INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

# *Cypress Shadows Community Development District*

## July 2, 2026

## Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

# Cypress Shadows
# Community Development District

**Board of Supervisors**
Gary Gauvin, Chairperson
Edward LaCroix, 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, D.E. Project Manager
John Fowler, Field Manager
Lucus McDonald, District Accountant
Janice Swade, District Administrative Assistant

**Meeting Agenda**

Thursday, July 2, 2026, at 6:00 p.m.

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The Regular Meeting of the **Cypress Shadows Community Development District** will be held on **Thursday, July 2, 2026 at 6:00 p.m. at the Preserve at Corkscrew Clubhouse, located at 20021 Cypress Shadows Boulevard, Estero, Florida.** Following is the Agenda for the Meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **ACCEPTANCE OF AGENDA**
3. **PUBLIC COMMENTS**
   *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
4. **BUSINESS ITEMS**
   **A.** Consideration of Estimate No. 53802 from Eagle Fence for Fence Repair
   **B.** Discussion of Bench Installation Costs
5. **STAFF REPORTS**
   **A.** District Accountant
   **B.** District Engineer
      **i.** Discussion of Roadway Markings Project
      **ii.** Discussion and Consideration of Response to Village of Estero Comments – LDO2026-E028 for the Lake Bank Restoration Project
   **C.** District Counsel
   **D.** Vendor Reports
      **i.** Ponds Report
      **ii.** Conservation Report
      **iii.** Irrigation Update
   **E.** District Manager
      **i.** Field Inspection Report

ii. Discussion of CES Plantings Around Ponds 1, 3 and 9
iii. Discussion of CES Pond 5 Planting
iv. Discussion of Upcoming General Election
v. Discussion of Access to Strongroom for Viewing of Invoices
vi. Discussion of Hoover Pumping Systems Proposal for Replacement of Pump
vii. Update on $15,000.00 from Estero
viii. Update on Fence Repair
ix. Update on Willow Cutting Project
x. Discussion of Proposal for Plants in Front of Guardhouse
xi. Discussion of Removal of Hedge at Pond 1
xii. Discussion of Proposal to Test 10-15 Palmettos Behind Homes on Black Tree
xiii. Action Items List

**6. CONSENT AGENDA**

**A.** Consideration of Minutes of June 4, 2026 Meeting

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

**C.** Acceptance of Fiscal Year 2025 Audit

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

**7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

**8. ADJOURNMENT**

# PROJECT SUBMISSION FORM

**1. Project name:**

Fence Repair – Estimate No. 53802 from Eagle Fence (4' Black Vinyl Coated Chain Link Repair)

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

Damaged section of approximately 10 linear feet of the District's existing 4-foot black vinyl-coated chain link fence. The repair involves replacement of two deteriorated or damaged line posts and associated wire, top rail, and hardware to restore continuity and structural integrity of the fence line.

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

Localized damage to the fence (exact cause not documented; consistent with normal wear, possible impact, or environmental exposure). The affected section is located adjacent to the lake area as depicted on the attached site diagram.

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

None. This is routine minor maintenance/repair work with no permitting, LDO, or regulatory filing requirements.

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

Further deterioration of the fence section, potential long-term increase in repair costs, diminished aesthetics and security along the boundary, and possible safety or liability exposure if the damage worsens.

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

Eagle Fence, Estimate No. 53802 dated June 18, 2026 – Total $620.00. Scope: Install (2) new line posts with concrete footings (posts installed 24" into ground), approximately 10 linear feet of 2" x 9 ga wire, 1 5/8" line post, 1 3/8" top rail, two (2) 1/2" terminals, and associated hardware. All materials Made in the USA. Licensed contractor (License # CGC1532382). Notes from estimate: Price valid for 5 days due to current market conditions. Replacement material may not be a 100% match to existing fence. Site diagram attached showing location relative to lake and existing bulk CL. The estimate was reviewed and signed by the District Manager on June 19, 2026, pending formal Board consideration.

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

$620.00 one-time expenditure. To be charged to the current fiscal year General Maintenance, Field Operations, or Fence/Perimeter Maintenance budget line item (specific GL account to be confirmed with accounting). This minor amount has no material impact on the published FY 2026-2027 budget.

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

One-time repair. Work can be scheduled and completed within several business days following Board authorization and contractor mobilization.

# Estimate

| |
|---|
| Eagle Fence<br>940 Country Club Blvd<br>Cape Coral, FL 33990<br>(239) 322-4511<br>CGC1532382 |

| | |
|---|---|
| **Contact:** | LIZ BRITO (DM FOR INFRAMARK)/<br>CYPRESS SHADOWS CDD<br>20021 Cypress Shadows Blvd<br>Estero, FL 33928 |
| **Estimate No:** | 53802 |
| **Estimate Date:** | 6/18/2026 |

| Item Name | Description | Qty | Price | Amount |
|---|---|---|---|---|
| 4' BLACK VINYL COATED CHAIN LINK REPAIR | INSTALL (2) NEW LINE POSTS W/ CONCRETE<br>INSTALL (10') OF WIRE<br>INSTALL (10') OF TOP RAIL<br><br>*2 1/2" TERMINALS<br>*1 5/8" LINE POST<br>*1 3/8" TOP RAIL<br>*2 X 9 GA WIRE<br>*30 LBS ON CONCRETE PER POST<br>*POSTS INSTALLED 24" INTO GROUND<br><br>MADE IN THE USA | 1.00 | $620.00 | $620.00 |
|  | | | | |
| NEW SHOWROOM NOW OPEN! | COME CHECK OUT THIS STYLE OF FENCE IN OUR NEWLY UPDATED SHOWROOM! | 0.00 | $0.00 | $0.00 |
|  | | | | |

| | |
|---|---|
| Sub Total: | $620.00 |
| **Total:** | **$620.00** |

PRICE ONLY VALID FOR 5 DAYS DUE TO CURRENT MARKET CONDITIONS.

REGARDING FENCE REPAIRS, PLEASE BE AWARE OUR MATERIAL MAY NOT BE A 100% MATCH.

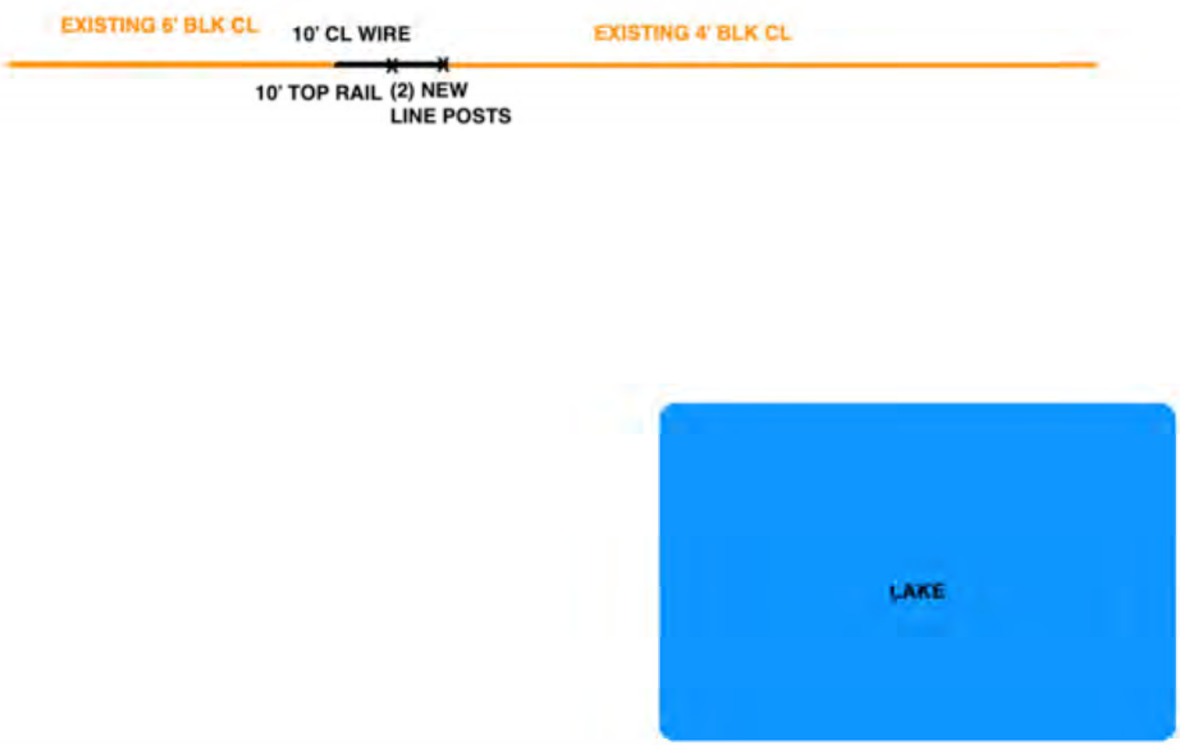
**LICENSE # CGC1532382**

LIZ BRITO
20021 CYPRESS SHADOWS BLVD
ESTERO, FL 33928

6/18/26

EAGLE FENCE

X______________________
*CUSTOMER SIGNATURE*



| | |
|---|---|
| **From:** | Liz Brito |
| **To:** | Gary Gauvin |
| **Cc:** | Fowler, John; Perez, Michael; Vega, Mark; Swade, Janice; Joseph Molsen; Nicholas Liberto; Edward LaCroix; Frank Savage |
| **Subject:** | Cypress Shadows CDD - Village of Estero |
| **Date:** | Friday, June 12, 2026 4:25:24 PM |
| **Attachments:** | Cypress Shadows Striping 4.30.2026.pdf<br>Approval Letter - LDO2026-019 Cypress Shadows CDD, signed, reducedsize.pdf<br>image002.png |

Dear Cypress Shadows CDD Board of Supervisors,
I am writing to provide an update on the recently completed thermoplastic roadway markings project and the status of the Land Development Order (LDO) certification with the Village of Estero.

**Background** The thermoplastic markings work was completed in April 2026. We have received Invoice #8059 from Paramount Asphalt Sealcoating Corporation for the project. To close out LDO2026-019, Barraco and Associates conducted a field review of the completed striping against the approved plans and stipulations.

**Review Findings & Recommendations** The review identified several minor deviations. A summary with recommendations is below (the full Barraco review with photos is attached for your reference):

**Deviations (Stipulation #1)**

1. **Gore area added** – Can be addressed through a minor change request during certification if painted white. No additional field work required.
2. **One less set of right and left turn arrows** (approved: 2 sets; current: 1 set) – Recommend installing the missing set in the field to maintain consistency with the approved LDO. This is a straightforward addition.
3. **Missing skip stripe between crosswalk and island bullnose/return** – Recommend adding this striping prior to certification submission. Simple field addition.
4. **Solid yellow (single) centerline added**, skip-striped through intersections up to Cypress Shadows Blvd. & Black Tree Ln. – Can be addressed through a minor change request during certification. No further field action required.
5. **Two additional crosswalks added at Cypress Shadows Blvd. & Black Tree Ln.** – If the intent is to operate the intersection as a four-way stop (as currently configured), additional field verification of sidewalk landings may be needed. Alternatively, conditions can be restored to the approved LDO by removing the unauthorized additional stop signs and striping. Please advise if the Board has a preference on this item.

**Missing RPMs (Stipulation #2)** Two raised pavement markers are missing and should be installed at:

- 13505 Tripoli Ct.
- 13594 San Georgio Dr.

**Next Steps** To accommodate the request for expedited certification with the Village, I am directing the contractor (Paramount Asphalt Sealcoating) to complete the straightforward field corrections: the missing turn arrows, the skip stripe, and the two RPMs.

The gore area and solid yellow centerline items appear suitable for a minor change request as part of the certification package. For the additional crosswalks, we will proceed based on Board direction or the path that best aligns with the approved LDO and community needs.

Once the contractor completes the corrections, Barraco and Associates will finalize and submit the certification to the Village of Estero. I do not believe formal Board action is required at this time; however, I wanted to keep you fully informed and provide the opportunity for any questions or direction.

Please let me know if you would like this item added to the next Board meeting agenda, if you have any questions or concerns, or if you prefer a different approach to any of the items above. I am happy to provide additional information or discuss further.

Thank you for your continued support and guidance.

Best regards,

**Liz Brito** | District Manager

INFRAMARK
WATER & INFRASTRUCTURE SERVICES

**Email:** lbrito@inframark.com
**(M)** (239) 367-4246 | www.inframark.com



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**From:** Frank Savage <franks@barraco.net>
**Sent:** Friday, June 12, 2026 10:05 AM
**To:** Liz Brito <lbrito@inframark.com>
**Cc:** Vega, Mark <mark.vega@inframark.com>; Carl A. Barraco <CarlB@barraco.net>; Wes Kayne <WesK@barraco.net>; Rachel Wright <rachelw@barraco.net>
**Subject:** [EXTERNAL] FW: Village of Estero



Good morning Liz,

We have discussed the deviations from the approved LDO for the roadway restriping and the following are our recommendations. Please share this information with the BOS for consideration and direction.

