. Report on Number of Registered Voters (809)

This report is provided on an annual basis, and is for informational purposes only

The number was higher than expected due to *snowbirds* – 30% of the community.

iii. Action Items List

See comprehensive list

a. Consideration of Estimate #988905 from La Jungla Lawn Maintenance Inc. for Mowing of Areas Around Lake

The recommendation was to proceed with \$28,000.00 scope (excluding preserves); previously approved up to \$35,000.00. There was procedural verification of a prior motion.

SIXTH ORDER OF BUSINESS**Business Items****A. Distribution of the Proposed Fiscal Year 2027 Budget and Consideration of Resolution 2026-10 Approving Budget and Setting Public Hearing**

On MOTION by Mr. LaCroix, seconded by Mr. Molsen, with all in favor, Resolution 2026-10, Approving the Budget for Fiscal Year 2027, with the option to rescind or revise at June Meeting if errors are found, with the following amendments: Revised figures: Trustee Fees \$4,770.63; Electric Utilities \$91,000.00; Reclaimed Irrigation \$12,000.00, and Setting a Public Hearing Thereon Pursuant to Florida Law, to be held Thursday, August 6, 2026 at 6:00 p.m. at the Preserve at Corkscrew Clubhouse, located at 20021 Cypress Shadows Boulevard, Estero, Florida 33928 was adopted. (4-0)

B. Consideration of Resolution 2026-07, Establishing Policy for Use of District Counsel & District Engineering Services

On MOTION by Mr. Gauvin, seconded by Mr. Molsen, with all in favor, Resolution 2026-07, Establishing a Policy Relating to The Board of Supervisors Use of District Counsel for Legal Services and District Engineer for Engineering Services; Providing for Conflict and Severability; and Providing an Effective Date, was adopted. (4-0)

SEVENTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes of the February 5, 2026 and April 2, 2026 Meetings

On MOTION by Mr. Liberto, seconded by Mr. Molsen, with all in favor, the Minutes of the February 5, 2026 Meeting were approved. (4-0)

Approval of the April minutes was tabled to the next meeting.

B. Consideration of March 2026 Financial Statements and Check Register

On MOTION by Mr. Liberto, seconded by Mr. LaCroix, with all in favor, the March 2026 Financial Statements and Check Register were approved. (4-0)

C. Items Approved Under Resolution 2023-09

i. Invoice #TPACAE2604a for Replacement of 115V Aeration Compressor

On MOTION by Mr. LaCroix, seconded by Mr. Liberto, with all in favor, Invoice #TPACAE2604a for replacement of 115V aeration compressor was approved. (4-0)

ii. Invoice #TPACAE2604b For Replacement of 115V ¾ hp Replacement Aeration Compressor

On MOTION by Mr. Gauvin, seconded by Mr. Molsen, with all in favor, Invoice #TPACAE2604b for replacement of 115V ¾ hp replacement aeration compressor, was approved. (4-0)

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

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

NINTH ORDER OF BUSINESS**Supervisor Requests**

A. Supervisor Liberto

B. Supervisor Molsen

C. Supervisor LaCroix

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

TENTH ORDER OF BUSINESS**Audience Comments**

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

ELEVENTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. Molsen, seconded by Mr. LaCroix, with all in favor, the meeting was adjourned at 6:00 p.m., and the next Meeting will be held Thursday, June 4, 2026 at 6:00 p.m. (4-0)

Gary Gauvin
Chairperson

Cypress Shadows Community Development District

Financial Report

April 30, 2026

CLEAR PARTNERSHIPS



Balance Sheet

April 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2012 DEBT SERVICE FUND	SERIES 2022 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG- TERM DEBT FUND	TOTAL
ASSETS						
Cash - Checking Account	\$ 1,307,096	\$ -	\$ -	\$ -	\$ -	\$ 1,307,096
Due From Other Funds	-	15,552	-	-	-	15,552
Investments:						
Prepayment Account	-	-	5,245	-	-	5,245
Reserve Fund	-	158,040	8,785	-	-	166,825
Revenue Fund	-	351,580	122,304	-	-	473,884
Prepaid Items	4,417	-	-	-	-	4,417
Fixed Assets						
Land	-	-	-	4,832,005	-	4,832,005
Improvements Other Than Buildings (IOTB)	-	-	-	912,834	-	912,834
Roadways	-	-	-	2,831,424	-	2,831,424
Amount Avail In Debt Services	-	-	-	-	541,556	541,556
Amount To Be Provided	-	-	-	-	2,623,444	2,623,444
TOTAL ASSETS	\$ 1,311,513	\$ 525,172	\$ 136,334	\$ 8,576,263	\$ 3,165,000	\$ 13,714,282
LIABILITIES						
Accounts Payable	\$ 76,351	\$ -	\$ -	\$ -	\$ -	\$ 76,351
Accrued Expenses	4,650	-	-	-	-	4,650
Bonds Payable	-	-	-	-	3,165,000	3,165,000
Due To Other Funds	12,889	-	2,662	-	-	15,551
TOTAL LIABILITIES	93,890	-	2,662	-	3,165,000	3,261,552

Balance Sheet

April 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2012 DEBT SERVICE FUND	SERIES 2022 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG- TERM DEBT FUND	TOTAL
<u>FUND BALANCES</u>						
Nonspendable:						
Prepaid Items	4,417	-	-	-	-	4,417
Restricted for:						
Debt Service	-	525,172	133,672	-	-	658,844
Assigned to:						
Operating Reserves	296,749	-	-	-	-	296,749
Reserves - Capital Projects	430,534	-	-	-	-	430,534
Unassigned:	485,923	-	-	8,576,263	-	9,062,186
TOTAL FUND BALANCES	\$ 1,217,623	\$ 525,172	\$ 133,672	\$ 8,576,263	\$ -	\$ 10,452,730
TOTAL LIABILITIES & FUND BALANCES	\$ 1,311,513	\$ 525,172	\$ 136,334	\$ 8,576,263	\$ 3,165,000	\$ 13,714,282

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2025) APR-25 ACTUAL	(FY 2026) APR-26 ACTUAL	VARIANCE (\$) FAV(UNFAV)	(FY 2025) YEAR TO DATE ACTUAL	(FY 2026) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>							
Interest - Investments	\$ 35,000	\$ 3,964	\$ 3,761	\$ (203)	\$ 28,044	\$ 25,454	\$ (2,590)
Special Assmnts- Tax Collector	985,506	28,088	16,581	(11,507)	960,344	968,700	8,356
Special Assmnts- Other	-	-	-	-	2,734	2,680	(54)
Special Assmnts- Discounts	(39,420)	-	(21)	(21)	-	(36,638)	(36,638)
TOTAL REVENUES	981,086	32,052	20,321	(11,731)	991,122	960,196	(30,926)
<u>EXPENDITURES</u>							
<u>Administration</u>							
P/R-Board of Supervisors	12,000	200	800	(600)	1,600	6,000	(4,400)
Payroll-Processing Fee	-	-	20	(20)	-	20	(20)
ProfServ-Engineering	30,000	-	2,838	(2,838)	11,363	24,844	(13,481)
ProfServ-Legal Services	30,000	277	3,337	(3,060)	16,720	17,781	(1,061)
ProfServ-Mgmt Consulting	50,000	8,333	4,167	4,166	37,591	30,295	7,296
ProfServ-Property Appraiser	441	-	-	-	441	441	-
ProfServ-Trustee Fees	7,500	-	-	-	4,256	9,027	(4,771)
Auditing Services	5,500	-	-	-	-	-	-
Website Compliance	1,553	388	788	(400)	1,164	788	376
Postage, Phone, Faxes, Copies	500	-	1	(1)	17	14	3
Public Officials Insurance	4,197	-	-	-	3,959	4,197	(238)
Legal Advertising	1,500	-	-	-	1,970	882	1,088
Misc-Assessment Collection Cost	19,710	-	-	-	-	-	-
Bank Fees	100	-	-	-	-	-	-
Misc-Contingency	300	37	-	37	136	11	125
Misc-Web Hosting	1,000	-	-	-	-	-	-
Website Administration	1,500	250	125	125	1,000	875	125
Annual District Filing Fee	175	-	-	-	175	175	-
Total Administration	165,976	9,485	12,076	(2,591)	80,392	95,350	(14,958)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2025) APR-25 ACTUAL	(FY 2026) APR-26 ACTUAL	VARIANCE (\$) FAV(UNFAV)	(FY 2025) YEAR TO DATE ACTUAL	(FY 2026) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Utility Services</u>							
Utility - Electric	110,000	9,578	9,679	(101)	63,401	54,736	8,665
Utility - Reclaimed Irrigation	17,000	-	4,618	(4,618)	-	10,946	(10,946)
Total Utility Services	127,000	9,578	14,297	(4,719)	63,401	65,682	(2,281)
<u>Field</u>							
ProfServ-Field Management	12,000	2,667	1,000	1,667	8,667	7,000	1,667
Contracts-Irrigation	-	(1,030)	-	(1,030)	-	-	-
Contracts-Preserve Maintenance	46,200	3,850	3,850	-	26,950	26,950	-
Contracts - Landscape	68,000	14,163	14,945	(782)	31,732	32,514	(782)
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	4,008	4,822	(814)	18,795	26,821	(8,026)
Street Sweeping Services	6,800	-	-	-	-	-	-
Contracts-Preserve Monitoring & Well Replacments	9,600	-	-	-	-	2,550	(2,550)
Contracts-Pump & Well Maintenance	2,590	-	-	-	2,990	2,590	400
Pump & Well Maintenance	6,010	-	-	-	1,448	5,050	(3,602)
Landscape Miscellaneous	25,000	290	-	290	(640)	12,910	(13,550)
Misc-Contingency	30,000	-	(800)	800	7,725	37,689	(29,964)
Total Field	269,250	23,948	23,817	131	120,275	174,692	(54,417)
<u>Gatehouse</u>							
Contracts-Security Services	208,500	16,222	24,163	(7,941)	122,272	121,620	652
Telephone/Fax/Internet Services	1,000	-	-	-	-	-	-
Utility - Water	3,000	60	53	7	274	834	(560)
R&M-Gate	7,000	106	884	(778)	4,095	4,697	(602)
Total Gatehouse	219,500	16,388	25,100	(8,712)	126,641	127,151	(510)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2025) APR-25 ACTUAL	(FY 2026) APR-26 ACTUAL	VARIANCE (\$) FAV(UNFAV)	(FY 2025) YEAR TO DATE ACTUAL	(FY 2026) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Lakes and Ponds</u>							
Contracts-Water Mgmt Services	42,360	3,530	3,530	-	24,710	24,710	-
R&M-Aquascaping	5,000	-	-	-	-	-	-
R&M-Aeration & Fountains	12,000	613	2,365	(1,752)	2,966	11,895	(8,929)
Impr - Lake Bank Restoration	50,000	-	-	-	-	-	-
Total Lakes and Ponds	109,360	4,143	5,895	(1,752)	27,676	36,605	(8,929)
<u>Capital Expenditures & Projects</u>							
Capital Outlay Aeration	-	-	-	-	3,280	-	3,280
Total Capital Expenditures & Projects	-	-	-	-	3,280	-	3,280
<u>Reserves</u>							
Reserve	45,000	-	-	-	135,810	800	135,010
Reserve-Stormwater System	45,000	-	-	-	-	-	-
Total Reserves	90,000	-	-	-	135,810	800	135,010
TOTAL EXPENDITURES & RESERVES	981,086	63,542	81,185	(17,643)	557,475	500,280	57,195
Excess (deficiency) of revenues							
Over (under) expenditures	-	(31,490)	(60,864)	(29,374)	433,647	459,916	26,269
Net change in fund balance	\$ -	\$ (31,490)	\$ (60,864)	\$ (29,374)	\$ 433,647	\$ 459,916	\$ 26,269
FUND BALANCE, BEGINNING	757,707				615,096	757,707	
FUND BALANCE, ENDING	\$ 757,707				\$ 1,048,743	\$ 1,217,623	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2025) APR-25 ACTUAL	(FY 2026) APR-26 ACTUAL	VARIANCE (\$) FAV(UNFAV)	(FY 2025) YEAR TO DATE ACTUAL	(FY 2026) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>							
Interest - Investments	\$ -	\$ 1,624	\$ 1,404	\$ (220)	\$ 9,720	\$ 8,656	\$ (1,064)
Special Assmnts- Tax Collector	220,320	6,128	3,707	(2,421)	209,513	216,549	7,036
Special Assmnts- Discounts	(8,813)	-	(5)	(5)	-	(8,190)	(8,190)
TOTAL REVENUES	211,507	7,752	5,106	(2,646)	219,233	217,015	(2,218)
<u>EXPENDITURES</u>							
<u>Administration</u>							
Misc-Assessment Collection Cost	4,406	-	-	-	-	-	-
Total Administration	4,406	-	-	-	-	-	-
<u>Debt Service</u>							
Principal Debt Retirement	65,000	-	-	-	65,000	65,000	-
Interest Expense	138,466	-	-	-	72,097	70,188	1,909
Total Debt Service	203,466	-	-	-	137,097	135,188	1,909
TOTAL EXPENDITURES	207,872	-	-	-	137,097	135,188	1,909
Excess (deficiency) of revenues							
Over (under) expenditures	3,635	7,752	5,106	(2,646)	82,136	81,827	(309)
Net change in fund balance	\$ 3,635	\$ 7,752	\$ 5,106	\$ (2,646)	\$ 82,136	\$ 81,827	\$ (309)
FUND BALANCE, BEGINNING	443,345				423,007	443,345	
FUND BALANCE, ENDING	\$ 446,980				\$ 505,143	\$ 525,172	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2025) APR-25 ACTUAL	(FY 2026) APR-26 ACTUAL	VARIANCE (\$) FAV(UNFAV)	(FY 2025) YEAR TO DATE ACTUAL	(FY 2026) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>							
Interest - Investments	\$ -	\$ 375	\$ 374	\$ (1)	\$ 1,857	\$ 2,044	\$ 187
Special Assmnts- Tax Collector	93,457	2,599	1,572	(1,027)	88,873	91,858	2,985
Special Assmnts- CDD Collected	-	6,958	-	(6,958)	6,958	5,245	(1,713)
Special Assmnts- Discounts	(3,738)	-	(2)	(2)	-	(3,474)	(3,474)
TOTAL REVENUES	89,719	9,932	1,944	(7,988)	97,688	95,673	(2,015)
<u>EXPENDITURES</u>							
<u>Administration</u>							
Misc-Assessment Collection Cost	1,869	-	-	-	-	-	-
Total Administration	1,869	-	-	-	-	-	-
<u>Debt Service</u>							
Principal Debt Retirement	37,000	-	-	-	34,000	37,000	(3,000)
Interest Expense	48,460	-	-	-	25,280	24,600	680
Total Debt Service	85,460	-	-	-	59,280	61,600	(2,320)
TOTAL EXPENDITURES	87,329	-	-	-	59,280	61,600	(2,320)
Excess (deficiency) of revenues Over (under) expenditures	2,390	9,932	1,944	(7,988)	38,408	34,073	(4,335)
Net change in fund balance	\$ 2,390	\$ 9,932	\$ 1,944	\$ (7,988)	\$ 38,408	\$ 34,073	\$ (4,335)
FUND BALANCE, BEGINNING	99,599				88,527	99,599	
FUND BALANCE, ENDING	\$ 101,989				\$ 126,935	\$ 133,672	