Deviations (Stipulation #1)

1. Gore area added
   ***Recommendation: This area can be requested in the minor change during certification if painted white.***

2. One less set of right and left turn arrows (original: 2 ea., current: 1 ea.)
   ***Recommendation: The missing set of turn arrows appears to be due to the Corkscrew ROW widening. Two sets of turn arrows are shown in the approved DO. We recommend maintaining consistency with the approved DO. This should be a simple addition in the field.***

3. Missing skip stripe between crosswalk and island bullnose/return
   ***Recommendation: This missing striping should be added prior to submission of certification. Similarly, we recommend maintaining consistency with the approved DO and this should be a simple addition in the field.***

4. Solid yellow (single) added @ C/L road, skip-striped through intersections, up to Cypress Shadows Blvd. & Black Tree Ln.
   ***Recommendation: The extension of the single solid yellow stripe can be requested in the minor change during certification with no further actions required.***

5. x2 crosswalks added @ Cypress Shadows Blvd. & Black Tree Ln.
   ***Recommendation: If the desire is for a four-way stop sign intersection as constructed and not permitted, additional field verification is needed to determine if any further actions need to be taken prior to submission of certification. This additional field verification pertains to the sidewalk landings, specifically if they need to be extended for the additional crosswalk, and additional crosswalk placement. Currently there are two high-vis crosswalks and two standard crosswalks. If the intent was to convert the intersection to an all way stop we would have recommended striping all 4 crosswalks the same for consistency.***
   ***Alternatively, the conditions can be restored to the approved LDO by removing the additional stop signs and striping not currently authorized by the LDO.***

Missing RPMs (x2) (Stipulation #2)

1. 13505 Tripoli Ct.

2. 13594 San Georgio Dr.

***Recommendation: Both these missing RPMs should be installed as specified.***

Frank Savage
Senior Project Manager
Barraco and Associates, Inc.
Civil Engineers ~ Land Surveyors ~ Planners
2271 McGregor Boulevard, Suite 100
Fort Myers, FL 33901
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**From:** Frank Savage <franks@barraco.net>
**Sent:** Tuesday, June 9, 2026 11:33 AM
**To:** Wes Kayne <WesK@barraco.net>
**Cc:** Rachel Wright <rachelw@barraco.net>
**Subject:** FW: Village of Estero

Wes,

Per our discussion re: the LDO roadway certification, highlighted with pictures attached are the deviations from the approved LDO (also attached). The missing RPMs will be added so that would not be a part of our minor change request. Let me know which of these deviations would reasonably be allowable for us to consider when submitting a certification with a minor change requesting approval of the allowable deviations. Let me know if you have any questions or want to discuss.

Thanks,

Frank Savage
Senior Project Manager
Barraco and Associates, Inc.
Civil Engineers ~ Land Surveyors ~ Planners
2271 McGregor Boulevard, Suite 100
Fort Myers, FL 33901
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**From:** Robert Flynn <robf@barraco.net>
**Sent:** Thursday, April 30, 2026 3:10 PM
**To:** Doug Tarn <dougt@barraco.net>
**Cc:** Carl A. Barraco <CarlB@barraco.net>; Frank Savage <franks@barraco.net>; Rachel Wright <rachelw@barraco.net>; Kelly Liscum <kellyl@barraco.net>
**Subject:** Re: Village of Estero

Doug,

The requested review is complete, sir. Five deviations and two missing RPMs are listed below and depicted within the attached PDF.

**Deviations (*Stipulation #1*)**

1. Gore area added
2. One less set of right and left turn arrows (original: 2 ea., current: 1 ea.)
3. Missing skip stripe between crosswalk and island bullnose/return
4. Solid yellow (single) added @ C/L road, skip-striped through intersections, up to Cypress Shadows Blvd. & Black Tree Ln.
5. x2 crosswalks added @ Cypress Shadows Blvd. & Black Tree Ln.

**Missing RPMs (x2) (*Stipulation #2*)**

1. 13505 Tripoli Ct.
2. 13594 San Georgio Dr.

Respectfully,

**Robert M. Flynn, CPII**
Senior Inspector
Barraco and Associates, Inc.
2271 McGregor Blvd. Suite 100
Fort Myers, FL 33901
(239) 461-3170 Office
(239) 461-3169 Fax

File: 24402

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**From:** Robert Flynn <robf@barraco.net>
**Sent:** Thursday, April 30, 2026 12:01 PM
**To:** Doug Tarn <dougt@barraco.net>
**Cc:** Carl A. Barraco <CarlB@barraco.net>; Frank Savage <franks@barraco.net>; Rachel Wright <rachelw@barraco.net>; Kelly Liscum <kellyl@barraco.net>
**Subject:** Re: Village of Estero

Doug,

Good afternoon and will do, sir.

Respectfully,

**Robert M. Flynn, CPII**
Senior Inspector
Barraco and Associates, Inc.
2271 McGregor Blvd. Suite 100
Fort Myers, FL 33901
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**From:** Doug Tarn <dougt@barraco.net>
**Sent:** Thursday, April 30, 2026 11:48 AM
**To:** Robert Flynn <robf@barraco.net>
**Cc:** Carl A. Barraco <CarlB@barraco.net>; Frank Savage <franks@barraco.net>; Rachel Wright <rachelw@barraco.net>; Kelly Liscum <kellyl@barraco.net>
**Subject:** FW: Village of Estero

Rob,

Can you please review the striping that was recently completed at The Preserve at Corkscrew (Cypress Shadows CDD)? The attached approval letter from the Village of Estero is all there is for project plans and approvals. Please see the stipulations on the cover page and keep them in mind while reviewing the striping. You can use your phone or tablet to review aerials that show the striping that was there previously.

Please bill your time to the Cypress Shadows CDD – 24402 with a note.

Let me know if you have any questions.

Thanks,

Doug Tarn
Construction Engineering Manager
Barraco and Associates, Inc.
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Fort Myers, FL 33901
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File: 24402

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**From:** Frank Savage <franks@barraco.net>
**Sent:** Wednesday, April 29, 2026 12:04 PM
**To:** Doug Tarn <dougt@barraco.net>; Carl A. Barraco <CarlB@barraco.net>
**Cc:** Rachel Wright <rachelw@barraco.net>; Kelly Liscum <kellyl@barraco.net>
**Subject:** RE: Village of Estero

Cypress Shadows CDD – Job number 24402. Bill to Professional Services with a note. thanks

Frank Savage
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**From:** Doug Tarn <dougt@barraco.net>

**Sent:** Wednesday, April 29, 2026 10:41 AM
**To:** Frank Savage <franks@barraco.net>; Carl A. Barraco <CarlB@barraco.net>
**Cc:** Rachel Wright <rachelw@barraco.net>; Kelly Liscum <kellyl@barraco.net>
**Subject:** RE: Village of Estero

What project is this for? There is no reference to it anywhere in the email chain.

Thanks,

Doug Tarn
Construction Engineering Manager
Barraco and Associates, Inc.
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Fort Myers, FL 33901
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File:

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**From:** Frank Savage <franks@barraco.net>
**Sent:** Wednesday, April 29, 2026 10:27 AM
**To:** Carl A. Barraco <CarlB@barraco.net>; Doug Tarn <dougt@barraco.net>; Brito, Lisania <lbrito@inframark.com>; Vega, Mark <mark.vega@inframark.com>
**Cc:** Rachel Wright <rachelw@barraco.net>; Kelly Liscum <kellyl@barraco.net>
**Subject:** FW: Village of Estero

Perfect. I would suggest utilizing the general services since I believe the costs should be time and material and billed hourly. I have added management to confirm our direction, and we will proceed accordingly unless I hear otherwise.

Liz and Mark, per the request, we will inspect the work completed and provide certification to the Village of Estero for LDO2026-019 as outlined herein; if any issues are observed, we will let you know those deficiencies that we believe need to be addressed.

Thanks all and we will proceed as outlined unless we hear otherwise, and provide further updates as they become available.

Frank Savage
Senior Project Manager
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**From:** Carl A. Barraco <CarlB@barraco.net>
**Sent:** Wednesday, April 29, 2026 10:17 AM
**To:** Frank Savage <franks@barraco.net>
**Cc:** Kelly Liscum <kellyl@barraco.net>; Rachel Wright <rachelw@barraco.net>; Doug Tarn <dougt@barraco.net>
**Subject:** RE: Village of Estero

Yes. I have added Doug. Doug we need to check all the pavement markings to make sure they're consistent with the LDO. Frank is there a specific task to charge to or is this General Services?  Thanks.

Carl A. Barraco, P.E.
Founder and CEO
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Civil Engineers ~ Land Surveyors ~ Planners
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Fax: (239) 461-3169

File:

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**From:** Frank Savage <franks@barraco.net>
**Sent:** Wednesday, April 29, 2026 9:30 AM
**To:** Carl A. Barraco <CarlB@barraco.net>
**Cc:** Kelly Liscum <kellyl@barraco.net>; Rachel Wright <rachelw@barraco.net>
**Subject:** RE: Village of Estero

Since the work is indicated as completed around April 22nd, and we now have the approved plans, is this something you feel comfortable our inspection team can perform, at which point, you would likely need to provide a signed and sealed certification to the Village of Estero? The plans are attached for reference and it appears we could simply verify each of these locations in the field.

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**From:** Carl A. Barraco <CarlB@barraco.net>
**Sent:** Wednesday, April 29, 2026 9:24 AM
**To:** Frank Savage <franks@barraco.net>
**Cc:** Kelly Liscum <kellyl@barraco.net>; Rachel Wright <rachelw@barraco.net>
**Subject:** RE: Village of Estero

I believe once complete the work must be inspected and then certified to the Village so that the LDO can be closed out.

Carl A. Barraco, P.E.
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File:

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**From:** Frank Savage <franks@barraco.net>
**Sent:** Wednesday, April 29, 2026 8:52 AM
**To:** Vega, Mark <mark.vega@inframark.com>; Brito, Lisania <lbrito@inframark.com>
**Cc:** Kelly Liscum <kellyl@barraco.net>; Rachel Wright <rachelw@barraco.net>; Carl A. Barraco <CarlB@barraco.net>
**Subject:** RE: Village of Estero

Has the work been performed? My understanding is this is simply the permit authorizing the work to be done.

Frank Savage
Senior Project Manager
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**From:** Vega, Mark <mark.vega@inframark.com>
**Sent:** Tuesday, April 28, 2026 8:47 PM
**To:** Frank Savage <franks@barraco.net>; Brito, Lisania <lbrito@inframark.com>
**Cc:** Kelly Liscum <kellyl@barraco.net>; Rachel Wright <rachelw@barraco.net>; Carl A. Barraco <CarlB@barraco.net>
**Subject:** RE: Village of Estero

Frank,
Can you or someone from your team confirm the work was completed according to the LDO approved by the Village of Estero.

I am asking this because I need to call the Village of Estero before the meeting hopefully this week.

Thank you,
Mark

---

**From:** Frank Savage <franks@barraco.net>
**Sent:** Tuesday, April 28, 2026 2:11 PM
**To:** Vega, Mark <mark.vega@inframark.com>; Brito, Lisania <lbrito@inframark.com>
**Cc:** Kelly Liscum <kellyl@barraco.net>; Rachel Wright <rachelw@barraco.net>; Carl A. Barraco <CarlB@barraco.net>
**Subject:** FW: Village of Estero

Good afternoon Mark and Liz,

Kelly was able to obtain the approved LDO, issued by the Village of Estero for the roadway striping (please see attached for reference). It appears from the attached that the authorization is for re-striping the existing as shown on the aerials provided within the approval.

Frank Savage
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**From:** Kelly Liscum <kellyl@barraco.net>
**Sent:** Monday, April 27, 2026 3:27 PM
**To:** Frank Savage <franks@barraco.net>; Rachel Wright <rachelw@barraco.net>
**Subject:** FW: Village of Estero

Please see below and attached....

*Kelly Liscum*
*Permit Coordinator*
Barraco And Associates, Inc.
Civil Engineers ~ Land Surveyors ~ Planners
2271 McGregor Blvd. Suite 100
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Good afternoon management team,

The following updates are provided for inclusion with the agenda booklet for distribution to the BOS for the upcoming meeting, 7/2/26.

- LDO Roadway certification: Our research on observed site conditions from our prior certification inspection, the approved LDO (LDO2026-019), and MUTCD standards indicate no justification for BAI to sign/seal or certify the current site work. The following three corrections were provided by BAI to management, which were communicated by management to the contractor on or around June 15, 2026.

1. Install the missing set of right and left turn arrows (to match the two sets shown on the approved LDO).
2. Add the missing skip stripe between the crosswalk and the island bullnose/return.
3. Install the two missing RPMs at:
    - 13505 Tripoli Ct.
    - 13594 San Georgio Dr.

In addition, regarding the single yellow line observed from our prior certification inspection, there is no justification to proceed with a single yellow line, and BAI has provided the following two options.

*Option 1. Remove (paint over in black) the existing single yellow line per the approved LDO and complete all the other field corrections identified above.*

*Option 2. Per our suggestion, remove (paint over in black) the existing single solid yellow line and replace it with a double solid yellow line, which would be allowable by code. Then complete all the other field corrections identified above.*

After either of these options is completed, we can then certify all of this <u>with an accompanying minor change of the current LDO</u>, and the minor change will be approved with the certification, memorializing any changes, at which point everything is done.

- LDO Lake Banks: Based on direction provided by the BOS at the last meeting, the direction to BAI on lake slope repairs is to proceed with obtaining an LDO, at which point Crocker Land Development can be mobilized if weather conditions allow. Accordingly, an LDO submission was prepared and submitted by BAI on or around June 18, 2026 to the Village of Estero for approval. The LDO assigned to this project is LDO2026-E028. An initial insufficiency letter was received on June 25, 2026. BAI staff is currently preparing the response package. Both the remediation plans and the insufficiency letter are attached for inclusion within this staff report, and further updates will be provided during the meeting as additional actions occur over the next week.

- Lake 3 pipe investigation: Field management inspection revealed pipes at Lake 3 that were requested be investigated by BAI staff. An inspection was performed by BAI staff on or around June 16th. It is our belief based on the visual observations that all three pipes are for irrigation recharge. CDD management requested a scope/specification be prepared by BAI staff, lowering the pipes as much as possible in the soil and then covering them with non-woven filter fabric and finally with a layer of 4" – 6" rip rap. After ongoing correspondence with management, BAI staff is scheduled to meet with staff from Copeland onsite on Friday June 26th to discuss the general scope for remediation in the field, after which it is anticipated a proposal with scope will be provided for BOS approval. Further updates will be provided during the meeting as additional actions occur over the next week.
- CES monitoring: The most recent indication by Jeff Key (CES) is all reporting is up-to-date, and CES is providing documentation regularly demonstrating continued compliance with the reporting requirements. BAI staff will follow-up with Jeff at the end of June to verify the next set of reports is being prepared, and further updates will be provided during the meeting as additional actions occur over the next week.
- Update on prints: Requested 11" x 17" prints of the attached exhibit were previously requested by Supervisor Gauvin, which were hand delivered to him on or around June 9th. No further action is being taken by BAI staff with respect to this task.
- Preserve Interface survey markers: This work was completed prior to the BOS meeting and the markers are in place. No further action is being taken by BAI staff with respect to this task.

Frank Savage

Senior Project Manager

Barraco and Associates, Inc.

Civil Engineers ~ Land Surveyors ~ Planners

2271 McGregor Boulevard, Suite 100

Fort Myers, FL 33901

(239) 461-3170 Phone

(239) 461-3169 Fax

Fort Myers | Panama City Beach

File: 24402

June 25, 2026 Via Email: franks@barraco.net, kellyl@barraco.net

Frank Savage
Barraco and Associates, Inc
2271 McGregor Blvd., Suite 100
Fort Myers, FL 33901

Re: LDO2026-E028 Cypress Shadows CDD Lake Bank Restoration
Initial Submittal Comments

Dear Mr. Savage:

The above-referenced project plans have been reviewed and cannot be approved at this time for the reasons on the attached list.

In accordance with Section 166.033 of Florida Statutes, you may redraft and submit the required documents (showing the corrections for specified deficiencies) to the Village within 30 days of the date hereon or request an extension of time to resubmit the documents.

The Village and the owner/applicant may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance. This request must be made by the owner/applicant prior to the expiration of the 30-day time event.

Please indicate the above limited development order number on all correspondence.

Please resubmit three (3) complete collated sets of revised paper plans and documents and one (1) electronic copy (CD or thumb drive).

If you have questions concerning this matter, please contact me.

Sincerely,
VILLAGE OF ESTERO
DEPARTMENT OF COMMUNITY DEVELOPMENT

Eric J Wishart, P.E.
Development Review Manager

Attachment

COMMENT: LDC Section 5-408.I.7 *Restoration of Existing Approved Bank Slopes and Littoral Designs* governs this work. The LDC requires the application for approval must encompass the entire lake shoreline when controlled by a CDD. Please provide justification as to why entire shorelines are not being repaired.

COMMENT: If the justification to allow less than entire lake shorelines is accepted, spot repairs would still not be allowed. Some minimum length before and after the intense erosion regions needs to be identified.

COMMENT: Other than repairing the shorelines, will there be any on-site investigation to discern if any conditions of erosion are caused or exacerbated by site-specific circumstance that may be solvable during the course of the repairs so that the erosion does not return? For example, drain leaders that can be rerouted/redirected?

COMMENT: There are 17 lakes associated with the existing development Is this project to be phased over multiple years, and can it all be completed in three years? An LDO may only receive a single, one-year (1yr) extension. Work beyond four years (after extension) will require a new LDO application.

COMMENT: Estimating the lengths of repairs for each lake shoreline would aid contracting as well as monitoring quantities.

COMMENT: Please provide selection criteria for coconut mat. What weight mat and what staking details are to be applied? Will stakes be metal or biodegradable?

COMMENT: Will a geotechnical engineer provide compaction testing and monitoring for backfilled and compacted repair areas and submit a report when the project is complete?

COMMENT: Each lake needs to be confirmed to have littoral plants along at least 25% of the shoreline length at the lake control elevation. How will this be confirmed?

COMMENT: Are there recommendations on maintenance of slopes and vegetation while repairs are being executed and while maturing?

COMMENT: Is the project in conformance with the Lake Management Plan of the original SFWMD permit?

COMMENT: Will dewatering be necessary at some point to perform repair work? If so, submit WUP (Water Use Permit).

# LIMITED REVIEW DEVELOPMENT ORDER PLANS

# FOR

# THE PRESERVE AT CORKSCREW

## LAKE BANK MAINTENANCE

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

## PROJECT DATA

**SITE ADDRESS**
20021 CYPRESS SHADOWS BLVD.
ESTERO, FL. 33928

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

**FLOOD ZONE**
ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12071C0625F, EFFECTIVE DATE: 8/28/2008, THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE (NOT PRINTED)

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

## DESIGN TEAM

**PROJECT ENGINEER**
CARL A. BARRACO, P.E.

**PROJECT MANAGEMENT**
FRANK SAVAGE

**DESIGN ENGINEER**
-

**PROJECT SURVEYOR**
-

**LEAD DESIGN TECHNICIAN**
GUY SAPEN, SR

**SITE PLANNING**
-

**DESIGN STAFF**
DILLON RISNER
JOHN W. HAHN, JR.

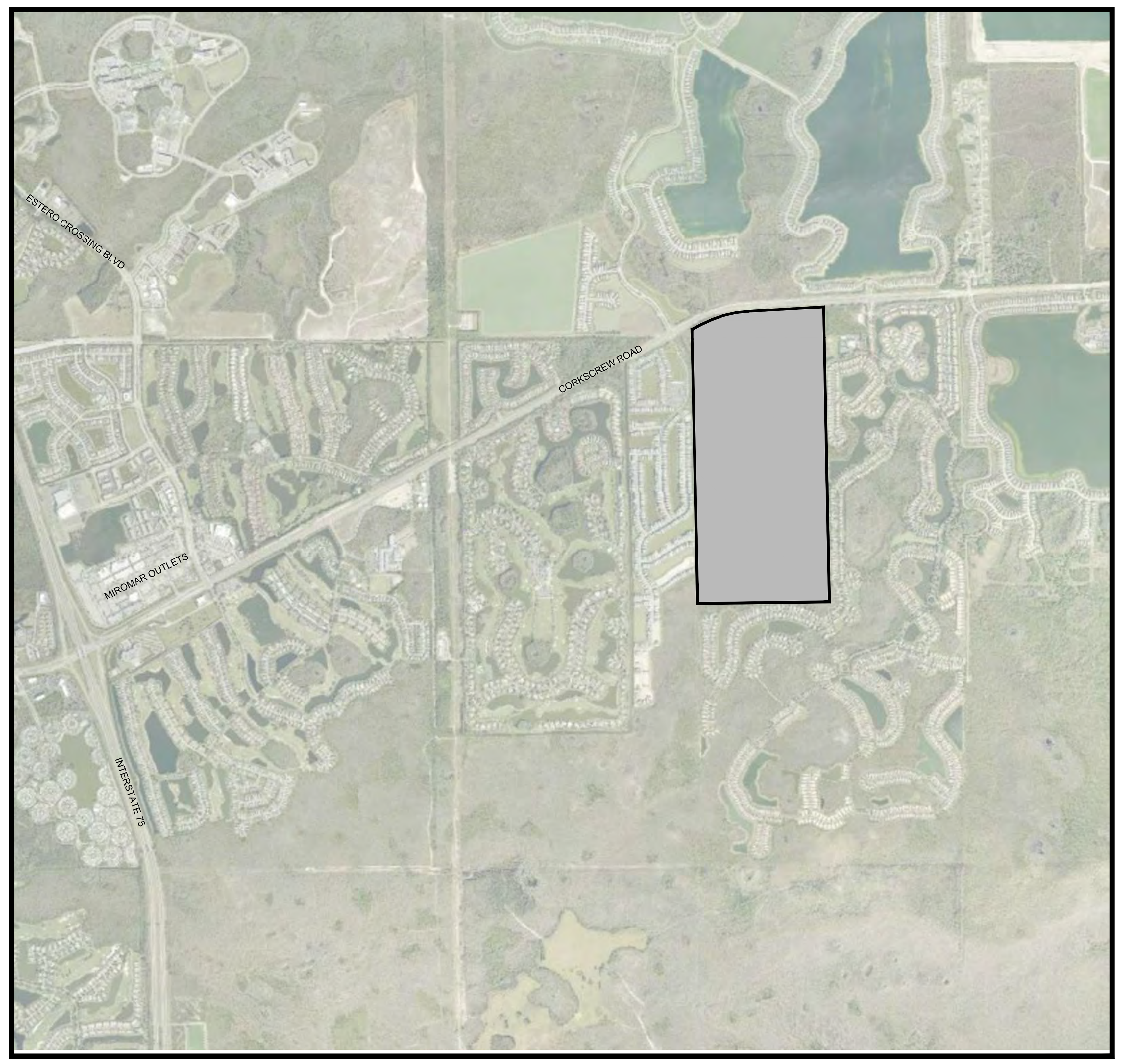
**LAND PLANNING**
-

**QUALITY CONTROL**
DOUG TARN

**RECORD DRAWINGS**
-

**THESE PLANS MAY HAVE BEEN MODIFIED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.**

**ALL DIMENSIONS ARE IN FEET.**




PROJECT LOCATION

N
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## LOCATION MAP

0 500 1000 2000
SCALE IN FEET

811
KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
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## INDEX OF DRAWINGS

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



SUPPLEMENTS:

| SHEET | DESCRIPTION |
|---|---|

CROSS-REFERENCED DRAWINGS:

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

PLAN STATUS
**APPROVAL SUBMITTAL PLANS**
**2026-06-09**

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

PREPARED FOR

CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT

PROJECT DESCRIPTION

THE PRESERVE AT CORKSCREW

LEE COUNTY, FLORIDA

ENGINEER OF RECORD
CARL A. BARRACO, P.E., FOR THE FIRM
FLORIDA P.E. NO. 38536 - CARLB@BARRACO.NET



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|---|---|
| FILE NAME | 24402A01.DWG |
| LOCATION | J:\24402\DWG\LDO\ |
| PLOT DATE | TUE. 6-9-2026 - 1:41 PM |
| PLOT BY | JOHN HAHN |

CROSS REFERENCED DRAWINGS
MASTER = BAI-COVER-1.DWG

PLAN REVISIONS

PLAN STATUS
APPROVAL SUBMITTAL PLANS
2026-06-09

COVER SHEET AND LOCATION MAP

| PROJECT / FILE NO. | SHEET NUMBER |
|---|---|
| 24402 | 1.0 |

NOTE:

1. DATE OF OBSERVATION AS DEPICTED: JANUARY 2026. EXTENTS OF EROSION MAY EXCEED THAT DEPICTED AND SHALL BE REMEDIATED CONSISTENT WITH THE APPROVED PLANS.
2. THE LAKE TO PRESERVE INTERFACE WAS NOT REVIEWED FOR SLOPE MAINTENANCE AS THE CONDITION IS A NATURAL INTERFACE WITH PRESERVE VEGETATION PROXIMATE TO THE LAKE EDGE.