Cypress Shadows CDD

Statement Date 04/30/2026

G/L Account No. 101002 Balance	1,306,296.24	Statement Balance	1,317,006.08
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	1,317,006.08
Subtotal	1,306,296.24	Outstanding Checks	-10,709.84
Negative Adjustments	0.00	Ending Balance	1,306,296.24
Ending G/L Balance	1,306,296.24		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
10/02/2025	Payment	100132	THE VILLAGE OF ESTERO	Inv: 092425-			-800.00
04/30/2026	Payment	300246	LEE COUNTY UTILITIES	Inv: 041426-91-2-ACH			-4,618.17
04/30/2026	Payment	100205	INFRAMARK LLC	Inv: 175423			-5,291.67
Total Outstanding Checks							-10,709.84
Outstanding Deposits							
Total Outstanding Deposits							

CYPRESS SHADOWS

Community Development District

Cash and Investment Report

April 30, 2026

<u>Account Name</u>	<u>Bank Name</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND			
Checking Account - Operating	Valley National	3.56%	\$ 1,307,096
DEBT SERVICE FUNDS			
Series 2012 Reserve Fund	US Bank	3.27%	\$ 158,040
Series 2012 Revenue Fund	US Bank	3.27%	\$ 351,580
Series 2022 Prepayment Account	US Bank	3.27%	\$ 5,245
Series 2022 Reserve Fund	US Bank	3.27%	\$ 8,785
Series 2022 Revenue Fund	US Bank	3.27%	\$ 122,304

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026

														TOTAL				
Acct No.	Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Actual Thru 4/30/2026	Projected Next 5 Mths	FY2026 Total	Adopted Budget	% of Budget
Revenues																		
361001	Interest - Investments	\$ 2,616	\$ 2,458	\$ 4,510	\$ 4,345	\$ 3,785	\$ 3,981	\$ 3,761	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 25,454	\$ 14,587	\$ 40,041	\$ 35,000	114%
363010	Special Assmnts- Tax Collector	-	170,169	707,143	28,904	25,719	20,184	16,581	-	-	-	-	-	968,700	-	968,700	985,506	98%
363015	Special Assmnts- Other	2,680	-	-	-	-	-	-	-	-	-	-	-	2,680	-	2,680	-	0%
363090	Special Assmnts- Discounts	-	(6,982)	(28,026)	(866)	(542)	(202)	(21)	-	-	-	-	-	(36,638)	(1)	(36,639)	(39,420)	93%
Total Revenues		5,296	165,645	683,627	32,383	28,962	23,963	20,321	2,917	2,917	2,917	2,917	2,917	960,196	14,586	974,782	981,086	99%
Expenditures																		
Administrative																		
511001	P/R-Board of Supervisors	400	1,200	600	1,000	1,200	800	800	1,000	1,000	1,000	1,000	1,000	6,000	5,000	11,000	12,000	92%
512080	Payroll-Processing Fee	-	-	-	-	-	-	20	-	-	-	-	-	20	-	20	-	0%
531013	ProfServ-Engineering	-	1,430	-	-	4,577	16,000	2,838	2,500	2,500	2,500	2,500	2,500	24,844	12,501	37,345	30,000	124%
531023	ProfServ-Legal Services	1,422	4,423	3,308	916	1,990	2,385	3,337	2,500	2,500	2,500	2,500	2,500	17,781	12,500	30,281	30,000	101%
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	30,295	20,837	51,132	50,000	102%
531035	ProfServ-Property Appraiser	-	441	-	-	-	-	-	37	37	37	37	37	441	185	626	441	142%
531045	ProfServ-Trustee Fees	-	4,256	-	-	4,771	-	-	625	625	625	625	625	9,027	3,125	12,152	7,500	162%
532002	Auditing Services	-	-	-	-	-	-	-	458	458	458	458	458	-	2,290	2,290	5,500	42%
534397	Website Compliance	-	-	-	-	-	-	788	129	129	129	129	129	788	645	1,433	1,553	92%
541024	Postage, Phone, Faxes, Copies	-	2	-	3	1	6	1	42	42	42	42	42	14	209	223	500	45%
545008	Public Officials Insurance	4,197	-	-	-	-	-	-	-	-	-	-	-	4,197	-	4,197	4,197	100%
548002	Legal Advertising	-	882	-	-	-	-	-	125	125	125	125	125	882	625	1,507	1,500	100%
549070	Misc-Assessment Collection Cost	-	-	-	-	-	-	-	1,643	1,643	1,643	1,643	1,643	-	8,215	8,215	19,710	42%
549142	Bank Fees	-	-	-	-	-	-	-	8	8	8	8	8	-	40	40	100	40%
549900	Misc-Contingency	-	11	-	-	-	-	-	25	25	25	25	25	11	125	136	300	45%
549915	Misc-Web Hosting	-	-	-	-	-	-	-	83	83	83	83	83	-	415	415	1,000	42%
549936	Website Administration	125	125	125	125	125	125	125	125	125	125	125	125	875	625	1,500	1,500	100%
554007	Annual District Filing Fee	175	-	-	-	-	-	-	15	15	15	15	15	175	75	250	175	143%
Total Administrative		10,486	16,937	9,328	6,211	16,831	23,483	12,076	13,482	13,482	13,482	13,482	13,482	95,350	67,412	162,762	165,976	98%
Utility Services																		
543041	Utility - Electric	(5)	16,904	811	8,849	9,285	9,213	9,679	9,167	9,167	9,167	9,167	9,167	54,736	45,835	100,571	110,000	91%
543083	Utility - Reclaimed Irrigation	60	426	-	1,321	-	4,520	4,618	1,417	1,417	1,417	1,417	1,417	10,946	7,084	18,030	17,000	106%
Total Utility Services		55	17,330	811	10,170	9,285	13,733	14,297	10,584	10,584	10,584	10,584	10,584	65,682	52,919	118,601	127,000	93%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026

														TOTAL				
Acct No.	Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Actual Thru 4/30/2026	Projected Next 5 Mths	FY2026 Total	Adopted Budget	% of Budget
<u>Field</u>																		
531016	ProfServ-Field Management	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	7,000	5,000	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	26,950	19,250	46,200	46,200	100%
534171	Contracts - Landscape	2,585	4,645	2,585	2,585	2,585	2,585	14,945	5,667	5,667	5,667	5,667	5,667	32,514	28,336	60,850	68,000	89%
534340	Contracts - Landscape/Irrigation	-	1,030	-	-	-	-	-	1,030	1,030	1,030	1,030	1,030	1,030	5,150	6,180	12,360	50%
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	2,214	4,822	2,500	2,500	2,500	2,500	2,500	26,821	12,500	39,321	30,000	131%
546448	Street Sweeping Services	-	-	-	-	-	-	-	567	567	567	567	567	-	2,835	2,835	6,800	42%
546898	Contracts-Preserve Monitoring & Well Replacments	-	1,750	-	800	-	-	-	800	800	800	800	800	2,550	4,000	6,550	9,600	68%
546899	Contracts-Pump & Well Maintenance	-	-	2,590	-	-	-	-	216	216	216	216	216	2,590	1,080	3,670	2,590	142%
546918	Pump & Well Maintenance	-	1,072	-	-	-	3,978	-	501	501	501	501	501	5,050	2,505	7,555	6,010	126%
546923	Landscape Miscellaneous	-	12,360	290	-	260	-	-	2,083	2,083	2,083	2,083	2,083	12,910	10,415	23,325	25,000	93%
549900	Misc-Contingency	3,285	5,385	29,369	-	450	-	(800)	2,500	2,500	2,500	2,500	2,500	37,689	12,500	50,189	30,000	167%
Total Field		28,214	36,652	46,395	16,938	9,050	13,627	23,817	20,714	20,714	20,714	20,714	20,714	174,692	103,571	278,263	269,250	103%
<u>Gatehouse</u>																		
534037	Contracts-Security Services	16,104	16,123	16,378	16,668	16,101	16,084	24,163	17,375	17,375	17,375	17,375	17,375	121,620	86,876	208,496	208,500	100%
541009	Telephone/Fax/Internet Services	-	-	-	-	-	-	-	83	83	83	83	83	-	415	415	1,000	42%
543018	Utility - Water	(17)	(46)	738	53	-	53	53	250	250	250	250	250	834	1,250	2,084	3,000	69%
546034	R&M-Gate	775	139	7	610	1,799	482	884	583	583	583	583	583	4,697	2,914	7,611	7,000	109%
Total Gatehouse		16,862	16,216	17,123	17,331	17,900	16,619	25,100	18,291	18,291	18,291	18,291	18,291	127,151	91,455	218,606	219,500	100%
<u>Lakes and Ponds</u>																		
534047	Contracts-Water Mgmt Services	3,530	3,530	3,530	3,530	3,530	3,530	3,530	3,530	3,530	3,530	3,530	3,530	24,710	17,650	42,360	42,360	100%
546006	R&M-Aquascaping	-	-	-	-	-	-	-	417	417	417	417	417	-	2,085	2,085	5,000	42%
546364	R&M-Aeration & Fountains	-	-	-	9,530	-	-	2,365	1,000	1,000	1,000	1,000	1,000	11,895	5,000	16,895	12,000	141%
563003	Impr - Lake Bank Restoration	-	-	-	-	-	-	-	4,167	4,167	4,167	4,167	4,167	-	20,835	20,835	50,000	42%
Total Lakes and Ponds		3,530	3,530	3,530	13,060	3,530	3,530	5,895	9,114	9,114	9,114	9,114	9,114	36,605	45,570	82,175	109,360	75%
Total Expenditures		59,147	90,665	77,187	63,710	56,596	70,992	81,185	72,185	72,185	72,185	72,185	72,185	499,480	360,927	860,407	891,086	97%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026

														TOTAL				
Acct		Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Actual Thru	Projected	FY2026	Adopted	% of
No.	Account Description	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	4/30/2026	Next 5 Mths	Total	Budget	Budget
<u>Reserves</u>																		
568022	Reserve	-	800	-	-	-	-	-	3,750	3,750	3,750	3,750	3,750	800	18,750	19,550	45,000	43%
568169	Reserve-Stormwater System	-	-	-	-	-	-	-	3,750	3,750	3,750	3,750	3,750	-	18,750	18,750	45,000	42%
Total Reserves		-	800	-	-	-	-	-	7,500	7,500	7,500	7,500	7,500	800	37,500	38,300	90,000	43%
Total Expenditures & Reserves		59,147	91,465	77,187	63,710	56,596	70,992	81,185	79,685	79,685	79,685	79,685	79,685	500,280	398,427	898,707	981,086	92%
Excess (deficiency) of revenues																		
Over (under) expenditures		<u>\$ (53,851)</u>	<u>\$ 74,180</u>	<u>\$ 606,440</u>	<u>\$ (31,327)</u>	<u>\$ (27,634)</u>	<u>\$ (47,029)</u>	<u>\$ (60,864)</u>	<u>\$ (76,768)</u>	<u>\$ (76,768)</u>	<u>\$ (76,768)</u>	<u>\$ (76,768)</u>	<u>\$ (76,768)</u>	459,916	(383,841)	76,075	-	0%
391000	Fund Balance, Beginning (Oct 1, 2025)													757,707	-	757,707	757,707	
Fund Balance, Ending														<u>\$ 1,217,623</u>	<u>\$ (383,841)</u>	<u>\$ 833,782</u>	<u>\$ 757,707</u>	

(Summary, aged as of April 30, 2026)
Aged by transaction date.
Amounts are in the vendor's local currency (report totals are in USD).