PHASING NOTES:

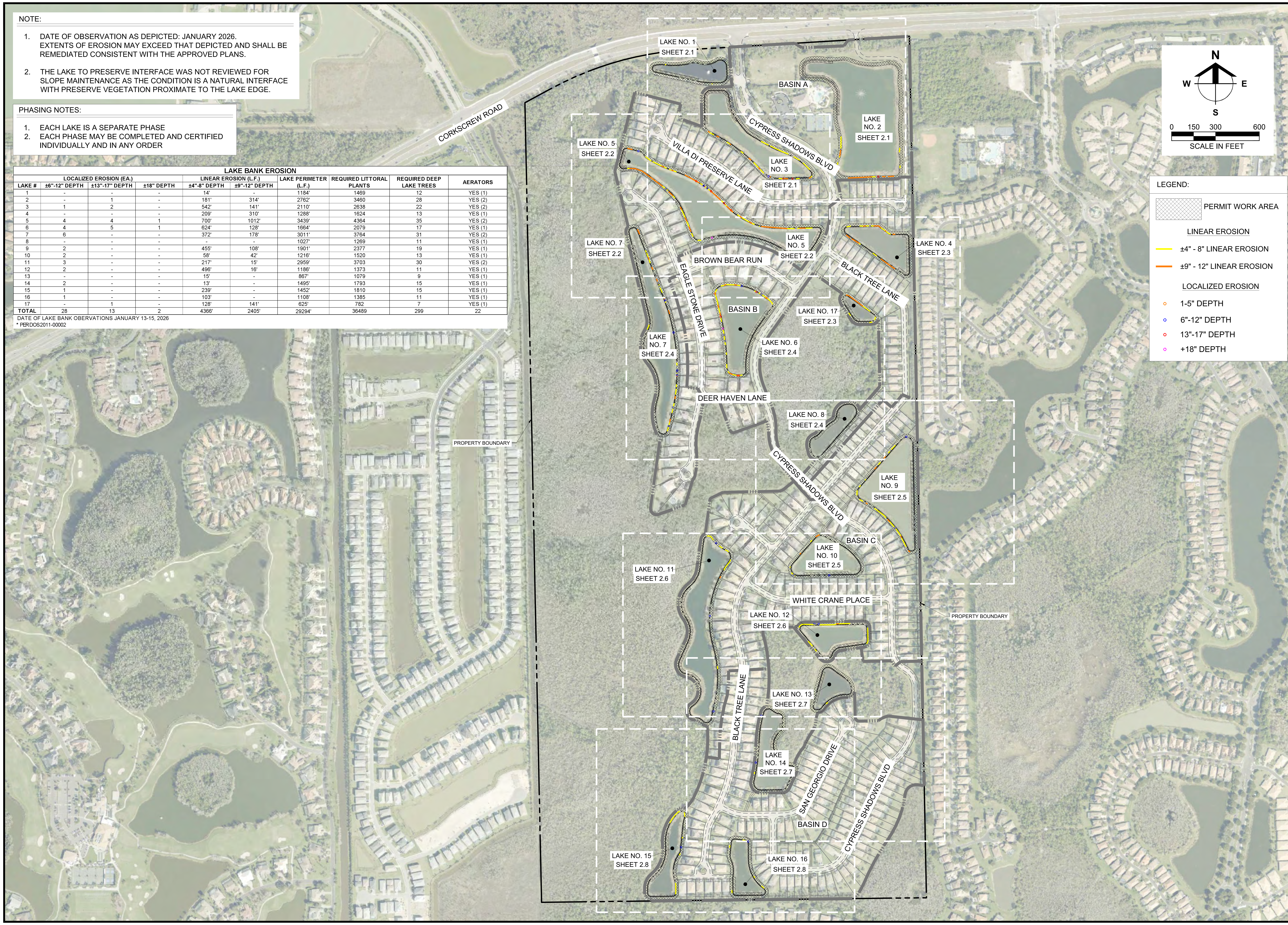
1. EACH LAKE IS A SEPARATE PHASE
2. EACH PHASE MAY BE COMPLETED AND CERTIFIED INDIVIDUALLY AND IN ANY ORDER

LAKE BANK EROSION

| LOCALIZED EROSION (EA.) | | | | LINEAR EROSION (L.F.) | | LAKE PERIMETER (L.F.) | REQUIRED LITTORAL PLANTS | REQUIRED DEEP LAKE TREES | AERATORS |
|---|---|---|---|---|---|---|---|---|---|
| LAKE # | ±6"-12" DEPTH | ±13"-17" DEPTH | ±18" DEPTH | ±4"-8" DEPTH | ±9"-12" DEPTH | | | | |
| 1 | - | - | - | 14' | - | 1184' | 1469 | 12 | YES (1) |
| 2 | - | 1 | - | 181' | 314' | 2762' | 3460 | 28 | YES (2) |
| 3 | 1 | 2 | - | 542' | 141' | 2110' | 2638 | 22 | YES (2) |
| 4 | - | - | - | 209' | 310' | 1288' | 1624 | 13 | YES (1) |
| 5 | 4 | 4 | 1 | 700' | 1012' | 3439' | 4364 | 35 | YES (2) |
| 6 | 4 | 5 | 1 | 624' | 128' | 1664' | 2079 | 17 | YES (1) |
| 7 | 6 | - | - | 372' | 178' | 3011' | 3764 | 31 | YES (2) |
| 8 | - | - | - | - | - | 1027' | 1269 | 11 | YES (1) |
| 9 | 2 | - | - | 455' | 108' | 1901' | 2377 | 19 | YES (1) |
| 10 | 2 | - | - | 58' | 42' | 1216' | 1520 | 13 | YES (1) |
| 11 | 3 | - | - | 217' | 15' | 2959' | 3703 | 30 | YES (2) |
| 12 | 2 | - | - | 496' | 16' | 1186' | 1373 | 11 | YES (1) |
| 13 | - | - | - | 15' | - | 867' | 1079 | 9 | YES (1) |
| 14 | 2 | - | - | 13' | - | 1495' | 1793 | 15 | YES (1) |
| 15 | 1 | - | - | 239' | - | 1452' | 1810 | 15 | YES (1) |
| 16 | 1 | - | - | 103' | - | 1108' | 1385 | 11 | YES (1) |
| 17 | - | 1 | - | 128' | 141' | 625' | 782 | 7 | YES (1) |
| **TOTAL** | 28 | 13 | 2 | 4366' | 2405' | 29294' | 36489 | 299 | 22 |

DATE OF LAKE BANK OBERVATIONS JANUARY 13-15, 2026

* PER DOS2011-00002

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ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

# CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT

PROJECT DESCRIPTION

# THE PRESERVE AT CORKSCREW

LEE COUNTY, FLORIDA

ENGINEER OF RECORD

CARL A. BARRACO, P.E., FOR THE FIRM
FLORIDA P.E. NO. 38536 - CARLB@BARRACO.NET



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| FILE NAME | 24402A10.DWG |
| LOCATION | J:\24402\DWG\LDO\ |
| PLOT DATE | TUE. 6-9-2026 - 1:41 PM |
| PLOT BY | JOHN HAHN |

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

APPROVAL SUBMITTAL PLANS
2026-06-09

## LAKE BANK EROSION EXHIBIT KEY SHEET

| PROJECT / FILE NO. | SHEET NUMBER |
|---|---|
| 24402 | 2.0 |


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## LAKE BANK EROSION EXHIBIT LAKES 1 - 3

| PROJECT / FILE NO. | SHEET NUMBER |
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## LAKE BANK EROSION EXHIBIT LAKES 4 & PART OF 8

| PROJECT / FILE NO. | SHEET NUMBER |
|---|---|
| 24402 | 2.2 |


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## LAKE BANK EROSION EXHIBIT LAKES 5 & 6

| PROJECT / FILE NO. | SHEET NUMBER |
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## LAKE BANK EROSION EXHIBIT LAKES 7 - 9

| PROJECT / FILE NO. | SHEET NUMBER |
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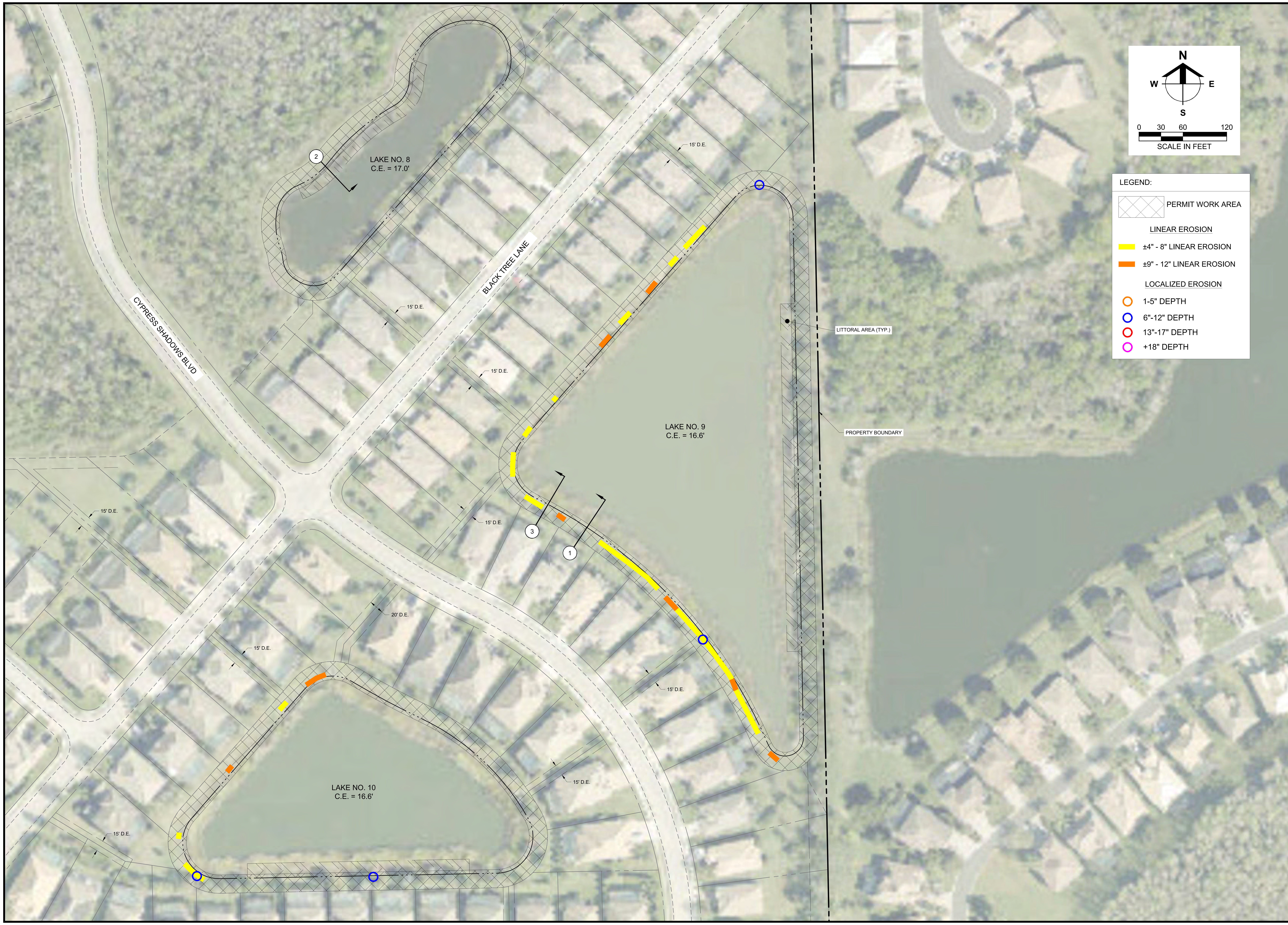


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# LAKE BANK EROSION EXHIBIT LAKES 10 & 11

| PROJECT / FILE NO. | SHEET NUMBER |
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APPROVAL SUBMITTAL PLANS
2026-06-09

## LAKE BANK EROSION EXHIBIT LAKES 10 & 11

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


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0 30 60 120
SCALE IN FEET

LEGEND:

PERMIT WORK AREA

LINEAR EROSION

±4" - 8" LINEAR EROSION

±9" - 12" LINEAR EROSION

LOCALIZED EROSION

1-5" DEPTH

6"-12" DEPTH

13"-17" DEPTH

+18" DEPTH

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CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT

PROJECT DESCRIPTION

THE PRESERVE AT CORKSCREW

LEE COUNTY, FLORIDA

ENGINEER OF RECORD

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FLORIDA P.E. NO. 38536 - CARLB@BARRACO.NET



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CROSS REFERENCED DRAWINGS

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PLAN STATUS

APPROVAL SUBMITTAL PLANS
2026-06-09

LAKE BANK EROSION EXHIBIT
LAKES 14 & 15

| PROJECT / FILE NO. | SHEET NUMBER |
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PREPARED FOR

# CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT

PROJECT DESCRIPTION

## THE PRESERVE AT CORKSCREW

LEE COUNTY, FLORIDA

ENGINEER OF RECORD

CARL A. BARRACO, P.E., FOR THE FIRM
FLORIDA P.E. NO. 38536 - CARLB@BARRACO.NET



| | |
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PLAN STATUS

APPROVAL SUBMITTAL PLANS
2026-06-09

## LAKE BANK EROSION EXHIBIT LAKES 16 & 17

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

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

NOTES:

1. BACKFILL MATERIAL SHALL BE COMPACTED TO A FIRM AND UNYIELDING CONDITION PRIOR TO THE PLACEMENT OF THE PROPOSED COCONUT MAT.

2. ANY LITTORAL PLANTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SPECIES.

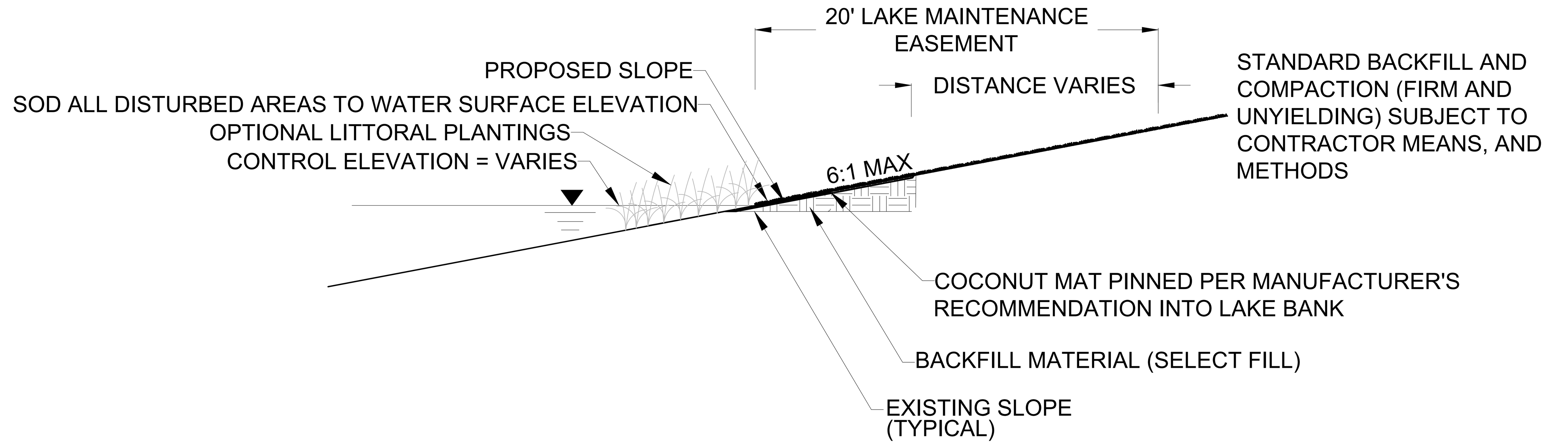
3. ANY AREAS DISTURBED DURING THE CONSTRUCTION ACTIVITIES SHALL BE RE-GRADED AND RE-SODDED WITH THE SAME SPECIES.

4. CONTRACTOR TO UTILIZE AREAS IDENTIFIED AS "DRAINAGE EASEMENTS"' D.E. AND OR LAKE MAINTENANCE EASEMENTS (L.M.E.) IN THIS EXHIBIT FOR ACCESS TO AND FROM LAKE AREAS DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO LAKE BANKS AND CONSTRUCTION ACCESS AREAS.

5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE OWNER'S REPRESENTATIVE TO PROTECT OR TEMPORARILY REMOVE ANY IRRIGATION WITHIN THE WORK AREAS.

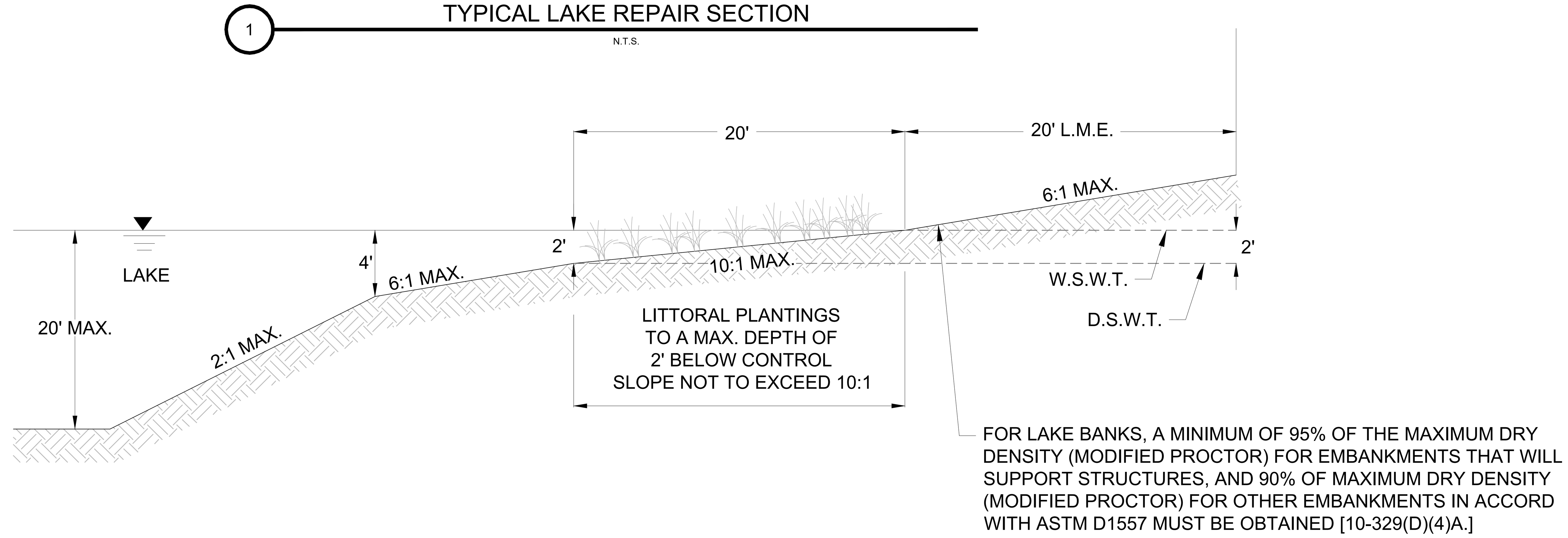
6. ALL EROSION EQUAL TO OR GREATER THAN 9-INCHES VERTICAL OR STEEPER THAN 3.5' HORIZONTAL TO 1' VERTICAL SHALL BE REPAIRED PER THE CROSS SECTIONS PROVIDED.

7. CONTRACTOR SHALL IN-HAUL SELECT FILL FOR BACKFILL MATERIAL AS NEEDED TO OBTAIN LINES AND GRADES REQUIRED.



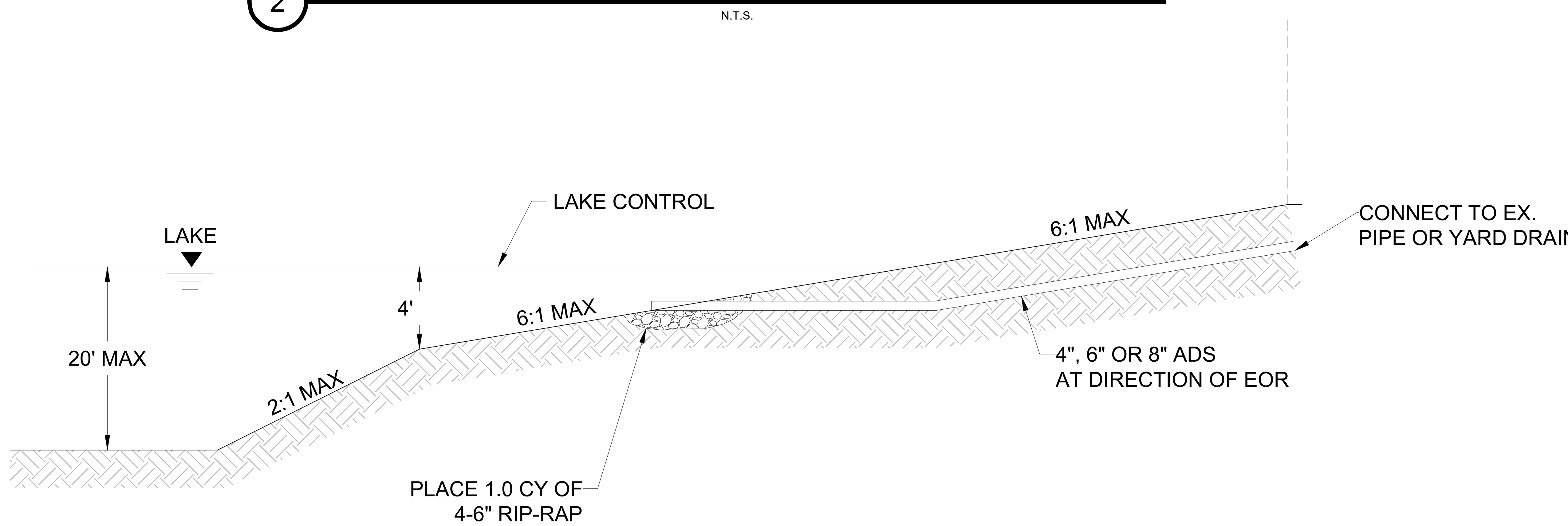

1 TYPICAL LAKE REPAIR SECTION

N.T.S.




2 WATER MANAGEMENT LAKE LITTORAL ZONE

N.T.S.




3 LAKE BANK WITH SECONDARY DRAINAGE

N.T.S.

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

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING LAND PLANNING
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
FORT MYERS, FLORIDA 33901
PHONE (239) 461-3170
OFFICE LOCATIONS:
FORT MYERS | PANAMA CITY BEACH
FLORIDA BUSINESS REGISTRATIONS
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT

PROJECT DESCRIPTION

THE PRESERVE AT CORKSCREW

LEE COUNTY, FLORIDA

ENGINEER OF RECORD

CARL A. BARRACO, P.E., FOR THE FIRM
FLORIDA P.E. NO. 38536 - CARLB@BARRACO.NET



| | |
|---|---|
| FILE NAME | 24402A18.DWG |
| LOCATION | J:\24402\DWG\LDO\ |
| PLOT DATE | TUE. 6-9-2026 - 1:44 PM |
| PLOT BY | JOHN HAHN |

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

APPROVAL SUBMITTAL PLANS
2026-06-09

TYPICAL SECTION AND NOTES

| PROJECT / FILE NO. | SHEET NUMBER |
|---|---|
| 24402 | 3.0 |


| Map ID | STRAP | Area (ac) |
|---|---|---|
| 1 | 20-46-26-E4-210B1.00CE | 1.39 |
| 2 | 29-46-26-E1-21CA2.0000 | 121.72 |
| 3 | 20-46-26-E4-210L1.0000 | 2.06 |
| 4 | 29-46-26-E1-210L3.0000 | 4.82 |
| 5 | 29-46-26-E1-2100A.0000 | 7.06 |
| 6 | 29-46-26-E1-220A1.0010 | 1.19 |
| 7 | 29-46-26-E1-220A2.0010 | 1.64 |
| 8 | 29-46-26-E4-2300A.0000 | 5.81 |
| 9 | 29-46-26-E1-2500A.0000 | 2.05 |
| 10 | 29-46-26-E1-220A3.0010 | 1.72 |
| 11 | 29-46-26-E4-2400A.0000 | 2.4 |
| 12 | 29-46-26-E4-2600A.0000 | 5.15 |
| 13 | 20-46-26-E4-210F1.00CE | 2.4 |
| 14 | 20-46-26-E4-21CA6.0000 | 0.74 |
| 15 | 20-46-26-E4-210B3.00CE | 2.24 |
| 16 | 20-46-26-E4-21CA7.0000 | 0.61 |
| 17 | 20-46-26-E4-210B2.00CE | 4.51 |
| 18 | 20-46-26-E4-210L2.0000 | 9.83 |
| 19 | 29-46-26-E1-210B5.00CE | 0.13 |
| 20 | 29-46-26-E1-210B4.00CE | 0.2 |
| 21 | 29-46-26-E1-210B6.00CE | 0.21 |
| 22 | 29-46-26-E1-210B7.00CE | 0.27 |
| 23 | 29-46-26-E1-210L5.0000 | 7.39 |
| 24 | 29-46-26-E1-210L4.0000 | 2.56 |
| 25 | 29-46-26-E1-220L7.0010 | 5.56 |
| 26 | 29-46-26-E1-2300L.0600 | 4.06 |
| 27 | 29-46-26-E1-210B8.00CE | 0.16 |
| 28 | 29-46-26-E1-210B9.00CE | 0.28 |
| 29 | 29-46-26-E1-2300B.13CE | 0.35 |
| 30 | 29-46-26-E1-22B10.10CE | 0.08 |
| 31 | 29-46-26-E1-22B11.01CE | 0.11 |
| 32 | 29-46-26-E1-21CA1.0000 | 14.19 |
| 33 | 29-46-26-E1-21L17.0000 | 0.81 |
| 34 | 29-46-26-E1-22B12.10CE | 1.21 |
| 35 | 29-46-26-E1-2500B.00CE | 0.23 |
| 36 | 29-46-26-E1-2300B.14CE | 0.15 |
| 37 | 29-46-26-E1-220L8.0010 | 1.56 |
| 38 | 29-46-26-E1-2300L.0900 | 4.95 |
| 39 | 29-46-26-E4-2400L.0110 | 6.22 |
| 40 | 29-46-26-E4-2300L.1000 | 2.65 |
| 41 | 29-46-26-E4-21CA4.0000 | 5.44 |
| 42 | 29-46-26-E4-2300L.1200 | 2.32 |
| 43 | 29-46-26-E4-26L13.0000 | 1.39 |
| 44 | 29-46-26-E4-21CA3.0000 | 3.75 |
| 45 | 29-46-26-E4-2300B.16CE | 0.2 |
| 46 | 29-46-26-E4-2300B.15CE | 0.82 |
| 47 | 29-46-26-E4-26L14.0000 | 2.78 |
| 48 | 29-46-26-E4-26L15.0000 | 2.3 |
| 49 | 29-46-26-E4-26L16.0000 | 1.85 |
| 50 | 29-46-26-E4-21CA5.0000 | 4.9 |
| 51 | 31-46-26-E4-U2498.2286 | 160.75 |

## Legend

### Water Use Facilities

- Monitor Well
- Irrigation Pump Station
- Well

### Lee County Parcels

- Private Residential
- CS CDD Pond
- CS CDD Preserve
- CS CDD ROW
- Preserve at Corkscrew Assn.
- Preserve at Corkscrew Master
- CS CDD Drainage Easements
- Map ID *(See table above)*

NOTES:
1. Aerial shown is from Lee County dated January 2020.
2. Parcels shown from Lee County Property Appraiser.
3. Easements shown taken from recorded plats. Not all easements are shown.
4. Water use facilities, pond and conservation area names taken from SFWMD ERP and Water Use permits.
5. CA-1, CA-2, CA-3, CA-4 and CA-5 are recorded easements from Instrument #2011000164839 Lee County. In that instrument, CA-2 is labeled "Conservation Area - 2 & 6".
6. CA-6(P), CA-7(P) are shown from plat Instrument #2012000094503.
7. Map ID 51 is the offsite mitigation area which is not shown on this map.