-----Aged Vendor Balances-----						
No.	Name	Balance Due	Current	31 - 60 Days	61 - 90 Days	Over 90 Days
V00007	COLEMAN, YOYANOVICH	Phone:	239-435-3535	Contact:		Amounts are in USD
	Total Amount Due	3,337.00	3,337.00	0.00	0.00	0.00
			100.00%	0.00%	0.00%	0.00%
V00015	JOHNSON ENGINEERING, INC.	Phone:		Contact:		Amounts are in USD
	Total Amount Due	0.00	0.00	0.00	0.00	0.00
V00034	INFRAMARK LLC	Phone:		Contact:		Amounts are in USD
	Total Amount Due	1.48	1.48	0.00	0.00	0.00
			100.00%	0.00%	0.00%	0.00%
V00042	COMCAST BUSINESS	Phone:		Contact:		Amounts are in USD
	*** This vendor is blocked for All processing ***					
	Total Amount Due	0.00	0.00	0.00	0.00	0.00
V00043	COMMUNITY ENVIRONMENTAL SERVICES	Phone:		Contact:		Amounts are in USD
	Total Amount Due	5,895.00	5,895.00	0.00	0.00	0.00
			100.00%	0.00%	0.00%	0.00%
V00045	LA JUNGLA LAWN MAINTENANCE	Phone:		Contact:		Amounts are in USD
	Total Amount Due	14,944.86	14,944.86	0.00	0.00	0.00
			100.00%	0.00%	0.00%	0.00%
V00047	ALLIED UNIVERSAL	Phone:		Contact:		Amounts are in USD
	Total Amount Due	24,163.16	24,163.16	0.00	0.00	0.00
			100.00%	0.00%	0.00%	0.00%
V00050	FPL	Phone:		Contact:		Amounts are in USD
	Total Amount Due	432.01	0.00	0.00	0.00	432.01
			0.00%	0.00%	0.00%	100.00%
V00054	DIAMOND ACCESS TECHNOLOGY, LLC	Phone:		Contact:		Amounts are in USD
	Total Amount Due	664.30	664.30	0.00	0.00	0.00
			100.00%	0.00%	0.00%	0.00%
V00057	LEE COUNTY UTILITIES	Phone:		Contact:		Amounts are in USD
	Total Amount Due	2,466.18	2,657.19	0.00	0.00	-191.01
			107.75%	0.00%	0.00%	-7.75%
V00065	INNERSYNC STUDIO LTD	Phone:		Contact:		Amounts are in USD

(Summary, aged as of April 30, 2026)

----- Aged Vendor Balances -----						
No.	Name	Balance Due	Current	31 - 60 Days	61 - 90 Days	Over 90 Days
	Total Amount Due	388.11	388.11	0.00	0.00	0.00
			100.00%	0.00%	0.00%	0.00%
V00066	DAVID CUJAS IRRIGATION SERVICES, INC	Phone: 239-777-176	Contact:			Amounts are in USD
	Total Amount Due	4,821.60	4,821.60	0.00	0.00	0.00
			100.00%	0.00%	0.00%	0.00%
V00077	SCHOOLNOW	Phone:	Contact:			Amounts are in USD
	Total Amount Due	399.77	399.77	0.00	0.00	0.00
			100.00%	0.00%	0.00%	0.00%
V00084	BARRACO & ASSOCIATES INC	Phone:	Contact:			Amounts are in USD
	Total Amount Due	18,837.50	2,837.50	16,000.00	0.00	0.00
			15.06%	84.94%	0.00%	0.00%
	Report Total Amount Due (USD)	76,350.97	60,109.97	16,000.00	0.00	241.00
			78.73%	20.96%	0.00%	0.32%

CYPRESS SHADOWS **Community Development District**

Payment Register by Bank Account

For the Period from 4/1/26 to 4/30/26

(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 100205	04/30/26	Vendor	INFRAMARK LLC	175423	4/1/26 Inframark - APR2026	WEBSITE MAINT / ADMIN	001-549936-51301	\$125.00
Manual Che 100205	04/30/26	Vendor	INFRAMARK LLC	175423	4/1/26 Inframark - APR2026	4/1/26 Inframark - APR2026	001-531027-51301	\$4,166.67
Manual Che 100205	04/30/26	Vendor	INFRAMARK LLC	175423	4/1/26 Inframark - APR2026	FIELD MGMT	001-531016-53901	\$1,000.00
Manual Che 300245	04/07/26	Vendor	FPL	032726-9264-ACH	ELECTRIC	Utility - Electric	001-543041-53150	\$5,977.04
Manual Che 300246	04/30/26	Vendor	LEE COUNTY UTILITIES	041426-91-2-ACH	SVC PRD 03/01-04/01/26	Utility - Water	001-543018-53904	\$4,618.17
Manual Che 300247	04/30/26	Vendor	LEE COUNTY UTILITIES	040826-53-3-ACH	SVC PRD 03/01-04/01/26	Utility - Water	001-543018-53904	\$53.10
Manual Che 300248	04/17/26	Vendor	FPL	032726-2310-ACH	ELECTRIC 02/26/26-03/27/26	ELECTRIC	001-543041-53150	\$102.16
Manual Che 300249	04/17/26	Vendor	FPL	032726-2137-ACH	ELECTRIC 02/26/26-03/27/26	ELECTRIC	001-543041-53150	\$2,822.89
Manual Che 300250	04/17/26	Vendor	FPL	032726-1045-ACH	ELECTRIC 02/26/26-03/27/26	ELECTRIC	001-543041-53150	\$125.56
Manual Che 300251	04/17/26	Vendor	FPL	032726-42310-ACH	ELECTRIC 02/26/26-03/27/26	ELECTRIC	001-543041-53150	\$36.24
Manual Che 300252	04/17/26	Vendor	FPL	032726-1046-ACH	ELECTRIC 02/26/26-03/27/26	ELECTRIC	001-543041-53150	\$120.79
Manual Che 300253	04/17/26	Vendor	FPL	032726-1216-ACH	ELECTRIC 02/26/26-03/27/26	ELECTRIC	001-543041-53150	\$61.61
Manual Che 300254	04/17/26	Vendor	FPL	032726-2132-ACH	ELECTRIC 02/26/26-03/27/26	ELECTRIC	001-543041-53150	\$39.08
Manual Che 300255	04/17/26	Vendor	FPL	032726-1040-ACH	ELECTRIC 02/26/26-03/27/26	ELECTRIC	001-543041-53150	\$57.68
Manual Che 300256	04/17/26	Vendor	FPL	032726-1211-ACH	ELECTRIC 02/26/26-03/27/26	ELECTRIC	001-543041-53150	\$104.33
Manual Che 300257	04/17/26	Vendor	FPL	032726-2311-ACH	ELECTRIC 02/26/26-03/27/26	ELECTRIC	001-543041-53150	\$33.55
Manual Che 300258	04/17/26	Vendor	FPL	032726-2318-ACH	ELECTRIC 02/26/26-03/27/26	ELECTRIC	001-543041-53150	\$35.99
Manual Che 300259	04/17/26	Vendor	FPL	032726-2136-ACH	ELECTRIC 02/26/26-03/27/26	ELECTRIC	001-543041-53150	\$64.21
Manual Che 300260	04/17/26	Vendor	FPL	032726-1219-ACH	ELECTRIC 02/26/26-03/27/26	ELECTRIC	001-543041-53150	\$56.87
Manual Che 300261	04/17/26	Vendor	FPL	032726-1043-ACH	ELECTRIC 02/26/26-03/27/26	ELECTRIC	001-543041-53150	\$40.87

Account Total **\$19,641.81**

Total Amount Paid \$19,641.81

Cypress Shadows Community Development District
Expenditure Report - General Fund
For the Period(s) from Oct 01, 2025 to Apr 30, 2026
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE						
Account Name: P/R-Board of Supervisors						
10/31/25	511001-51301-5000	JE001016	JE		R/C GARY GAUVIN_GG-100225 to Supervisor Fees	200.00
10/31/25	511001-51301-5000	JE001017	JE		R/C NORMAN D RENO_NR-100225 to Supervisor Fees	200.00
11/30/25	511001-51301-5000	JE001030	JE		R/C JOSEPH E MOLSEN- EFT)_JM-110625-EFT to P/R-Board of Supe	200.00
11/30/25	511001-51301-5000	JE001031	JE		R/C NORMAN D RENO_NR-110625 to P/R-Board of Supervisors	200.00
11/30/25	511001-51301-5000	JE001032	JE		R/C GARY GAUVIN_GG-110625 to P/R-Board of Supervisors	200.00
11/30/25	511001-51301-5000	JE001033	JE		R/C GARY GAUVIN_GG-111425 to P/R-Board of Supervisors	200.00
11/30/25	511001-51301-5000	JE001034	JE		R/C JOSEPH E MOLSEN- EFT)_JM-111425-EFT to P/R-Board of Super	200.00
11/30/25	511001-51301-5000	JE001035	JE		R/C NORMAN D RENO_NR-111425 to P/R-Board of Supervisors	200.00
12/31/25	511001-51301-5000	JE001084	JE		R/C NICHOLAS P LIBERTO-EFT_NL-120425-EFT to P/R-Board of Sup	200.00
12/31/25	511001-51301-5000	JE001085	JE		R/C NORMAN D RENO_NR-120425 to P/R-Board of Supervisors	200.00
12/31/25	511001-51301-5000	JE001086	JE		R/C GARY GAUVIN_GG-120425 to P/R-Board of Supervisors	200.00
01/31/26	511001-51301-5000	JE001125	JE		Accrue P/R-Board of Supervisors	1,000.00
02/01/26	511001-51301-5000	JE001126	JE		Rev Accrue P/R-Board of Supervisors	(1,000.00)
02/27/26	511001-51301-5000	JE001148	JE		Accr Supervisor Fee Del	800.00
02/28/26	511001-51301-5000	JE001141	JE		R/C GG-010826_GARY GAUVIN to P/R-Board of Supervisors	200.00
02/28/26	511001-51301-5000	JE001142	JE		R/C JM-010826-EFT_JOSEPH E MOLSEN- EFT to P/R-Board of Supe	200.00
02/28/26	511001-51301-5000	JE001143	JE		R/C NL-010826-EFT_NICHOLAS P LIBERTO-EFT to P/R-Board of Sup	200.00
02/28/26	511001-51301-5000	JE001144	JE		R/C NR-010826_NORMAN D RENO to P/R-Board of Supervisors	200.00
02/28/26	511001-51301-5000	JE001145	JE		R/C NL-020526-EFT_NICHOLAS P LIBERTO-EFT to P/R-Board of Sup	200.00
02/28/26	511001-51301-5000	JE001146	JE		R/C NR-020526_NORMAN D RENO to P/R-Board of Supervisors	200.00
02/28/26	511001-51301-5000	JE001147	JE		R/C GG-020526_GARY GAUVIN to P/R-Board of Supervisors	200.00
03/13/26	511001-51301-5000	JE001154	JE		ADP Wage Pay	800.00
04/06/26	511001-51301-5000	JE001171	JE		ADP Wage Pay	800.00
						YTD Total 6,000.00
						Annual Budget \$12,000.00
						Amount Remaining / (Budget overage) \$6,000.00
						% of Budget 50.0%

Account Name: Payroll-Processing Fee						
04/06/26	512080-51301-5000	JE001172	JE		ADP Payroll-Processing Fee	20.40
						YTD Total 20.40
						Annual Budget \$0.00
						Amount Remaining / (Budget overage) (\$20.40)
						% of Budget n/a

Account Name: ProfServ-Engineering						
10/01/25	531013-51301-5000	JE000994	JE		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
03/06/26	531013-51301-5000	JE001184	JE		RC PROF SVCS - Barraco & Ass. Inv 30908	16,000.00
04/01/26	531013-51301-5000	JE001185	JE		RC PROF SVCS - Barraco & Ass. Inv 31001	2,837.50
						YTD Total 24,844.25
						Annual Budget \$30,000.00
						Amount Remaining / (Budget overage) \$5,155.75
						% of Budget 82.8%

Account Name: ProfServ-Legal Services						
10/22/25	531023-51301-5000	91	VENDOR	COLEMAN, YOYANOVICH	10/17/25 CYK - Services through 10/17/25	1,422.00
11/19/25	531023-51301-5000	92	VENDOR	COLEMAN, YOYANOVICH	11/19/25 CYK - Services through 11/19/25	4,423.25
12/08/25	531023-51301-5000	93	VENDOR	COLEMAN, YOYANOVICH	11/19/25 CYK - Services through 12/08/25	3,308.00
01/22/26	531023-51301-5000	94	VENDOR	COLEMAN, YOYANOVICH	1/22/26 CYK - Services through 12/30/25	916.00
02/23/26	531023-51301-5000	95	VENDOR	COLEMAN, YOYANOVICH	legal services jan 2026	1,989.75
03/13/26	531023-51301-5000	96	VENDOR	COLEMAN, YOYANOVICH	Legal Services FEB 2026	2,384.50
04/14/26	531023-51301-5000	97	VENDOR	COLEMAN, YOYANOVICH	Legal Services APR 2026	3,337.00
						YTD Total 17,780.50
						Annual Budget \$30,000.00
						Amount Remaining / (Budget overage) \$12,219.50
						% of Budget 59.3%

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	JE		Prep Expenses	(4,166.67)
12/01/25	531027-51301-5000	JE001063	JE		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	JE		Prep 2/1/26 Inframark - FEB2026	(4,166.67)
02/01/26	531027-51301-5000	JE001115	JE		Rev Prep 2/1/26 Inframark - FEB2026	4,166.67
03/02/26	531027-51301-5000	JE001165	JE		RC Mar'26 Management SVCS	4,166.67
04/29/26	531027-51301-5000	175423	VENDOR	INFRAMARK LLC	4/1/26 Inframark - APR2026	4,166.67

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						YTD Total 30,294.65 Annual Budget \$50,000.00 <i>Amount Remaining / (Budget overage)</i> \$19,705.35 <i>% of Budget</i> 60.6%
Account Name: ProfServ-Property Appraiser						
11/30/25	531035-51301-5000	013287	VENDOR	LEE COUNTY PROPERTY APPRAISERS	11/4/25 Lee County Property Appraiser - FY2026 Non Ad Valorem Roll	441.00
						YTD Total 441.00 Annual Budget \$441.00 <i>Amount Remaining / (Budget overage)</i> \$0.00 <i>% of Budget</i> 100.0%
Account Name: ProfServ-Trustee Fees						
11/30/25	531045-51301-5000	7941988	VENDOR	US BANK	10/24/25 US Bank - FY2026 Trustee Fees	4,256.13
02/03/26	531045-51301-5000	8049518	VENDOR	US BANK	1/23/26 US Bank - FY2026 Trustee Fees	4,770.63
						YTD Total 9,026.76 Annual Budget \$7,500.00 <i>Amount Remaining / (Budget overage)</i> (\$1,526.76) <i>% of Budget</i> 120.4%
Account Name: Website Compliance						
04/27/26	534397-51301-5000	INV-SN-1028	VENDOR	INNERSYNC STUDIO LTD	WEBSITE/COMPLIANCE SVCS	388.11
04/28/26	534397-51301-5000	INV-SN-1333	VENDOR	SCHOOLNOW	Quarterly contractual invoice - Website compliance	399.77
						YTD Total 787.88 Annual Budget \$1,553.00 <i>Amount Remaining / (Budget overage)</i> \$765.12 <i>% of Budget</i> 50.7%
Account Name: Postage, Phone, Faxes, Copies						
11/25/25	541024-51301-5000	164532	VENDOR	INFRAMARK LLC	11/25/25 Inframark - October 2025 - ADDITIONAL CHARGES	2.22
01/20/26	541024-51301-5000	169017	VENDOR	INFRAMARK LLC	1/20/26 Inframark - DEC 2026 - Postage	2.96
02/17/26	541024-51301-5000	171444	VENDOR	INFRAMARK LLC	2/17/26 Inframark - JAN2026 - Postage	1.48
03/13/26	541024-51301-5000	173909	VENDOR	INFRAMARK LLC	3/13/26 Inframark - FEB2026 - Postage	5.92
04/20/26	541024-51301-5000	177123	VENDOR	INFRAMARK LLC	4/20/26 Inframark - APR2026 - Postage	1.48
						YTD Total 14.06 Annual Budget \$500.00 <i>Amount Remaining / (Budget overage)</i> \$485.94 <i>% of Budget</i> 2.8%
Account Name: Public Officials Insurance						
10/01/25	545008-51301-5000	JE000974	JE		Insurance Prem. 10.01.25-09.30.25	4,197.00
						YTD Total 4,197.00 Annual Budget \$4,197.00 <i>Amount Remaining / (Budget overage)</i> \$0.00 <i>% of Budget</i> 100.0%
Account Name: Legal Advertising						
11/30/25	548002-51301-5000	0007457015	VENDOR	GANETT FLORIDA LOCALIQ	LEGAL AD	882.32
						YTD Total 882.32 Annual Budget \$1,500.00 <i>Amount Remaining / (Budget overage)</i> \$617.68 <i>% of Budget</i> 58.8%
Account Name: Misc-Contingency						
11/03/25	549900-51301-5000	110425-0000	VENDOR	LEE COUNTY TAX COLLECTOR	11/1/25 Lee County Tax Collector - FY2026 waste assessment	11.27
						YTD Total 11.27 Annual Budget \$300.00 <i>Amount Remaining / (Budget overage)</i> \$288.73 <i>% of Budget</i> 3.8%
Account Name: Website Administration						
10/08/25	549936-51301-5000	160708	VENDOR	INFRAMARK LLC	10/8/25 Inframark - October 2025	125.00
11/11/25	549936-51301-5000	163531	VENDOR	INFRAMARK LLC	11/11/25 Inframark - November 2025	125.00
11/26/25	549936-51301-5000	165657	VENDOR	INFRAMARK LLC	12/1/25 Inframark - December 2025	125.00
11/26/25	549936-51301-5000	JE001064	JE		Prep Expenses	(125.00)
12/01/25	549936-51301-5000	JE001065	JE		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	JE		Prep 2/1/2026 Inframark - FEB2026	(125.00)
02/01/26	549936-51301-5000	JE001117	JE		Rev Prep 2/1/2026 Inframark - FEB2026	125.00
03/02/26	549936-51301-5000	173026	VENDOR	INFRAMARK LLC	Mar'26 Management Svcs	125.00
04/29/26	549936-51301-5000	175423	VENDOR	INFRAMARK LLC	4/1/26 Inframark - APR2026	125.00
						YTD Total 875.00 Annual Budget \$1,500.00 <i>Amount Remaining / (Budget overage)</i> \$625.00

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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
03/09/26	543041-53150-5000	022626-9264-ACH	VENDOR FPL		ELECTRIC	5,988.43
03/09/26	543041-53150-5000	022626-42310-ACH	VENDOR FPL		ELECTRIC	38.78
03/09/26	543041-53150-5000	022626-32310-ACH	VENDOR FPL		ELECTRIC	106.78
03/09/26	543041-53150-5000	022626-2137-ACH	VENDOR FPL		ELECTRIC	2,328.87
03/09/26	543041-53150-5000	022626-2311-ACH	VENDOR FPL		ELECTRIC	33.61
03/09/26	543041-53150-5000	022626-2318-ACH	VENDOR FPL		ELECTRIC	34.45
03/09/26	543041-53150-5000	022626-1045-ACH	VENDOR FPL		ELECTRIC	127.84
03/09/26	543041-53150-5000	022626-1046-ACH	VENDOR FPL		ELECTRIC	124.19
03/09/26	543041-53150-5000	022626-1216-ACH	VENDOR FPL		ELECTRIC	63.39
03/09/26	543041-53150-5000	022626-2132-ACH	VENDOR FPL		ELECTRIC	39.33
03/09/26	543041-53150-5000	022626-2136-ACH	VENDOR FPL		ELECTRIC	66.40
03/09/26	543041-53150-5000	022626-1219-ACH	VENDOR FPL		ELECTRIC	58.63
03/09/26	543041-53150-5000	022626-1040-ACH	VENDOR FPL		ELECTRIC	59.58
03/09/26	543041-53150-5000	022626-1211-ACH	VENDOR FPL		ELECTRIC	110.44
03/10/26	543041-53150-5000	022626-1043-ACH	VENDOR FPL		ELECTRIC	32.22
04/01/26	543041-53150-5000	032726-42310-ACH	VENDOR FPL		ELECTRIC 02/26/26-03/27/26	36.24
04/01/26	543041-53150-5000	032726-2318-ACH	VENDOR FPL		ELECTRIC 02/26/26-03/27/26	35.99
04/01/26	543041-53150-5000	032726-2311-ACH	VENDOR FPL		ELECTRIC 02/26/26-03/27/26	33.55
04/01/26	543041-53150-5000	032726-2136-ACH	VENDOR FPL		ELECTRIC 02/26/26-03/27/26	64.21
04/01/26	543041-53150-5000	032726-1045-ACH	VENDOR FPL		ELECTRIC 02/26/26-03/27/26	125.56
04/01/26	543041-53150-5000	032726-1046-ACH	VENDOR FPL		ELECTRIC 02/26/26-03/27/26	120.79
04/01/26	543041-53150-5000	032726-1216-ACH	VENDOR FPL		ELECTRIC 02/26/26-03/27/26	61.61
04/01/26	543041-53150-5000	032726-2132-ACH	VENDOR FPL		ELECTRIC 02/26/26-03/27/26	39.08
04/01/26	543041-53150-5000	032726-1040-ACH	VENDOR FPL		ELECTRIC 02/26/26-03/27/26	57.68
04/01/26	543041-53150-5000	032726-1211-ACH	VENDOR FPL		ELECTRIC 02/26/26-03/27/26	104.33
04/01/26	543041-53150-5000	032726-1219-ACH	VENDOR FPL		ELECTRIC 02/26/26-03/27/26	56.87
04/01/26	543041-53150-5000	032726-1043-ACH	VENDOR FPL		ELECTRIC 02/26/26-03/27/26	40.87
04/07/26	543041-53150-5000	032726-9264-ACH	VENDOR FPL		ELECTRIC	5,977.04
04/17/26	543041-53150-5000	032726-2310-ACH	VENDOR FPL		ELECTRIC 02/26/26-03/27/26	102.16
04/17/26	543041-53150-5000	032726-2137-ACH	VENDOR FPL		ELECTRIC 02/26/26-03/27/26	2,822.89
YTD Total						54,736.40
Annual Budget						\$110,000.00
<i>Amount Remaining / (Budget overage)</i>						\$55,263.60
<i>% of Budget</i>						49.8%

Account Name: Utility - Reclaimed Irrigation

10/21/25	543083-53150-5000	101425-91-2	VENDOR	LEE COUNTY UTILITIES	10/14/25 Lee County Utilities - SVC PRD 9/1-10/1/25	51.75
10/21/25	543083-53150-5000	JE001015	JE		Bank recon adj LEE CO	473.26
10/31/25	543083-53150-5000	081425-91-2-ACH	VENDOR	LEE COUNTY UTILITIES	Credit Memo 000031	(150.40)
10/31/25	543083-53150-5000	091525-91-2 ACH	VENDOR	LEE COUNTY UTILITIES	Credit Memo 000033	(314.64)
11/24/25	543083-53150-5000	111425-91-2-ACH	VENDOR	LEE COUNTY UTILITIES	11/14/25 Lee County Utilities - 10/01-11/1/25	478.17
11/30/25	543083-53150-5000	101425-91-2	VENDOR	LEE COUNTY UTILITIES	Credit Memo 000037	(51.75)
01/26/26	543083-53150-5000	011526-59-2-ACH	VENDOR	LEE COUNTY UTILITIES	1/15/26 LCU - Service period 12/1/26-1/1/26	1,321.35
03/03/26	543083-53150-5000	JE001187	JE		RC SVC PRD 01/01/26-01/01/26 Inv021826-91-2	1,863.00
03/31/26	543083-53150-5000	JE001188	JE		RC SVC PRS 01/01-03/01/26 Inv031326-591-2	2,657.19
04/30/26	543083-53150-5000	JE001189	JE		RC SVC PRD 03/01-04/01/26 Inv041426	4,618.17
YTD Total						10,946.10
Annual Budget						\$17,000.00
<i>Amount Remaining / (Budget overage)</i>						\$6,053.90
<i>% of Budget</i>						64.4%

Utility Services Department Total: \$65,682.50

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	JE		Prep Expenses	(1,000.00)
12/01/25	531016-53901-5000	JE001067	JE		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	JE		Prep 2/1/26 Inframark - FEB2026	(1,000.00)
02/01/26	531016-53901-5000	JE001119	JE		Rev Prep 2/1/26 Inframark - FEB2026	1,000.00
03/02/26	531016-53901-5000	173026	VENDOR	INFRAMARK LLC	Mar'26 Management Svcs	1,000.00

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04/29/26	531016-53901-5000	175423	VENDOR	INFRAMARK LLC	4/1/26 Inframark - APR2026	1,000.00
						YTD Total 7,000.00
						Annual Budget \$12,000.00
						Amount Remaining / (Budget overage) \$5,000.00
						% of Budget 58.3%
Account Name: Contracts-Preserve Maintenance						
10/01/25	534076-53901-5000	JE000992	JE		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	JE		Accr Preserve Maintenance	3,850.00
12/01/25	534076-53901-5000	JE001059	JE		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
03/20/26	534076-53901-5000	TPACCE2603	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	3/13/26 Community Environmental Services - MAR2026	3,850.00
04/30/26	534076-53901-5000	JE001190	JE		Accrue Comm. Environmental Serv. 03/26	3,850.00
						YTD Total 26,950.00
						Annual Budget \$46,200.00
						Amount Remaining / (Budget overage) \$19,250.00
						% of Budget 58.3%
Account Name: Contracts - Landscape						
10/06/25	534171-53901-5000	100286	VENDOR	LA JUNGLA LAWN MAINTENANCE	10/6/25 La Jungla - October 2025	2,584.86
11/14/25	534171-53901-5000	100457	VENDOR	LA JUNGLA LAWN MAINTENANCE	11/14/25 La Jungla - Cord Grass Trimming	12,360.00
11/14/25	534171-53901-5000	JE001120	JE		Rec 11/14/25 La Jungla - Cord Grass Trimming	(12,360.00)
11/18/25	534171-53901-5000	100476	VENDOR	LA JUNGLA LAWN MAINTENANCE	11/18/25 La Jungla - mulch	2,060.00
11/21/25	534171-53901-5000	100523	VENDOR	LA JUNGLA LAWN MAINTENANCE	11/21/25 La Jungla - November 2025	2,584.86
12/01/25	534171-53901-5000	100605	VENDOR	LA JUNGLA LAWN MAINTENANCE	12/1/25 La Jungla Lawn Maintenance - December 2025	2,584.86
01/12/26	534171-53901-5000	100739	VENDOR	LA JUNGLA LAWN MAINTENANCE	1/1/26 La Jungla Lawn Maintenance - JAN 2026	2,584.86
02/02/26	534171-53901-5000	100841	VENDOR	LA JUNGLA LAWN MAINTENANCE	2/1/26 La Jungla Lawn Maintenance - FEB 2026	2,584.86
03/13/26	534171-53901-5000	100999	VENDOR	LA JUNGLA LAWN MAINTENANCE	3/11/26 La Jungla Lawn Maintenance - MAR2026	2,584.86
04/07/26	534171-53901-5000	101101	VENDOR	LA JUNGLA LAWN MAINTENANCE	4/1/26 La Jungla Lawn Maintenance - APR 2026	2,584.86
04/21/26	534171-53901-5000	101158	VENDOR	LA JUNGLA LAWN MAINTENANCE	04/21/2026 LaJungla - Core Grass Trimming	12,360.00
						YTD Total 32,514.02
						Annual Budget \$68,000.00
						Amount Remaining / (Budget overage) \$35,485.98
						% of Budget 47.8%
Account Name: Contracts - Landscape/Irrigation						
11/25/25	534340-53901-5000	14859	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	11/18/25 David Cujas Irrigation Service - November 2025	1,030.00
						YTD Total 1,030.00
						Annual Budget \$12,360.00
						Amount Remaining / (Budget overage) \$11,330.00
						% of Budget 8.3%
Account Name: Insurance -Property & Casualty						
10/01/25	545009-53901-5000	JE000974	JE		Incurance Prem. 10.01.25-09.30.25	18,738.00
10/01/25	545009-53901-5000	JE000975	JE		Incurance Prem. 10.01.25-09.30.25	850.00
						YTD Total 19,588.00
						Annual Budget \$20,690.00
						Amount Remaining / (Budget overage) \$1,102.00
						% of Budget 94.7%
Account Name: R&M-Irrigation						
10/01/25	546041-53901-5000	JE001000	JE		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	JE		R/C DAVID CUJAS IRRIGATION SERVICES, INC_14713 to R&M -Irriga	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	JE		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