\\ftms01\Drawings\2020\20203218-001\ArcGIS\Ownership Map 2024-11 parcel IDs_4.mxd Date: 12/11/2024 9:42:25 AM bkm

| Cypress Shadows CDD<br>Estero, Florida | JOHNSON ENGINEERING<br>— An Apex Company — | JOHNSON ENGINEERING, LLC.<br>2122 JOHNSON STREET<br>FORT MYERS, FLORIDA 33901<br>PHONE (239) 334-0046<br>E.B. #642 & L.B. #642 | Community Parcel and Aerial Map |
|---|---|---|---|

| DATE | PROJECT NO. | FILE NO. | SCALE | SHEET |
|---|---|---|---|---|
| 12/11/2024 | 20203218-000 | -- | AS SHOWN | 1 OF 1 |

# 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!**

# INVOICE

**Community Environmental Services, LLC**

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

**DATE:**
June 4, 2026

**INVOICE #**
TPACCE2606

**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 June Conservation area maintenance. | $ 3,850.00 |
| **Report for HOA and SFWMD:** | |
| **Unit 6c - Cut stump treatment with Triclopyr 4 @ 20% (71 oz) -** melaleuca, Brazilian pepper, ear leaf acacia, lygodium | |
| **Unit 7 - Cut stump treatment with Triclopyr 4 @ 20% (227 oz) -** Maleuka, BP, lygodium, Java plum, caeser weed, ficus, primrose willow, carrot wood | |
|  | |
| **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 - June 2026

Wednesday, June 17 2026

Prepared For Board Of Supervisors

27 Items Identified

27 Items Incomplete

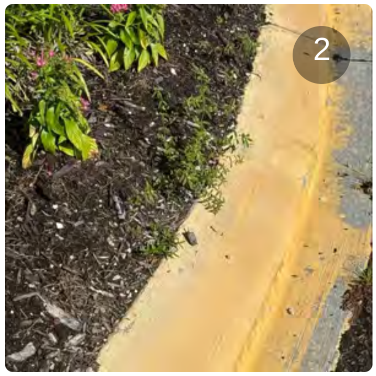
John Fowler

Inframark

## Item 1

Assigned To: La Jungla

Treat weeds in concrete curbing and in beds in median islands on Cypress Shadows Blvd. Also, remove any trash found in beds each service.




## Item 2

Assigned To: CES

Treat algae along water edge of lake 1. Treat Torpedograss along water edge as well.


## Item 3

Assigned To: La Jungla

Treat weeds at pump station of lake 1.



### Item 4

Assigned To: Hoover Pumps

Hoover pumps do not need the piping and fittings in bed at pump area for lake 1. They will remove next visit.



### Item 5

Assigned To: Inframark (contact electrician)

Noting the degradation of the electrical box located between lake 1 and 2 along Cypress Shadows Blvd.



### Item 6

Assigned To: Board Information

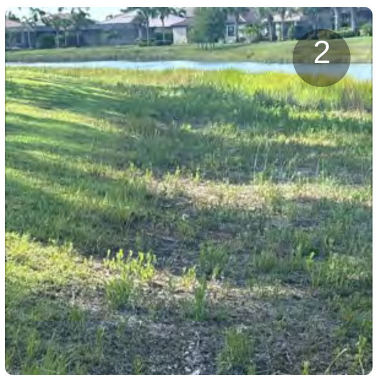
District Engineer is working on a remedy for the exposed pipes at lake 3.



### Item 7

Assigned To: CES

Continuing to notice many lake edges are undefined for the landscape company to understand where to maintain. Will be asking CES to attend the next inspection to go over the expectations.


### Item 8

Assigned To: CES

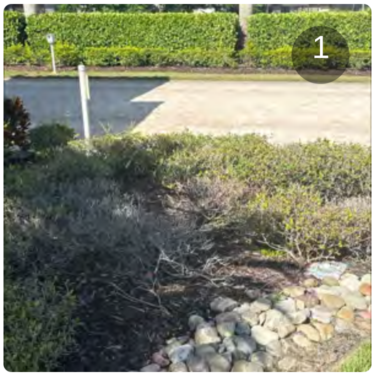
Treat Torpedograss along the bank and in the water of lake 2.



### Item 9

Assigned To: La Jungla

Diagnose and treat the declining shrubs at the guard house on Cypress Shadows Blvd. Need a proposal to remove and replace with a species that will thrive in this area.

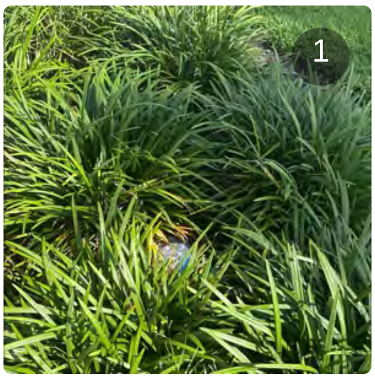





### Item 10

Assigned To:  La Jungla

Cut back the Liriope that are covering the up lighting for the flagpole on Cypress Shadows Blvd. before the guard gate.

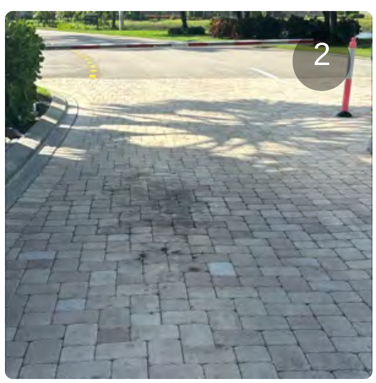


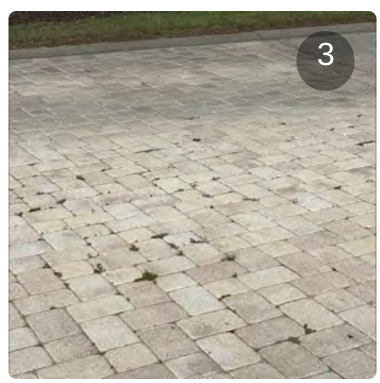


### Item 11

Assigned To:  Board Direction and La Jungla

Noting stains in the pavers for guests side at the guard gate. Also, need to treat weeds in pavers.

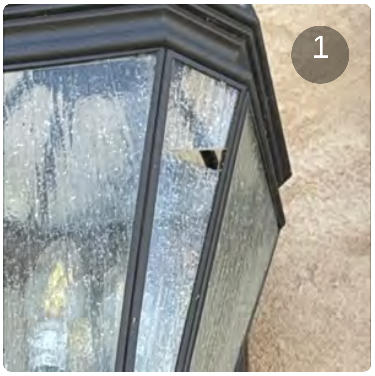



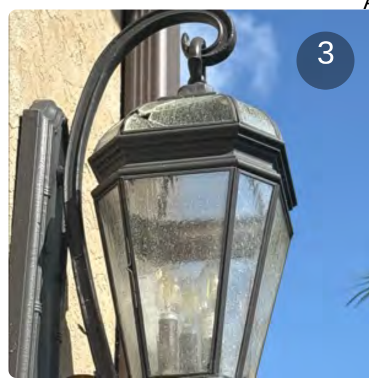




### Item 12

Assigned To:  Inframark (light fixture vendor)

Two light fixtures have broken glass panels on the guard house.






## Item 13

Assigned To: La Jungla

Remove sucker growth off base of Shady Lady tree and a palm volunteer in the shrubs at the round about on the Westend of Villa Di Preserve Ln.


## Item 14

Assigned To: CES

Ensure trash is being picked up each service. This is located on East end of lake 5.

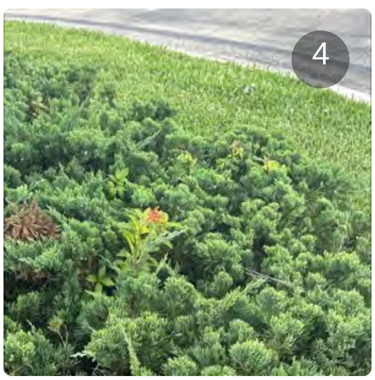


### Item 15

Assigned To:  La Jungla

Remove Firebush in Juniper, weeds in bed (including palm volunteers) and sucker growth off base of Shady Lady tree for East roundabout of Villa Di Preserve Ln.




### Item 16

Assigned To:  La Jungla

Remove vines overtaking Pine tree at North roundabout of Eagle Stone Dr.



## Item 17

Assigned To: CES

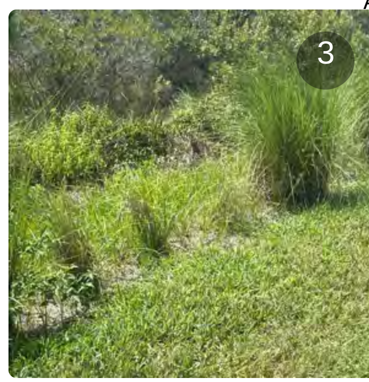
Treat algae bloom on the North end of lake 7.




## Item 18

Assigned To: La Jungla

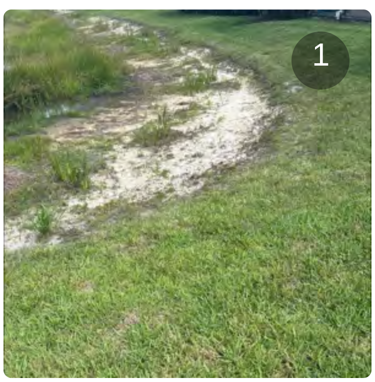
There are many areas where weeds are overtaking the ornamental grasses along the perimeter berms throughout the district. Will invite La Jungla to the next inspection to review expectations and how to manage this moving forward.

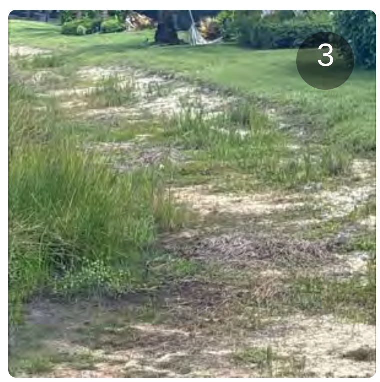



## Item 19

Assigned To:  La Jungla

La Jungla did a good job removing undesirable vegetation along bank of lake 6. However, they have left piles that still need to be removed. This should be done immediately after service so it will not wash into the lake if there is a rain event.

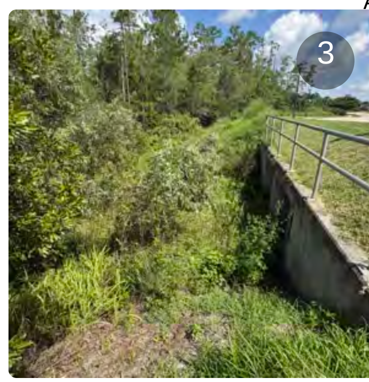





## Item 20

Assigned To:  CES

Willows need to be controlled on preserve area on Cypress Shadows Blvd. tight of ways between Deer Haven Ln. and Black Tree Ln. Also, need to cut down a Willow on the West opening of the thoroughfare underneath Cypress Shadow Blvd.




## Item 21

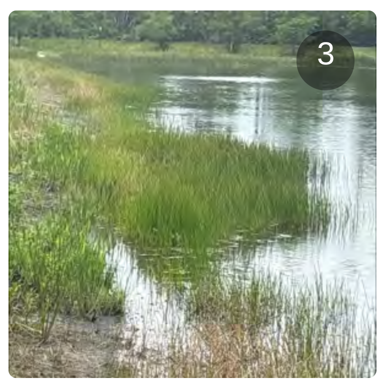
Assigned To: La Jungla

Diagnose and treat declining Bald Cypress trees along edge of lake 15.


## Item 22

Assigned To: CES

Treat small algae blooms along water edge of lake 16.




## Item 23

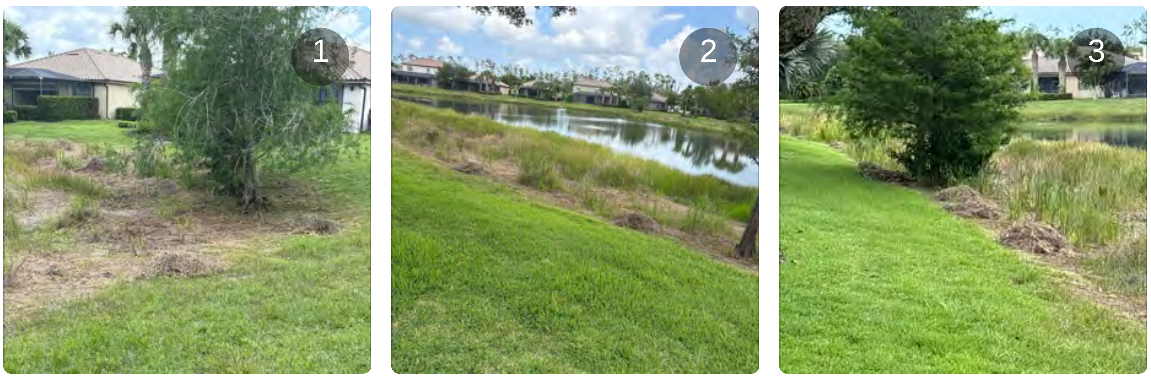
Assigned To: Board Direction

Noting bed is bare for roundabout for San Georgio Dr. May want to consider installing shrubs here.

## Item 24

Assigned To:  La Jungla

Noting piles along the lake 10 bank that need removal from littoral cleanup.