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(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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
03/01/26	546041-53901-5000	15183	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRRIGATION REPAIRS	537.00
03/02/26	546041-53901-5000	15157	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRRIGATION REPAIRS	78.00
03/02/26	546041-53901-5000	15156	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	Irrigation Wet Check	1,030.00
03/02/26	546041-53901-5000	15150	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRRIGATION REPAIRS	91.20
03/02/26	546041-53901-5000	15152	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRRIGATION REPAIRS	477.40
04/13/26	546041-53901-5000	15282	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	Irrigation Wet Check	1,030.00
04/27/26	546041-53901-5000	15329	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	Station#4/ Cypress Shadows/ Replaced Failed Valve	124.60
04/27/26	546041-53901-5000	15330	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	Grease Packs/ Wire Nut	83.60
04/27/26	546041-53901-5000	15325	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	Service Call The Preserve/ CDD/ Clubhouse Grounds	104.00
04/27/26	546041-53901-5000	15327	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	Station#57/ Black Tree/ Replaced Valve Solenoid	124.60
04/27/26	546041-53901-5000	15328	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	Stations 25 and 26/ Black Tree/ Decoder Alarm	503.40
04/28/26	546041-53901-5000	15343	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	Controller#3/ Stations 55 and 56/ Brown Bear	477.40
04/29/26	546041-53901-5000	15263	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRRIGATION REPAIRS	212.60
04/29/26	546041-53901-5000	15206	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRRIGATION REPAIRS	503.40
04/29/26	546041-53901-5000	15218	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	Irrigation Wet Check	1,030.00
04/29/26	546041-53901-5000	15223	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	IRRIGATION REPAIRS	124.60
04/29/26	546041-53901-5000	15354	VENDOR	DAVID CUJAS IRRIGATION SERVICES, INC	Stations 25 and 29 Black Tree-13505 White Crane	503.40
YTD Total						26,820.67
Annual Budget						\$30,000.00
Amount Remaining / (Budget overage)						\$3,179.33
% of Budget						89.4%
Account Name: Contracts-Preserve Monitoring & Well Replacments						
10/01/25	546898-53901-5000	9K	VENDOR	PASSARELLA & ASSOCIATES, INC.	10/24/24 Passarella & Associates - Progress payments on items 3.0 & 4	3,330.00
10/01/25	546898-53901-5000	JE000996	JE		Rev Accr Preserve Monitoring Inv 9K	(3,330.00)
11/28/25	546898-53901-5000	2L	VENDOR	PASSARELLA & ASSOCIATES, INC.	11/10/25 Passarella & Associates - Mitigation Observation	1,750.00
01/21/26	546898-53901-5000	9K	VENDOR	PASSARELLA & ASSOCIATES, INC.	Credit Memo 000038	(3,330.00)
01/22/26	546898-53901-5000	9K- A	VENDOR	PASSARELLA & ASSOCIATES, INC.	PROJECT #02CWL821	4,130.00
YTD Total						2,550.00
Annual Budget						\$9,600.00
Amount Remaining / (Budget overage)						\$7,050.00
% of Budget						26.6%
Account Name: Contracts-Pump & Well Maintenance						
12/17/25	546899-53901-5000	194020	VENDOR	HOOVER PUMPING SYSTEMS	Year 1 of a 2 Year Service Agreement	2,590.00
YTD Total						2,590.00
Annual Budget						\$2,590.00
Amount Remaining / (Budget overage)						\$0.00
% of Budget						100.0%
Account Name: Pump & Well Maintenance						
11/20/25	546918-53901-5000	193373	VENDOR	HOOVER PUMPING SYSTEMS	11/20/25 Hoover Pumping Systems - irrigation Pump Station Leak Repa	1,071.72
03/18/26	546918-53901-5000	196179	VENDOR	HOOVER PUMPING SYSTEMS	Custom Stainless Steel Spool Piece Installation	897.12
03/18/26	546918-53901-5000	196009	VENDOR	HOOVER PUMPING SYSTEMS	Clock Start PLC Replacement	3,081.05
YTD Total						5,049.89
Annual Budget						\$6,010.00
Amount Remaining / (Budget overage)						\$960.11
% of Budget						84.0%
Account Name: Landscape Miscellaneous						
10/01/25	546923-53901-5000	12493	VENDOR	PELICAN PEST MANAGEMENT INC.	9/30/25 Pelican Pest Management - Pest control Bi-monthly	290.00
10/01/25	546923-53901-5000	JE000998	JE		Rev Accr Pest Control Inv 12493	(290.00)
11/14/25	546923-53901-5000	JE001120	JE		Rec 11/14/25 La Jungla - Cord Grass Trimming	12,360.00
12/01/25	546923-53901-5000	12669	VENDOR	PELICAN PEST MANAGEMENT INC.	12/1/25 Pelican Pest Management - December 2025	290.00
12/19/25	546923-53901-5000	21627	VENDOR	BIGGERSTAFF ELECTRIC	12/19/25 Blow Out Hand Holes, Fix Receptacle	3,500.00
12/19/25	546923-53901-5000	JE001122	JE		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
YTD Total						12,910.00
Annual Budget						\$25,000.00

Cypress Shadows Community Development District

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						Amount Remaining / (Budget overage) \$12,090.00
						% of Budget 51.6%
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	JE		Rec11/13/25 Diamond Access Technology - RFID deposit	2,028.03
12/01/25	549900-53901-5000	JE001124	JE		Rec 11/20/25 Diamond Access Technology - Final payment on RFID re	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	JE		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	JE		Rec 12/19/25 Blow Out Hand Holes, Fix Receptacle	3,500.00
02/10/26	549900-53901-5000	100868	VENDOR	LA JUNGLA LAWN MAINTENANCE	Estero Construction Irrigation Repair	450.00
04/01/26	549900-53901-5000	JE001192	JE		Cancel Entry CK100132 Board 5/26	(800.00)
						YTD Total 37,689.32
						Annual Budget \$30,000.00
						Amount Remaining / (Budget overage) (\$7,689.32)
						% of Budget 125.6%
						Field Department Total: \$174,691.90

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
03/13/26	534037-53904-5000	18195312	VENDOR	ALLIED UNIVERSAL	2/26/26 Allied Universal - 2/12/26-2/26/26	8,057.30
03/16/26	534037-53904-5000	18251394	VENDOR	ALLIED UNIVERSAL	3/12/26 Allied Universal - 2/27/26-3/12/26	8,026.48
04/13/26	534037-53904-5000	18361948	VENDOR	ALLIED UNIVERSAL	4/09/2026 Allied Universal - 3/27-04/09/26	8,048.56
04/27/26	534037-53904-5000	18404517	VENDOR	ALLIED UNIVERSAL	4/23/26 Allied Universal - 4/10/26-4-26-26	8,057.30
04/29/26	534037-53904-5000	18305418	VENDOR	ALLIED UNIVERSAL	3/26/26 Allied Universal - 3/13-3/26/26	8,057.30
						YTD Total 121,620.42
						Annual Budget \$208,500.00
						Amount Remaining / (Budget overage) \$86,879.58
						% of Budget 58.3%
Account Name: Utility - Water						
10/17/25	543018-53904-5000	100825-53-3 ACH	VENDOR	LEE COUNTY UTILITIES	10/8/25 Lee County Utilities - SVC PRD 9/5-10/5/25	99.06
10/31/25	543018-53904-5000	080825-53-3- ACH	VENDOR	LEE COUNTY UTILITIES	Credit Memo 000032	(58.10)
10/31/25	543018-53904-5000	090925-53-3 ACH	VENDOR	LEE COUNTY UTILITIES	Credit Memo 000034	(58.10)
11/17/25	543018-53904-5000	110725-53-3 ACH	VENDOR	LEE COUNTY UTILITIES	11/7/25 Lee County Utilities - SVC PRD 10/6/24-11/5/25	53.10
11/30/25	543018-53904-5000	100825-53-3 ACH	VENDOR	LEE COUNTY UTILITIES	Credit Memo 000036	(99.06)
12/01/25	543018-53904-5000	110725-533- ACH	VENDOR	LEE COUNTY UTILITIES	PAYMENT	334.79
12/16/25	543018-53904-5000	120425-53-3- ACH	VENDOR	LEE COUNTY UTILITIES	11/05/25-12/04/25	53.10
12/29/25	543018-53904-5000	121625-91-2	VENDOR	LEE COUNTY UTILITIES	SVC PRD 11/01/25-12/01/25	349.83
12/31/25	543018-53904-5000	JE001083	JE		R/C JE001082 to Utility - Water	334.79
12/31/25	543018-53904-5000	JE001097	JE		RC JE001083 Utility - Water	(334.79)
12/31/25	543018-53904-5000	JE001097	JE		RC JE001083 Utility - Water	334.79
12/31/25	543018-53904-5000	JE001098	JE		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)
03/03/26	543018-53904-5000	021826-91-2- ACH	VENDOR	LEE COUNTY UTILITIES	SVC PRD 01/01/26-02/01/26	1,863.00
03/03/26	543018-53904-5000	JE001187	JE		RC SVC PRD 01/01/26-01/01/26 Inv021826-91-2	(1,863.00)
03/16/26	543018-53904-5000	030626-53-3-ACH	VENDOR	LEE COUNTY UTILITIES	SVC PRD 02/04/26-03/03/26	53.10
03/31/26	543018-53904-5000	031326-591-2-ACH	VENDOR	LEE COUNTY UTILITIES	SVC PRS 02/01-03/01/26	2,657.19
03/31/26	543018-53904-5000	JE001188	JE		RC SVC PRS 01/01-03/01/26 Inv031326-591-2	(2,657.19)
04/28/26	543018-53904-5000	031326-91-2-ACH	VENDOR	LEE COUNTY UTILITIES	SVC PRS 02/01/26-03/01/26	2,657.19
04/28/26	543018-53904-5000	JE001182	JE		RC SVC Lee County Inv 031326-91-2-ACH	(2,657.19)
04/30/26	543018-53904-5000	041426-91-2-ACH	VENDOR	LEE COUNTY UTILITIES	SVC PRD 03/01-04/01/26	4,618.17
04/30/26	543018-53904-5000	040826-53-3-ACH	VENDOR	LEE COUNTY UTILITIES	SVC PRD 03/01-04/01/26	53.10
04/30/26	543018-53904-5000	JE001189	JE		RC SVC PRD 03/01-04/01/26 Inv041426	(4,618.17)

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						YTD Total 833.92
						Annual Budget \$3,000.00
						<i>Amount Remaining / (Budget overage)</i> \$2,166.08
						<i>% of Budget</i> 27.8%

Account Name: R&M-Gate

10/23/25	546034-53904-5000	561	VENDOR	COPELAND SOUTHERN ENTERPRISES INC	10/16/25 Copeland Southern Enterprises - Roadway posts	775.00
11/12/25	546034-53904-5000	20131	VENDOR	DIAMOND ACCESS TECHNOLOGY, LLC	6/12/25 Diamond Access Technology - Repairs	106.80
11/12/25	546034-53904-5000	20191	VENDOR	DIAMOND ACCESS TECHNOLOGY, LLC	7/7/25 Diamond Access Technology - gate repairs	32.44
11/13/25	546034-53904-5000	12251	VENDOR	DIAMOND ACCESS TECHNOLOGY, LLC	11/13/25 Diamond Access Technology - RFID deposit	2,028.03
11/13/25	546034-53904-5000	JE001123	JE		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	2,028.03
12/01/25	546034-53904-5000	JE001124	JE		Rec 11/20/25 Diamond Access Technology - Final payment on RFID re	(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	JE		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	JE		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	JE		Monthly Exp - Diamond Access Inv 12325	220.00
03/02/26	546034-53904-5000	21032	VENDOR	DIAMOND ACCESS TECHNOLOGY, LLC	Liftmaster Mega Arm Tower V-Belt	261.50
03/31/26	546034-53904-5000	JE001090	JE		Monthly Exp - Diamond Access Inv 12325	220.00
04/06/26	546034-53904-5000	21153	VENDOR	DIAMOND ACCESS TECHNOLOGY, LLC	4/1/26 Diamond Access Technology - Repairs	122.92
04/29/26	546034-53904-5000	21139	VENDOR	DIAMOND ACCESS TECHNOLOGY, LLC	3/30/26 Diamond Access Technology - Repairs	315.68
04/29/26	546034-53904-5000	21230	VENDOR	DIAMOND ACCESS TECHNOLOGY, LLC	Arm on the left gate is currently stuck	225.70
04/30/26	546034-53904-5000	JE001091	JE		Monthly Exp - Diamond Access Inv 12325	220.00
						YTD Total 4,696.89
						Annual Budget \$7,000.00
						<i>Amount Remaining / (Budget overage)</i> \$2,303.11
						<i>% of Budget</i> 67.1%

Gatehouse Department Total: \$127,151.23

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
03/20/26	534047-53917-5000	TPACPM2603	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	3/13/26 Community Environmental Services - MAR2026	3,530.00
04/30/26	534047-53917-5000	TPACPM2604	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	4/30/26 - Community Environmental Services - APR 2026	3,530.00
						YTD Total 24,710.00
						Annual Budget \$42,360.00
						<i>Amount Remaining / (Budget overage)</i> \$17,650.00
						<i>% of Budget</i> 58.3%

Account Name: R&M-Aeration & Fountains

01/29/26	546364-53917-5000	TPACAE2601	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	Aeration Repairs lake 1,12,13,14	9,530.00
04/09/26	546364-53917-5000	TPACAE2604A	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	Replacement Aeration Compressor	1,045.00
04/10/26	546364-53917-5000	TPACAE2604B	VENDOR	COMMUNITY ENVIRONMENTAL SERVICES LLC	Replacement Aeration Compressor	1,320.00
						YTD Total 11,895.00
						Annual Budget \$12,000.00
						<i>Amount Remaining / (Budget overage)</i> \$105.00
						<i>% of Budget</i> 99.1%

Lakes And Ponds Department Total: \$36,605.00

DEPARTMENT NAME: RESERVES

Account Name: Reserve

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

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Reserves Department Total:	\$800.00
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TOTAL EXPENDITURES & OTHER FINANCING USES:	\$ 500,280.72
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Cypress Shadows Community Development District

Expenditure Report - Series 2012 Debt Service Fund

For the Period(s) from Oct 01, 2025 to Apr 30, 2026

(Sorted by Department)

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

DEPARTMENT NAME: DEBT SERVICE PAYMENTS

Account Name: Principal Debt Retirement

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

Account Name: Interest Expense

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

Debt Service Payments Department Total:	\$135,187.50
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TOTAL EXPENDITURES & OTHER FINANCING USES:	\$ 135,187.50
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Cypress Shadows Community Development District

Expenditure Report - Series 2022 Debt Service Fund

For the Period(s) from Oct 01, 2025 to Apr 30, 2026

(Sorted by Department)

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

DEPARTMENT NAME: DEBT SERVICE PAYMENTS

Account Name: Principal Debt Retirement

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

Account Name: Interest Expense

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

Debt Service Payments Department Total:	\$61,600.00
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TOTAL EXPENDITURES & OTHER FINANCING USES:	\$ 61,600.00
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Community Environmental Services, LLC
6900 Daniels Parkway Suite 29-279
Fort Myers, FL 33912

DATE:

May 13, 2026

Invoice #

TPACAE2605

Prepared for:

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

DESCRIPTION	AMOUNT
Replacement of the shoreline manifold on pond 8	\$ 300.00
TOTAL	\$ 300.00

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

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

THANK YOU FOR YOUR BUSINESS!

- Roadway certification and minor change: Between BOS meetings, BAI was requested to verify and obtain the LDO authorizing the CDD roadway re-striping. BAI obtained a copy of the approved LDO, LDO2026-E019, and upon indication by management of the completion of the work by the site contractor, BAI was requested and performed an inspection for the purposes of certifying the completed work in accordance with the approved LDO. Note the approved LDO was issued based on existing aerials (date not determined) and a stipulation of the LDO requires the striping be directly in accordance with the aerials provided within the approval. During the inspection performed by BAI, various deviations from the approved LDO were noted. After discussion, the BOS directed BAI to prepare and submit an LDO minor change, requesting approvals of these deviations, to the extent BAI determines them to be allowable in accordance with code requirements, and provide certification based on the inspection and the request the minor changes be approved. Should any of the existing conditions not currently authorized by the LDO not be allowable, BAI will research and provide updates on that information. Please refer to the attached email for more details, including copies of the permit issued by the Village of Estero and the inspection report performed by BAI.
- Littoral area maintenance authorization and commencement: The BOS reviewed information obtained between meetings related to the scope and associated proposals obtained from various landscape companies, and based on previous BOS motion, La Jungla will be performing the maintenance in accordance with the attached (1) proposal, (2) scope and (3) limits as depicted on attached map. La Jungla will proceed with the work no later than May 18th and Jeff Key (CES) will provide limited oversight at the onset and as needed to confirm the work is completed in accordance with the aforementioned attachments. BAI will be taking no further action on this issue.
- Lake bank 5 (northern portion) restoration: As updated during the BOS meeting, staff (BAI and CDD counsel) and Crocker Land Development are finalizing an agreement based on the previously furnished proposal for remediation of approximately 1,450 linear feet of lake bank along the northern portion of Lake 5. This work is tentatively scheduled for commencement at or around the end of the month, subject to a final agreement in place and suitable surface water elevations to perform the work.
- Conservation area marking: As updated during the BOS meeting, the BOS previously authorized BAI to proceed with sending a survey team to clearly mark the east and southern boundary lines of the requested conservation tract (designated CA-5 on

[plat instrument 2012000094503](#)) to delineate where the CDD property ends. BAI coordinated with Jeff Key for clarification on allowable, more permanent structures at these locations. This work was authorized and will proceed under the existing T&M professional consulting agreement at an estimate of \$2,000. The work will be scheduled for June to avoid bird nesting, per guidance from Jeff.

- Landscape discussion: Subject to his availability, Christian Andrea (Architectural Land Design) will discuss the exhibits prepared by his office at the next BOS meeting (June 4th at 6:00 pm), reviewing the observations/deficiencies to the remaining portions of the structural berm, and based on that discussion, providing recommendations and/or additional actions that may be considered by the BOS for enhancements of the structural buffer that are both suitable for the aesthetics of the community and restore those areas to compliance with the approved plans.
- Ongoing reporting assistance: We will continue to work with Jeff Key (CES) as requested for verification that he is submitting timely monthly and quarterly reporting to SFWMD. The BOS has specifically requested BAI obtain copies of those submissions, so BAI will proceed accordingly.
- Field inspection items follow-up: As discussed during the BOS meeting, there is an item within the field services inspection report that relates to an item assigned to the District Engineer to further investigate, specifically Item No. 11, referencing PVC pipes improperly installed on Lake 3. BAI will review and provide guidance.

Frank Savage

Senior Project Manager

Barraco and Associates, Inc.

Civil Engineers ~ Land Surveyors ~ Planners

Invoice & Report

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

DATE:
May 8, 2026

INVOICE #
TPACPM2605

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 5/1, 5, 7			\$ 3,530.00
Report	Aeration	Fountains	
Pond 1: Foliar treatment with AquaNeat aquatic herbicide @ 2% (7 gallons) Species: salt bush, Torp grass, dollar weed, dog fennel, sonchus, flat sedge, alligator weed, primrose, climbing hemp vine	Working: Y	Working: Y - lights are being repaired.	
Pond 2: Foliar treatment with AquaNeat aquatic herbicide @ 2% (40 gallons) Species: Torp grass, primrose, BP, dog fennel, climbing hemp vine, eastern cockspur, dollar weed, camphor weed, turf grass	Working: N - a new compressor has been ordered	Working: Y	
Pond 3: Foliar treatment with AquaNeat aquatic herbicide @ 2% (45 gallons) Species: Torp grass, flat sedge, climbing hempvine, eastern cockspur, camphor weed, dog fennel, salt bush, dollar weed	Working: Y		
Pond 4: Foliar treatment with AquaNeat aquatic herbicide @ 2% (30 gallons) Species: Torp grass, dog fennel, salt bush, climbing hempvine, eastern cockspur, camphor weed, foxtail	Working: Y		
Pond 5: Foliar treatment with AquaNeat aquatic herbicide @ 2% (60 gallons) Species: Torp grass, eastern cockspur, sonchus, climbing hemp vine, dog fennel, camphor weed, dollar weed	Working: Y		
Pond 6: Foliar treatment with AquaNeat aquatic herbicide @ 2% (45 gallons) Species: Torp grass, eastern cockspur, sonchus, climbing hemp vine, dog fennel, camphor weed, dollar weed	Working: Y		
Pond 7: Foliar treatment with Makaze herbicide @ 2% (85 gallons) Species: Torp grass, dog fennel, eastern cockspur, climbing hempvine, salt bush, yellow foxtail, sonchus, camphor weed	Working: Y		
Pond 8: Foliar treatment with Makaze herbicide @ 2% (65 gallons) Species: Torp grass, dog fennel, eastern cockspur, flat sedge, camphor weed, alligator weed, climbing hemp vine, yellow foxtail, salt bush	Working: Y		
Pond 9: Foliar treatment with Makaze herbicide @ 2% (65 gallons) Species: Torp grass, Eastern cockspur, flat sedge, climbing hemp vine, camphor weed, dog fennel, BP, yellow foxtail	Working: Y		
Pond 10: Foliar treatment with Makaze herbicide @ 2% (45 gallons) Species: Torp grass, eastern cockspur, climbing hempvine, dog fennel, camphor weed, yellow foxtail	Working: Y		
Pond 11: Foliar treatment with Makaze herbicide @ 2% (50 gallons) Species: Torp grass, dog fennel, climbing hempvine, camphor weed, eastern cockspur, sonchus , Carolina willow , turf grass, dollar weed, salt bush, yellow foxtail, alligator weed	Working: N - a new compressor has been ordered		
Pond 12: Foliar treatment with Makaze herbicide @ 2% (20 gallons) Species: Torp grass, dog fennel, camphor weed, climbing hemp vine	Working: Y		
Pond 13: Foliar treatment with Makaze herbicide @ 2% (50 gallons) Species: Torp grass, Easter cockspur, dog fennel, climbing hempvine, primrose, camphor weed, sonchus, dollar weed	Working: Y		
Pond 14: Foliar treatment with Makaze herbicide @ 2% (65 gallons) Species: Torp grass, flat sedge, camphor weed, eastern cockspur, dog fennel, sonchus, climbing hempvine, dollar weed	Working: Y		
Pond 15: Foliar treatment with Makaze herbicide @ 2% (35 gallons) Species: Torp grass, eastern cockspur, dog fennel, climbing hempvine , camphor weed, salt bush, yellow foxtail	Working: Y		
Pond 16: Foliar treatment with Makaze herbicide @ 2% (55 gallons) Species: Torp grass, eastern cockspur, dog fennel, dollar weed, climbing hemp vine, sonchus, camphor weed	Working: Y		
Pond 17: Foliar treatment with Makaze herbicide @ 2% (15 gallons) Species: Torp grass, yellow fox tail, camphor weed, dog fennel, climbing hemp vine, flat sedge , sonchus	Working: Y		
Total (net 30)			\$ 3,530.00

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

THANK YOU FOR YOUR BUSINESS!

Community Environmental Services, LLC

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

INVOICE**DATE:**

May 11, 2026

INVOICE #

TPACCE2605

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 May Conservation area maintenance.	\$ 3,850.00
Report for HOA and SFWMD: Unit 6b - Cut stump treatment with Triclopyr 4 @ 20% (61 oz) - melaleuca, ear leaf, downy rose Myrtle, lygodium	
	
TOTAL	\$ 3,850.00

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

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

THANK YOU FOR YOUR BUSINESS!



Cypress Shadows CDD

Field Inspection Report - May 2026

Tuesday, May 26 2026

Prepared For Board Of Supervisors

25 Items Identified

25 Items Incomplete

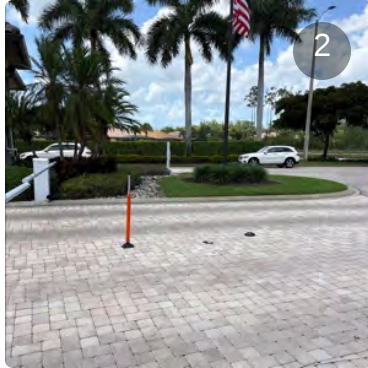
John Fowler

Inframark

Item 1

Assigned To: Maintenance

Look to remove small black divider holder not being used on exit gate on Cypress Shadows Blvd.



Item 2 REPEAT ITEM

Assigned To: La Jungla

Need to cut back Liriope for the uplighting at the flagpole for the median shared with the guard gate house on Cypress Shadows Boulevard.



Item 3 REPEAT ITEM

Assigned To: La Jungla

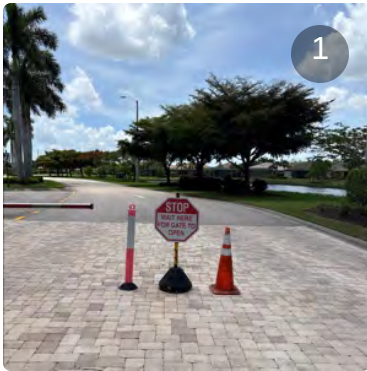
Diagnosed and treat the Indian Hawthorne in the bed in front of the guard gate house on Cypress Shadows Boulevard. Remove any dead or disease material. I would suggest introducing a different species for this area moving forward.



Item 4

Assigned To: Maintenance

There is an orange divider post that has been damaged and needs to be repaired for the residence entrance gate. There is currently a cone in place until resolved.



Item 5

Assigned To: La Jungla

Remove Torpedograss and a Brazilian Pepper growing in the shrubs in the bed directly behind the guard gate house.



Item 6

Assigned To: CES

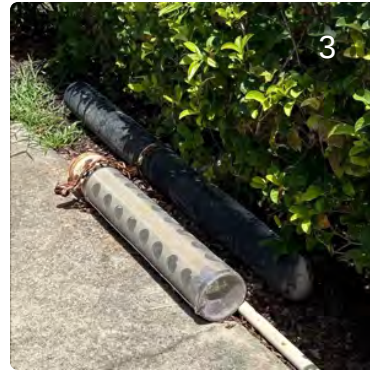
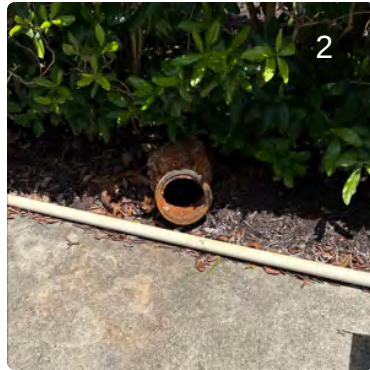
Treat submersed weeds, small algae blooms, and Torpedograss starting to surface for lake 1.