## Item 25

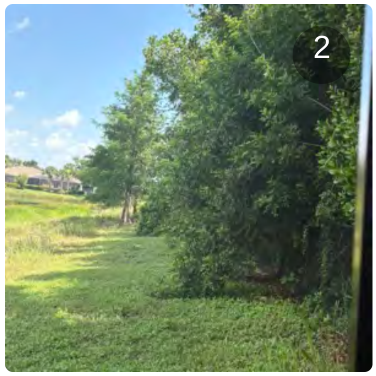
Assigned To:  La Jungla

Treat weeds along perimeter fence line by lake 4.

## Item 26

Assigned To:  La Jungla

Need to remove vegetation off the chain-link fence along the perimeter of the district next to lake 9.


## Item 27

Assigned To: La Jungla

Need to vertical cut a dead pine overhanging the perimeter fence behind the houses on the Southeast end of Cypress Shadow Blvd.

Cypress Shadows CDD General Election Seats

| | | |
|---|---|---|
| Seat 1 | Nicholas Liberto | Expires: 11/2028 |
| Seat 2 | Gary Gauvin | Expires: 11/2026 |
| Seat 3 | Edward LaCroix | Expires: 11/2028 |
| Seat 4 | Joseph Molsen | Expires: 11/2026 |
| Seat 5 | Vacant | Expires: 11/2026 |

Notice is hereby given that the qualifying period for candidates for the Office of Supervisor of the Cypress Shadows Community Development District will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026**. Candidates must qualify for the Office of Supervisor with the Lee County Supervisor of Elections located at Melvin Morgan Constitutional Complex, 2480 Thompson Street, 3rd Floor, Fort Myers, Florida 33901; Ph: (239) 533-8683, https://www.lee.vote. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

# Proposal

| | |
|---|---|
| Proposal# | SPN105277.0 |
| Proposal Date: | 6/19/2026 |
| Valid Until: | 7/19/2026 |

HOOVER® PUMPING SYSTEMS

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

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

Job Site: 7485
Cypress Shadows CDD (aka The Preserve at Corkscrew)
c/o CDD
Estero, FL 33928
Tel: 239-367-4246 Contact: Liz Brito
Model# HC2F-30PDV-460/3-MR3L-Z

Nature of Service:

**S/O- Pump End Replacement**

During our recent visit the technician determined the pump end is extremely deteriorated and recommends replacement. The pump end is essential to the station operation and if not replaced could result in poor or no water coverage to the landscaped areas and lost landscaping.

Hoover proposes to:

- Remove damaged pump end assembly from the existing operational motor.
- Install new pump assembly complete with mechanical seal, motor shaft sleeve, and casing O-ring to the existing motor.
- Attach the motor base securely to the existing pump skid supports.
- Conduct flow rate and pressure test to confirm new pump meets design operation.
- Run motor AMA and calibrate station settings.

**Sub Total:** $4,840.05

Approved

**Grand Total:** $4,840.05

**TERMS**: Full payment is due upon receipt of invoice. Interest will be due and shall accrue at the rate of 1-1/2% per month compounded on any overdue amount. Collection costs, including attorney's fees, will be due in the event of nonpayment. Warranty of parts and workmanship for one year from date of installation in accordance with Hoover standard Warranty Terms and Conditions. Non-Flowguard stations will receive warranty for 90 days from the date of installation on workmanship and parts. Hoover will use care, but is not responsible for the repair of hardscape, non-located customer owned utilities, or landscape damaged in the course of performing work and accessing work areas.

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

Accepted By:
Hoover Pumping Systems, Corp.

Charles J. Gleason Jr.

Charles Gleason

Accepted By:
Cypress Shadows CDD

LASANNA BRITO Liz Brito 6/22/26

Signature/ Printed Name/ Date

**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, June 4, 2026 and called to order at 6:10 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 |
| Edward LaCroix | Vice Chairperson |
| Joseph Molsen | Assistant Secretary |
| Nicholas Liberto | Assistant Secretary |

Also present either in person or via electronic communications were:

| | |
|---|---|
| Mark Vega | Senior District Manager |
| Liz Brito | District Manager |
| Gregory Urbancic | District Counsel |
| Carl Barraco | District Engineer |
| Frank Savage | Project Manager, Barraco Engineering |
| John Fowler | Field Manager, Inframark |
| Lucus McDonald | District Accountant, Inframark |
| Various Residents | |

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

**FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS** **Public Comments**

Mr. Steven Video (20246 Cypress Shadows Boulevard) noted that the draft minutes incorrectly listed the adjournment time as 6:00 p.m. The actual adjournment time was approximately 9:37 p.m. Staff will correct the minutes accordingly.

**THIRD ORDER OF BUSINESS** **Approval of Agenda**

The Board discussed amendments to the published agenda. Mr. Liberto requested the following amendments to the agenda:

- Add approval of the agenda as the first item.
- Table Business Items 3B through 3G (CES proposals and agreements) pending District Manager and staff review. The Board determined these items require prior review by the District Manager and staff to evaluate standard of care and prepare final contract documents before Board consideration.
- Remove Items 3A(i), 3A(ii), and 3A(iii) (discussion of filling vacant seat, Oath of Office, and Designation of Officers) due to the upcoming election.
- Move Staff Reports (Item 5) ahead of the Consent Agenda (Item 4) for this meeting.

| |
|---|
| On MOTION by Mr. Liberto, seconded by Mr. Molsen, with all in favor, the Agenda for the meeting was approved, as amended. (4-0) |

**FOURTH ORDER OF BUSINESS** **Business Items**

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

| |
|---|
| On MOTION by Mr. Gauvin, seconded by Mr. Molsen, with all in favor, the resignation of Mr. Delos Stapf as a Supervisor in Seat 5 was accepted, effective immediately. (4-0) |

The Board thanked Mr. Stapf for his term of service.

**B. Engineering Performance Review**

This item was not addressed.

**FIFTH ORDER OF BUSINESS** **Staff Reports**

**A. District Accountant**

Mr. McDonald provided a verbal financial update. Key points included: current cash balance of approximately $1.311 Million; assessment collections at 98.5% of the roll; Fiscal Year 2025 Audit was completed and is to be distributed; year-to-date expenses at 51% of budget (below target); and average monthly *burn* rate of approximately $71,469.00. The District is projected to have positive net cash flow by November 2026.

The Board discussed reclassification of certain irrigation repair and maintenance expenditures to the appropriate contract line item. Staff will make the necessary adjustments to the expenditure report.

**B. District Counsel**

Mr. Urbancic reminded the Board that Form 1 filings are due by July 1, 2026. The election qualification period was discussed, with the window closing the following Friday at noon. Supervisors intending to qualify must hand-deliver the required forms and a $25.00 check to the Lee County Supervisor of Elections Office. Ethics training requirements for new supervisors were also addressed.

**C. District Engineer**

The District Engineer provided project updates. The Board discussed ongoing matters related to roadway certification and Myer changes. Staff was directed to follow up promptly with the appropriate parties regarding prior Board direction on these items.

**D. Vendor Reports**

**i. Ponds Report**

**ii. Conservation Report**

**iii. Irrigation Update**

The Reports and Irrigation Update were presented for Board discussion.

**E. District Manager**

**i. Field Inspection Report**

The Field Inspection Report was presented for Board discussion.

**ii. Reminder of Form 1 Filing Deadline**

Ms. Brito reminded the Board of the July 1, 2026 Form 1 filing deadline, and election qualification process.

**iii. Discussion of Fiscal Year 2027 Budget**

This item was not discussed.

**iv. Action Items List**

The Action Items List was presented for Board discussion.

**SIXTH ORDER OF BUSINESS 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**

There being no additions, corrections or deletions,

| |
|---|
| On MOTION by Mr. Gauvin, seconded by Mr. LaCroix, with all in favor, the Consent Agenda was approved. |

**SEVENTH ORDER OF BUSINESS** **Board of Supervisors' Requests and Comments**

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

**EIGHTH ORDER OF BUSINESS** **Adjournment**

There being no further business, the meeting was adjourned at 9:37 p.m.

___________________________________

Gary Gauvin
Chairperson

# *Cypress Shadows Community Development District*

## *Financial Report*

## *May 31, 2026*

CYPRESS SHADOWS
Community Development District

**Governmental Funds**

## Balance Sheet
May 31, 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 | $ 1,222,414 | $ - | $ - | $ - | $ - | $ 1,222,414 |
| Cash in Transit | - | 8,169 | 3,465 | - | - | 11,634 |
| Due From Other Funds | - | 16,529 | - | - | - | 16,529 |
| Investments: | | | | | | |
| Reserve Fund | - | 158,465 | 8,785 | - | - | 167,250 |
| Revenue Fund | - | 284,247 | 98,055 | - | - | 382,302 |
| Prepaid Items | 1,540 | - | - | - | - | 1,540 |
| 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** | **$ 1,223,954** | **$ 467,410** | **$ 110,305** | **$ 8,576,263** | **$ 3,165,000** | **$ 13,542,932** |
| **LIABILITIES** | | | | | | |
| Accounts Payable | $ 42,251 | $ 8,169 | $ 3,465 | $ - | $ - | $ 53,885 |
| Accrued Expenses | 5,450 | - | - | - | - | 5,450 |
| Bonds Payable | - | - | - | - | 3,165,000 | 3,165,000 |
| Due To Other Funds | 14,280 | - | 2,248 | - | - | 16,528 |
| **TOTAL LIABILITIES** | **61,981** | **8,169** | **5,713** | **-** | **3,165,000** | **3,240,863** |

## Balance Sheet
May 31, 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 |
|---|---|---|---|---|---|---|
| **FUND BALANCES** | | | | | | |
| **Nonspendable:** | | | | | | |
| Prepaid Items | 1,540 | - | - | - | - | 1,540 |
| **Restricted for:** | | | | | | |
| Debt Service | - | 459,241 | 104,592 | - | - | 563,833 |
| **Assigned to:** | | | | | | |
| Operating Reserves | 296,749 | - | - | - | - | 296,749 |
| Reserves - Capital Projects | 430,534 | - | - | - | - | 430,534 |
| **Unassigned:** | 433,150 | - | - | 8,576,263 | - | 9,009,413 |
| **TOTAL FUND BALANCES** | **$ 1,161,973** | **$ 459,241** | **$ 104,592** | **$ 8,576,263** | **$ -** | **$ 10,302,069** |
| **TOTAL LIABILITIES & FUND BALANCES** | **$ 1,223,954** | **$ 467,410** | **$ 110,305** | **$ 8,576,263** | **$ 3,165,000** | **$ 13,542,932** |

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

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | (FY 2025) MAY-25 ACTUAL | (FY 2026) MAY-26 ACTUAL | VARIANCE ($) FAV(UNFAV) | (FY 2025) YEAR TO DATE ACTUAL | (FY 2026) YEAR TO DATE ACTUAL | VARIANCE ($) FAV(UNFAV) |
|---|---|---|---|---|---|---|---|
| **REVENUES** | | | | | | | |
| Interest - Investments | $ 35,000 | $ 3,875 | $ 3,755 | $ (120) | $ 31,919 | $ 29,211 | $ (2,708) |
| Special Assmnts- Tax Collector | 985,506 | 4,265 | 4,371 | 106 | 964,609 | 973,070 | 8,461 |
| Special Assmnts- Other | - | - | - | - | 2,734 | 2,680 | (54) |
| Special Assmnts- Discounts | (39,420) | - | - | - | - | (36,638) | (36,638) |
| **TOTAL REVENUES** | **981,086** | **8,140** | **8,126** | **(14)** | **999,262** | **968,323** | **(30,939)** |
| **EXPENDITURES** | | | | | | | |
| **Administration** | | | | | | | |
| P/R-Board of Supervisors | 12,000 | 400 | 800 | (400) | 2,000 | 6,800 | (4,800) |
| Payroll-Processing Fee | - | - | 20 | (20) | - | 61 | (61) |
| ProfServ-Engineering | 30,000 | 3,932 | - | 3,932 | 15,295 | 24,844 | (9,549) |
| ProfServ-Legal Services | 30,000 | 3,174 | 1,402 | 1,772 | 19,894 | 19,183 | 711 |
| ProfServ-Mgmt Consulting | 50,000 | 4,842 | 4,167 | 675 | 42,432 | 34,461 | 7,971 |
| ProfServ-Property Appraiser | 441 | - | - | - | 441 | 441 | - |
| ProfServ-Trustee Fees | 7,500 | 4,771 | - | 4,771 | 9,027 | 9,027 | - |
| Auditing Services | 5,500 | 4,000 | 5,500 | (1,500) | 4,000 | 5,500 | (1,500) |
| Website Compliance | 1,553 | 388 | 400 | (12) | 1,553 | 1,188 | 365 |
| Postage, Phone, Faxes, Copies | 500 | 1 | 1 | - | 18 | 16 | 2 |
| Public Officials Insurance | 4,197 | - | - | - | 3,959 | 4,197 | (238) |
| Legal Advertising | 1,500 | - | 174 | (174) | 1,970 | 1,057 | 913 |
| Misc-Assessment Collection Cost | 19,710 | - | - | - | - | - | - |
| Bank Fees | 100 | - | - | - | - | - | - |
| Misc-Contingency | 300 | (26) | 3,121 | (3,147) | 111 | 3,132 | (3,021) |
| Misc-Web Hosting | 1,000 | - | - | - | - | - | - |
| Website Administration | 1,500 | 224 | 125 | 99 | 1,224 | 1,000 | 224 |
| Annual District Filing Fee | 175 | - | - | - | 175 | 175 | - |
| **Total Administration** | 165,976 | 21,706 | 15,710 | 5,996 | 102,099 | 111,082 | (8,983) |