Item 7

Assigned To: Maintenance and Hoover

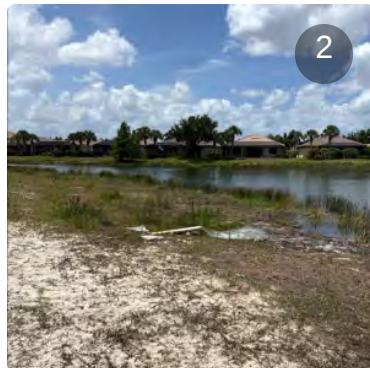
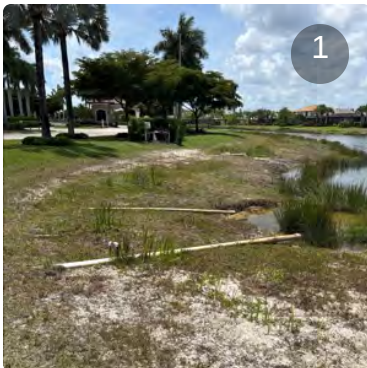
Need to replace a broken electrical GFI housing as well as seal wiring box next to it for pumps at lake 1. There is also a filter and pipes under the shrubs not being used. I will contact Hoover pumps to see if they need or want any of these items. Anything not needed will be removed.



Item 8

Assigned To: District Engineer

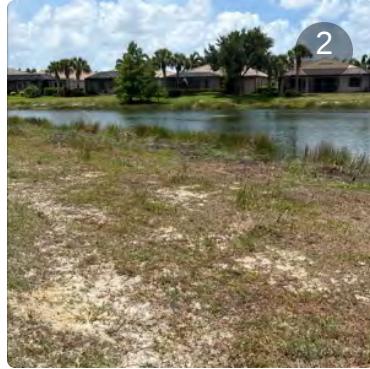
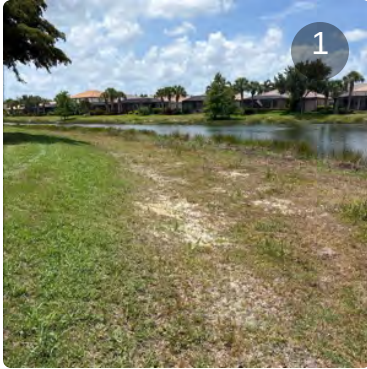
Will follow up with engineer for scope of services and project timeline to secure and cover PVC outflow pipes for lake 3.



Item 9

Assigned To: Board Information

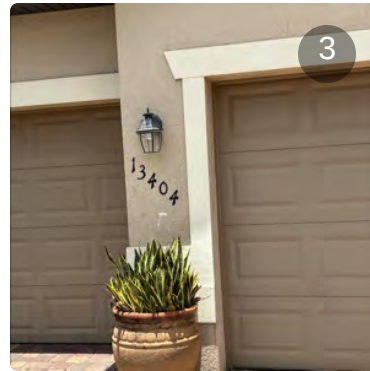
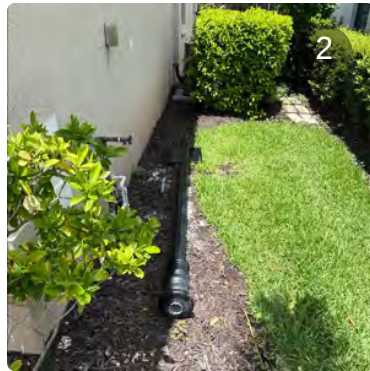
Noting during this inspection, lakes 1 and 2 have had undesirable vegetation cut back that was approved.



Item 10

Assigned To: Board Information

Contacting Lykins Sign Tech to install the downed fire lane pole for the area at Villa Di Preserve Ln. North dead end. The pole was found and is currently on the side of the house in the photo below.



Item 11

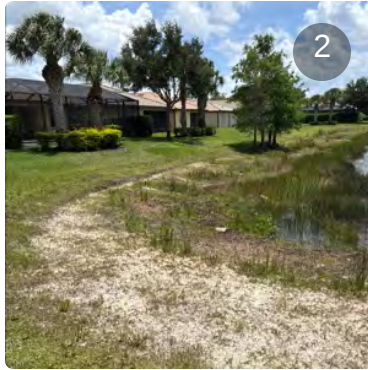
Assigned To: La Jungla and Board

Remove sucker growth at the base of the Shady Lady tree at Villa Di Preserve Ln. roundabout. Also, inquiring where the board stands on the bench in the bed here?



Item 12

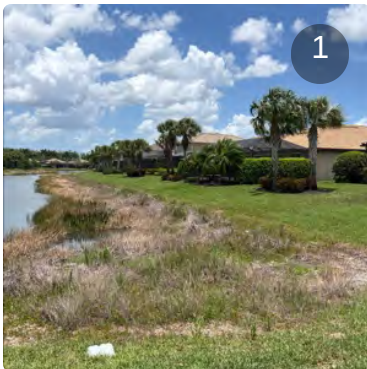
Noting cutbacks of undesirable vegetation was 1/2 completed for lake 4 during this inspection. There were piles of debris that should be removed ASAP left from this process.



Item 13

Assigned To: La Jungla and CES

Lake 5-16 have not had non-desirable cutbacks as of this inspection that were approved. I also feel the pond vendor should be treating the edge line to delineate between the lake and CDD turf.



Item 14

Assigned To: CES

Treat non-desirable grasses, submersed weeds, and small algae blooms at the water surface edge of lake 7.



Item 15

Assigned To: La Jungla

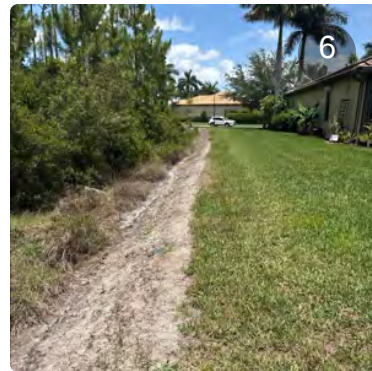
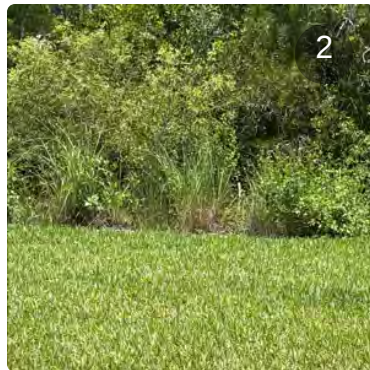
Noting dead hanging fronds and down fronds for the Royal Palms at San Giorgio Drive roundabout.



Item 16

Assigned To: La Jungla

Cordgrass has not been cut back for sometime around the perimeter of 13501 Deer Haven Ln. There is also an entire row missing on top of the berm. Also noting, weeds are starting to overtake areas of the Cordgrass throughout the district. Photo below is for the south end of Eaglestone Dr. Asking vendor to get a plant count of missing Cordgrasses on top of berms throughout the district with locations.



Item 17

Raise the Shady Lady tree canopies overhanging the asphalt at Tripoli Court roundabout.



Item 18

Assigned To: La Jungla

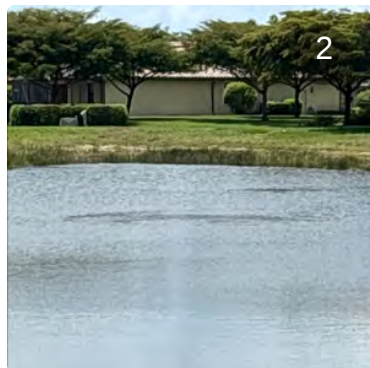
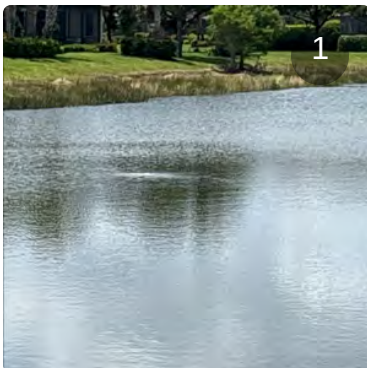
Appears a section continues to get missed mowing on the east end of lake 4 near the CDD property line. Ensure this is mowed each service.



Item 19

Assigned To: CES

Noting the east aerator for lake 4 output is significantly less than the other aerator in the same lake. Investigate and ensure it is working properly.



Item 20

Assigned To: Board Information

Waiting for proposal to repair the chain-linked fence for the perimeter by Lake 4. ^{Agenda Page 101}



Item 21

Assigned To: Board Information

Noting the shrubs that were severely cut back by the neighbouring community just east of lake 4 are flushing out nicely and filling in from bottom to top.



Item 22

Assigned To: Board Information

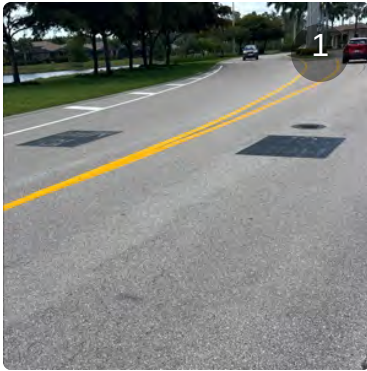
Also, asking Lykins Sign Tech to provide a proposal when assessing item 10 to refurbish CDD signage entering the property.



Item 23

Assigned To: Board Information

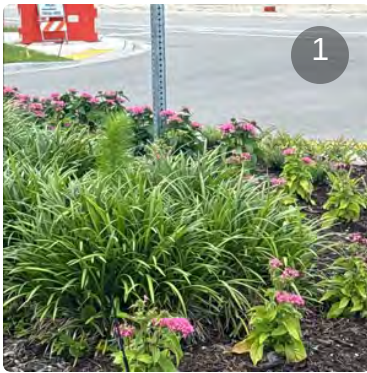
Noting the black speed limit signs painted in the road. I know this was discussed but not sure on the outcome on what will be done, if anything.



Item 24

Assigned To: La Jungla

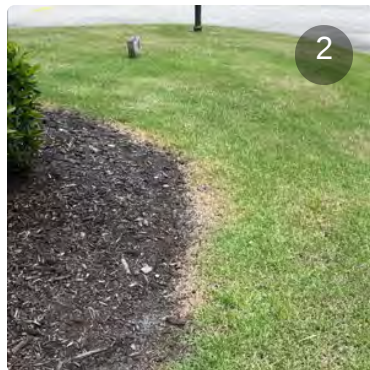
Remove weeds in median beds on Cypress Shadows Blvd. before entering the community.



Item 25

Assigned To: La Jungla

Noting slight overspray for weed treatment in the turf in median beds on Cypress Shadows Blvd. before entering the community. Ensure spray is not being applied if wind is greater than 7 mph.



2025 Form 1 Instructions

Statement of Financial Interests

Notice

The annual Statement of Financial Interests is due July 1. If the annual form is not submitted via the electronic filing system created and maintained by the Commission by September 1, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$20,000. [s. 112.317, F.S.]

Instructions for Completing and Filing Form 1 Statement of Financial Interests

WHEN TO FILE: *Initially*, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2025.

WHO MUST FILE FORM 1:

1. Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
2. Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding those required to file full disclosure on Form 6 as well as members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.
3. The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.
4. Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.
5. Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.
6. Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

7. Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.
8. Officers and employees of entities serving as chief administrative officer of a political subdivision.
9. Members of governing boards of charter schools operated by a city or other public entity.
10. Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
11. The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.
12. The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.
13. Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.
14. The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
15. State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
16. The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions

and legislative assistants exempted by the presiding officer of their house);
and each employee of the Commission on Ethics.

17. Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

ATTACHMENTS: A filer may include and submit attachments or other supporting documentation when filing disclosure.

PUBLIC RECORD: The disclosure form is a public record and is required by law to be posted to the Commission's website. Your Social Security number, bank account, debit, charge, and credit card numbers, mortgage or brokerage account numbers, personal identification numbers, or taxpayer identification numbers are not required and should not be included. If such information is included in the filing, it may be made available for public inspection and copying unless redaction is required by the filer, without any liability to the Commission. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address or other information is exempt from disclosure, the Commission will maintain that confidentiality *if you submit a written and notarized request.*

QUESTIONS about this form or the ethics laws may be addressed to the Commission on Ethics, Post Office Drawer 15709, Tallahassee, Florida 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303; telephone (850) 488-7864.

Instructions for Completing Form 1

Primary Sources of Income

[112.3145(3)(b)1, F.S.]

This section is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such

as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

If disclosure of a primary source of income will place you in violation of confidentiality or privilege pursuant to law or rules governing attorneys, you may write "Legal Client" in each of the disclosure fields without providing any further information.

Examples:

- If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.
- If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.
- If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts,

etc., at that institution), list the name of the institution, its address, and its principal business activity.

Secondary Sources of Income

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

1. You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**
2. You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

If disclosure of a secondary source of income will place you in violation of confidentiality or privilege pursuant to law or rules governing attorneys, you should disclose the name of the business entity for which your ownership and gross income exceeded the two thresholds above, and then write "Legal Client" in the remaining disclosure fields without providing any further information.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name

of the uniform rental company, its address, and its principal business activity (uniform rentals).

- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

Real Property

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by its market value for ad valorem tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

Intangible Personal Property

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes

investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

Liabilities

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

Interests in Specified Businesses

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

Training Certification

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, a commissioner of a community redevelopment agency created under Part III, Chapter 163, or an elected local officer of an independent special district, including any person appointed to fill a vacancy on an elected independent special district board, whose service began on or before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

CE FORM 1 - Effective: January 1, 2026

Incorporated by reference in Rules 34-8.001 and 34-8.202, F.A.C



Cypress Shadows Community Development District

FISCAL YEAR 2027

Proposed Budget

(May 7, 2026 Meeting)

CLEAR PARTNERSHIPS



Cypress Shadows

Community Development District

Budget Overview

FY 2027

Cypress Shadows

Community Development District

Operating Budget

FY 2027

Cypress Shadows

Community Development District

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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 4/30/2026	PROJECTED May- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
REVENUES					
Interest - Investments	\$35,000.00	\$25,454.00	\$18,577.80	\$44,031.80	\$35,000.00
Special Assmnts- Tax Collector	\$985,506.00	\$968,700.00	\$16,806.00	\$985,506.00	\$1,018,059.87
Special Assmnts- Other	\$0.00	\$2,680.00	\$0.00	\$2,680.00	\$0.00
Special Assmnts- Discounts	-\$39,420.00	-\$36,638.00	\$0.00	-\$36,638.00	-\$40,722.39
TOTAL REVENUES	\$981,086.00	\$960,196.00	\$35,383.80	\$995,579.80	\$1,012,337.48
EXPENDITURES					
<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	\$20,361.20
Misc-Contingency	\$300.00	\$11.00	\$289.00	\$300.00	\$300.00
P/R-Board of Supervisors	\$12,000.00	\$6,020.00	\$5,980.00	\$12,000.00	\$12,000.00
Postage, Phone, Faxes, Copies	\$500.00	\$14.00	\$486.00	\$500.00	\$500.00
ProfServ-Engineering	\$30,000.00	\$24,844.00	\$5,156.00	\$30,000.00	\$30,000.00
ProfServ-Legal Services	\$30,000.00	\$17,781.00	\$12,219.00	\$30,000.00	\$30,000.00
ProfServ-Mgmt Consulting	\$50,000.00	\$30,295.00	\$19,705.00	\$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	\$4,770.63
Public Officials Insurance	\$4,197.00	\$4,197.00	\$0.00	\$4,197.00	\$4,617.00
Website Administration	\$1,500.00	\$875.00	\$625.00	\$1,500.00	\$1,500.00
Website Compliance	\$1,553.00	\$788.00	\$765.00	\$1,553.00	\$1,599.59
Misc-Web Hosting	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
Total Administrative	\$165,976.00	\$95,350.00	\$72,153.00	\$167,503.00	\$164,364.42
<i>Gatehouse</i>					
Contracts-Security Services	\$208,500.00	\$121,620.00	\$86,880.00	\$208,500.00	\$214,755.00
Telephone/Fax/Internet Services	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
Utility - Water	\$3,000.00	\$834.00	\$608.70	\$1,442.70	\$1,800.00
R&M-Gate	\$7,000.00	\$4,697.00	\$2,303.00	\$7,000.00	\$7,000.00
Total Gatehouse	\$219,500.00	\$127,151.00	\$90,791.70	\$217,942.70	\$224,555.00
<i>Utility Services</i>					
Utility - Electric	\$110,000.00	\$54,736.00	\$39,949.50	\$94,685.50	\$91,000.00
Utility-Reclaimed Irrigation	\$17,000.00	\$10,946.00	\$7,989.02	\$18,935.02	\$12,000.00
Total Utility Services	\$127,000.00	\$65,682.00	\$47,938.52	\$113,620.52	\$103,000.00

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	May-	PROJECTED	BUDGET
	FY 2026	4/30/2026	9/30/2026	FY 2026	FY 2027
Field					
ProfServ-Field Management	\$12,000.00	\$7,000.00	\$5,000.00	\$12,000.00	\$12,000.00
Contracts-Preserve Maintenance	\$46,200.00	\$26,950.00	\$19,250.00	\$46,200.00	\$47,586.00
Contracts - Landscape	\$68,000.00	\$32,514.00	\$35,486.00	\$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	\$21,568.46
R&M-Irrigation	\$30,000.00	\$26,821.00	\$19,575.52	\$46,396.52	\$30,000.00
Street Sweeping Services	\$6,800.00	\$0.00	\$0.00	\$0.00	\$0.00
Contracts-Preserve Monitoring & Well Rep	\$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	\$5,050.00	\$960.00	\$6,010.00	\$6,000.00
Landscape Miscellaneous	\$25,000.00	\$12,910.00	\$12,090.00	\$25,000.00	\$54,000.00
Misc-Contingency	\$30,000.00	\$37,689.00	\$0.00	\$37,689.00	\$59,812.00
R&M-Sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$25,000.00
Total Field	\$269,250.00	\$174,692.00	\$111,843.52	\$286,535.52	\$348,516.46
Lakes and Ponds					
Contracts-Water Mgmt Services	\$42,360.00	\$24,710.00	\$17,650.00	\$42,360.00	\$44,901.60
R&M-Aquascaping	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
R&M-Aeration & Fountains	\$12,000.00	\$11,895.00	\$105.00	\$12,000.00	\$12,000.00
Impr - Lake Bank Restoration	\$50,000.00	\$0.00	\$67,440.00	\$67,440.00	\$50,000.00
Total Lakes and Ponds	\$109,360.00	\$36,605.00	\$90,195.00	\$126,800.00	\$111,901.60
Reserves					
Reserve	\$45,000.00	\$800.00	\$0.00	\$800.00	\$60,000.00
Reserves - Stormwater System	\$45,000.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Reserves	\$90,000.00	\$800.00	\$0.00	\$800.00	\$60,000.00
TOTAL EXPENDITURES	\$981,086.00	\$500,280.00	\$412,921.74	\$913,201.74	\$1,012,337.48
Excess (deficiency) of revenues					
Over (under) expenditures	\$0.00	\$459,916.00	-\$377,537.94	\$82,378.06	\$0.00
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net change in fund balance		\$459,916.00	-\$377,537.94	\$82,378.06	\$0.00
FUND BALANCE, BEGINNING	\$757,707.00	\$757,707.00	\$0.00	\$757,707.00	\$840,085.06
FUND BALANCE, ENDING	\$757,707.00	\$1,217,623.00	-\$377,537.94	\$840,085.06	\$840,085.06

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2027 AVAILABLE FUNDS

Beginning Fund Balance as of 9/30/2027	840,960
Forecasted Reserves as of 9/30/2027	60,000
Estimated Funds Available 9/30/2027	900,960

FISCAL YEAR 2027 ALLOCATION OF RESERVES

Beginning Fund Balance - Carry Forward Surplus as of 9/30/2027	\$900,960
Prepaid items	(1,980)
First Quarter Operating Reserve(1)	(210,631)
Designated Reserves for Capital Projects	(579,734)
Estimated Remaining Undesignated Cash as of 9/30/2027	\$108,615

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 for 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 BUDGET FY 2026	ACTUAL THRU 4/30/2026	PROJECTED May- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
REVENUES					
Interest - Investments	\$0.00	\$8,656.00	\$0.00	\$8,656.00	\$0.00
Special Assmnts- Tax Collector	\$220,320.00	\$216,549.00	\$3,771.00	\$220,320.00	\$220,320.00
Special Assmnts- Discounts	-\$8,813.00	-\$8,190.00	\$0.00	-\$8,190.00	-\$8,812.80
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL REVENUES	\$211,507.00	\$217,015.00	\$3,771.00	\$220,786.00	\$211,507.20
EXPENDITURES					
<i>Administrative</i>					
Misc-Assessment Collection Cost	\$4,406.00	\$0.00	\$4,406.00	\$4,406.00	\$4,406.40
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Administrative	\$4,406.00	\$0.00	\$4,406.00	\$4,406.00	\$4,406.40
<i>Debt Service</i>					
Principal Debt Retirement	\$65,000.00	\$65,000.00	\$0.00	\$65,000.00	\$75,000.00
Principal Debt Retirement - Special Call	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Interest Expense	\$138,466.00	\$70,188.00	\$68,278.00	\$138,466.00	\$134,500.01
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Debt Service	\$203,466.00	\$135,188.00	\$68,278.00	\$203,466.00	\$209,500.01
TOTAL EXPENDITURES	\$207,872.00	\$135,188.00	\$72,684.00	\$207,872.00	\$213,906.41
Excess (deficiency) of revenues Over (under) expenditures	\$3,635.00	\$81,827.00	-\$68,913.00	\$12,914.00	-\$2,399.21
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net change in fund balance		\$81,827.00	-\$68,913.00	\$12,914.00	-\$2,399.21
FUND BALANCE, BEGINNING	\$443,345.00	\$443,345.00	\$0.00	\$443,345.00	\$456,259.00
FUND BALANCE, ENDING	\$443,345.00	\$525,172.00	-\$68,913.00	\$456,259.00	\$453,859.79

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

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
		\$2,685,000.00		\$2,907,222.62	\$5,592,222.62

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

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 4/30/2026	PROJECTED May- 9/30/2026	TOTAL PROJECTED FY 2026	% +/- Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$2,044.00	\$0.00	\$2,044.00	0%	\$0.00
Special Assmnts- Tax Collector	\$93,457.00	\$91,858.00	\$1,599.00	\$93,457.00	0%	\$93,457.45
Special Assmnts- Discounts	-\$3,738.00	-\$3,474.00	\$0.00	-\$3,474.00	-7%	-\$3,738.30
Special Assmnts- CDD Collected	\$0.00	\$5,245.00	\$0.00	\$5,245.00	0%	\$0.00
TOTAL REVENUES	\$89,719.00	\$95,673.00	\$1,599.00	\$97,272.00	8%	\$89,719.15
EXPENDITURES						
<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
Total Administrative	\$1,869.00	\$0.00	\$1,869.00	\$1,869.00	0%	\$3,738.30
<i>Debt Service</i>						
Principal Debt Retirement	\$37,000.00	\$37,000.00	\$0.00	\$37,000.00	0%	\$41,000.00
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
Total Debt Service	\$85,460.00	\$61,600.00	\$23,860.00	\$85,460.00	0%	\$87,980.00
TOTAL EXPENDITURES	\$87,329.00	\$61,600.00	\$25,729.00	\$87,329.00	0%	\$91,718.30
Excess (deficiency) of revenues Over (under) expenditures	\$2,390.00	\$34,073.00	-\$24,130.00	\$9,943.00	316%	-\$1,999.15
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$34,073.00	-\$24,130.00	\$9,943.00	0%	-\$1,999.15
FUND BALANCE, BEGINNING	\$99,599.00	\$99,599.00	\$0.00	\$99,599.00	0%	\$109,542.00
FUND BALANCE, ENDING	\$99,599.00	\$133,672.00	-\$24,130.00	\$109,542.00	10%	\$107,542.85

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

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
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
				\$646,481.00	\$1,716,481.00

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

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	\$2,155.34	\$2,157.16	-\$1.82	\$486.76	\$486.76	\$0.00	\$2,642.10	\$2,643.92	-\$1.82	-0.07%
60' Lot	46	46	\$2,225.39	\$2,245.89	-\$20.50	\$638.87	\$638.87	\$0.00	\$2,864.26	\$2,884.76	-\$20.50	-0.71%
	61	61										
Brown Bear Run & Eagle Stone Drive & Deer Haven Lane (Preserve at Corkscrew Unit Two)												
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
75' Lot	33	33	\$2,396.28	\$2,439.85	-\$43.57	\$790.98	\$790.98	\$0.00	\$3,187.27	\$3,230.83	-\$43.57	-1.35%
	33	33										
Brown Bear Run & Eagle Stone Drive & Deer Haven Lane (Preserve at Corkscrew Unit Five)												
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
75' Lot	32	32	\$2,396.28	\$2,439.85	-\$43.57	\$1,040.00	\$1,040.00	\$0.00	\$3,436.28	\$3,479.85	-\$43.57	-1.25%
	32	32										
Black Tree Lane & Tripoli Court & White Crane Place & San Giorgio 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	\$2,151.70	\$2,157.16	-\$5.47	\$640.00	\$640.00	\$0.00	\$2,791.70	\$2,797.16	-\$5.47	-0.20%
60' Lot	120	119	\$2,221.74	\$2,245.89	-\$24.15	\$840.00	\$840.00	\$0.00	\$3,061.74	\$3,085.89	-\$24.15	-0.78%
	161	160										
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	\$2,152.85	\$2,157.16	-\$4.32	\$640.00	\$640.00	\$0.00	\$2,792.85	\$2,797.16	-\$4.32	-0.15%
60' Lot	13	13	\$2,222.89	\$2,245.89	-\$23.00	\$840.00	\$840.00	\$0.00	\$3,062.89	\$3,085.89	-\$23.00	-0.75%
	91	91										
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	\$2,146.55	\$2,157.16	-\$10.62	\$486.76	\$486.76	\$0.00	\$2,633.31	\$2,643.92	-\$10.62	-0.40%
	63	63										

Cypress Shadows CDD - Action Items

Project	District Management Updates	Agenda Item
INFRAMARK		
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 4/26/26 Striping work completed 5/28/26 Engineer is working on getting the permit completed with the Village of Estero	
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 5/26/26 Trimming has been completed La Jungla at 4 lakes (lake 1-4)	
Pond 1 Fountain	5/28 - Fountain is not working (Jeff Keys) will send a proposal	
Aerator Compressor – Pond 2	3/24 - In shop for repair. Status requested from CES. 5/28 - Fan is not working (will be repaired today)	
Preserve Boundary Marker (SE corner Unit 5)	3/26 - Needed so CES knows where to stop removing invasives. Surveyor quotes in progress. 5/28 - Email sent to Engineer for an update.	

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).	