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

For the Period Ending May 31, 2026

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | *(FY 2025)* MAY-25 ACTUAL | *(FY 2026)* MAY-26 ACTUAL | VARIANCE ($) FAV(UNFAV) | *(FY 2025)* YEAR TO DATE ACTUAL | *(FY 2026)* YEAR TO DATE ACTUAL | VARIANCE ($) FAV(UNFAV) |
|---|---|---|---|---|---|---|---|
| **Utility Services** | | | | | | | |
| Utility - Electric | 110,000 | 9,725 | 10,216 | (491) | 73,125 | 64,953 | 8,172 |
| Utility - Reclaimed Irrigation | 17,000 | 33 | 4,473 | (4,440) | 33 | 15,419 | (15,386) |
| **Total Utility Services** | 127,000 | 9,758 | 14,689 | (4,931) | 73,158 | 80,372 | (7,214) |
| **Field** | | | | | | | |
| ProfServ-Field Management | 12,000 | 1,000 | 1,000 | - | 9,667 | 8,000 | 1,667 |
| Contracts-Preserve Maintenance | 46,200 | 3,850 | 3,850 | - | 30,800 | 30,800 | - |
| Contracts - Landscape | 68,000 | 2,585 | 4,387 | (1,802) | 34,317 | 36,901 | (2,584) |
| 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 | 3,554 | 2,949 | 605 | 22,349 | 29,769 | (7,420) |
| Street Sweeping Services | 6,800 | - | - | - | - | - | - |
| Contracts-Preserve Monitoring & Well Replacments | 9,600 | 1,175 | - | 1,175 | 1,175 | 2,550 | (1,375) |
| Contracts-Pump & Well Maintenance | 2,590 | (400) | - | (400) | 2,590 | 2,590 | - |
| Pump & Well Maintenance | 6,010 | - | - | - | 1,448 | 5,050 | (3,602) |
| Landscape Miscellaneous | 25,000 | - | 260 | (260) | (640) | 13,170 | (13,810) |
| Misc-Contingency | 30,000 | 1,800 | - | 1,800 | 9,525 | 37,689 | (28,164) |
| **Total Field** | 269,250 | 13,564 | 12,446 | 1,118 | 133,839 | 187,137 | (53,298) |
| **Gatehouse** | | | | | | | |
| Contracts-Security Services | 208,500 | 16,216 | 16,112 | 104 | 138,488 | 137,732 | 756 |
| Telephone/Fax/Internet Services | 1,000 | - | - | - | - | - | - |
| Utility - Water | 3,000 | 39 | 65 | (26) | 312 | 899 | (587) |
| R&M-Gate | 7,000 | - | 903 | (903) | 4,095 | 5,600 | (1,505) |
| **Total Gatehouse** | 219,500 | 16,255 | 17,080 | (825) | 142,895 | 144,231 | (1,336) |

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

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | (FY 2025) MAY-25 ACTUAL | (FY 2026) MAY-26 ACTUAL | VARIANCE ($) FAV(UNFAV) | (FY 2025) YEAR TO DATE ACTUAL | (FY 2026) YEAR TO DATE ACTUAL | VARIANCE ($) FAV(UNFAV) |
|---|---|---|---|---|---|---|---|
| **Lakes and Ponds** | | | | | | | |
| Contracts-Water Mgmt Services | 42,360 | 3,530 | 3,830 | (300) | 28,240 | 28,540 | (300) |
| R&M-Aquascaping | 5,000 | - | - | - | - | - | - |
| R&M-Aeration & Fountains | 12,000 | - | - | - | 2,966 | 11,895 | (8,929) |
| Impr - Lake Bank Restoration | 50,000 | - | - | - | - | - | - |
| **Total Lakes and Ponds** | 109,360 | 3,530 | 3,830 | (300) | 31,206 | 40,435 | (9,229) |
| **Capital Expenditures & Projects** | | | | | | | |
| Capital Outlay Aeration | - | - | - | - | 3,280 | - | 3,280 |
| **Total Capital Expenditures & Projects** | - | - | - | - | 3,280 | - | 3,280 |
| **Reserves** | | | | | | | |
| Reserve | 45,000 | 800 | - | 800 | 136,610 | 800 | 135,810 |
| Reserve-Stormwater System | 45,000 | - | - | - | - | - | - |
| **Total Reserves** | 90,000 | 800 | - | 800 | 136,610 | 800 | 135,810 |
| **TOTAL EXPENDITURES & RESERVES** | **981,086** | **65,613** | **63,755** | **1,858** | **623,087** | **564,057** | **59,030** |
| Excess (deficiency) of revenues Over (under) expenditures | - | (57,473) | (55,629) | 1,844 | 376,175 | 404,266 | 28,091 |
| Net change in fund balance | $ - | $ (57,473) | $ (55,629) | $ 1,844 | $ 376,175 | $ 404,266 | $ 28,091 |
| **FUND BALANCE, BEGINNING** | **757,707** | | | | **615,096** | **757,707** | |
| **FUND BALANCE, ENDING** | **$ 757,707** | | | | **$ 991,271** | **$ 1,161,973** | |

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

For the Period Ending May 31, 2026

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | *(FY 2025)* MAY-25 ACTUAL | *(FY 2026)* MAY-26 ACTUAL | VARIANCE ($) FAV(UNFAV) | *(FY 2025)* YEAR TO DATE ACTUAL | *(FY 2026)* YEAR TO DATE ACTUAL | VARIANCE ($) FAV(UNFAV) |
|---|---|---|---|---|---|---|---|
| **REVENUES** | | | | | | | |
| Interest - Investments | $ - | $ 1,582 | $ 1,369 | $ (213) | $ 11,302 | $ 10,026 | $ (1,276) |
| Special Assmnts- Tax Collector | 220,320 | 930 | 977 | 47 | 210,443 | 217,526 | 7,083 |
| Special Assmnts- Discounts | (8,813) | - | - | - | - | (8,190) | (8,190) |
| **TOTAL REVENUES** | **211,507** | **2,512** | **2,346** | **(166)** | **221,745** | **219,362** | **(2,383)** |
| **EXPENDITURES** | | | | | | | |
| **Administration** | | | | | | | |
| Misc-Assessment Collection Cost | 4,406 | - | - | - | - | - | - |
| **Total Administration** | 4,406 | - | - | - | - | - | - |
| **Debt Service** | | | | | | | |
| Principal Debt Retirement | 65,000 | - | - | - | 65,000 | 65,000 | - |
| Interest Expense | 138,466 | 70,188 | 68,278 | 1,910 | 142,284 | 138,466 | 3,818 |
| **Total Debt Service** | 203,466 | 70,188 | 68,278 | 1,910 | 207,284 | 203,466 | 3,818 |
| **TOTAL EXPENDITURES** | **207,872** | **70,188** | **68,278** | **1,910** | **207,284** | **203,466** | **3,818** |
| Excess (deficiency) of revenues Over (under) expenditures | 3,635 | (67,676) | (65,932) | 1,744 | 14,461 | 15,896 | 1,435 |
| Net change in fund balance | $ 3,635 | $ (67,676) | $ (65,932) | $ 1,744 | $ 14,461 | $ 15,896 | $ 1,435 |
| **FUND BALANCE, BEGINNING** | **443,345** | | | | **423,007** | **443,345** | |
| **FUND BALANCE, ENDING** | **$ 446,980** | | | | **$ 437,468** | **$ 459,241** | |

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

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | *(FY 2025)* MAY-25 ACTUAL | *(FY 2026)* MAY-26 ACTUAL | VARIANCE ($) FAV(UNFAV) | *(FY 2025)* YEAR TO DATE ACTUAL | *(FY 2026)* YEAR TO DATE ACTUAL | VARIANCE ($) FAV(UNFAV) |
|---|---|---|---|---|---|---|---|
| **REVENUES** | | | | | | | |
| Interest - Investments | $ - | $ 376 | $ 366 | $ (10) | $ 2,233 | $ 2,409 | $ 176 |
| Special Assmnts- Tax Collector | 93,457 | 395 | 414 | 19 | 89,267 | 92,273 | 3,006 |
| Special Assmnts- CDD Collected | - | - | - | - | 6,958 | 5,245 | (1,713) |
| Special Assmnts- Discounts | (3,738) | - | - | - | - | (3,474) | (3,474) |
| **TOTAL REVENUES** | **89,719** | **771** | **780** | **9** | **98,458** | **96,453** | **(2,005)** |
| **EXPENDITURES** | | | | | | | |
| **Administration** | | | | | | | |
| Misc-Assessment Collection Cost | 1,869 | - | - | - | - | - | - |
| **Total Administration** | 1,869 | - | - | - | - | - | - |
| **Debt Service** | | | | | | | |
| Principal Debt Retirement | 37,000 | - | 6,000 | (6,000) | 34,000 | 43,000 | (9,000) |
| Interest Expense | 48,460 | 24,600 | 23,860 | 740 | 49,880 | 48,460 | 1,420 |
| **Total Debt Service** | 85,460 | 24,600 | 29,860 | (5,260) | 83,880 | 91,460 | (7,580) |
| **TOTAL EXPENDITURES** | **87,329** | **24,600** | **29,860** | **(5,260)** | **83,880** | **91,460** | **(7,580)** |
| Excess (deficiency) of revenues Over (under) expenditures | 2,390 | (23,829) | (29,080) | (5,251) | 14,578 | 4,993 | (9,585) |
| Net change in fund balance | $ 2,390 | $ (23,829) | $ (29,080) | $ (5,251) | $ 14,578 | $ 4,993 | $ (9,585) |
| **FUND BALANCE, BEGINNING** | **99,599** | | | | **88,527** | **99,599** | |
| **FUND BALANCE, ENDING** | **$ 101,989** | | | | **$ 103,105** | **$ 104,592** | |

# Bank Account Statement

Cypress Shadows CDD

**Bank Account No.** 7844
**Statement No.** 05_26 **Statement Date** 05/31/2026

| | | | |
|---|---|---|---|
| **G/L Account No. 101002 Balance** | 1,222,414.47 | **Statement Balance** | 1,226,908.14 |
| | | **Outstanding Deposits** | 0.00 |
| **Positive Adjustments** | 0.00 | | |
| **Subtotal** | 1,222,414.47 | **Subtotal** | 1,226,908.14 |
| | | **Outstanding Checks** | -4,493.67 |
| **Negative Adjustments** | 0.00 | | |
| | | **Ending Balance** | 1,222,414.47 |
| **Ending G/L Balance** | 1,222,414.47 | | |

| Posting Date | Document Type | Document No. | Vendor | Description | Amount | Cleared Amount | Difference |
|---|---|---|---|---|---|---|---|
| **Outstanding Checks** | | | | | | | |
| 05/19/2026 | Payment | 300278 | LEE COUNTY UTILITIES | Inv: 051426-5912-ACH | | | -4,473.27 |
| 05/07/2026 | Payment | 300280 | ADP, INC. | Inv: 050126-1870-ACH | | | -20.40 |
| **Total Outstanding Checks** | | | | | | | -4,493.67 |
| **Outstanding Deposits** | | | | | | | |
| **Total Outstanding Deposits** | | | | | | | |

# CYPRESS SHADOWS

Community Development District

Cash and Investment Report

May 31, 2026

| Account Name | Bank Name | Yield | Balance |
|---|---|---|---|
| **GENERAL FUND** | | | |
| Checking Account - Operating | Valley National | 3.56% | **$ 1,222,414** |
| | | | |
| **DEBT SERVICE FUNDS** | | | |
| Series 2012 Reserve Fund | US Bank | 3.26% | $ 158,465 |
| Series 2012 Revenue Fund | US Bank | 3.26% | $ 284,247 |
| | | | **$ 442,712** |
| | | | |
| Series 2022 Reserve Fund | US Bank | 3.26% | $ 8,785 |
| Series 2022 Revenue Fund | US Bank | 3.26% | $ 98,055 |
| | | | **$ 106,840** |

# CYPRESS SHADOWS
# COMMUNITY DEVELOPMENT DISTRICT

## Financial Snapshot
## For the eight months ending May 31, 2026

- **Current Cash Balances:**
  - Valley Bank Operating: $1,222,414

- **Assessment collections:**
  - The district received a tax distribution of $5,762 on 5/13/26
  - The district is 99% collected on the tax roll

- **Audit – FY 2025:**
  - The FY 2025 audit has been completed.

- **General Fund Expenses:**
  - YTD expenses make up approximately 57% of the annual budget through the end of May 2026. This is below the targeted YTD budget of 67%

  - Total expenses for the first 8 months are approximately $564,057. This puts your average monthly burn at approximately $70,507.

- **Cashflow:**

  Based on the current average monthly burn rate the district will need approximately $423k to finance its operating expenses until November 30, 2026.

  The district is in a good financial position with a projected positive net cash flow of approximately $745k at end of November when the inflow of tax revenue begins.

**CYPRESS SHADOWS**
Community Development District

***Trend Report - General Fund***

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

| Acct No. | Account Description | Oct Actual | Nov Actual | Dec Actual | Jan Actual | Feb Actual | Mar Actual | Apr Actual | May Actual | Jun Budget | Jul Budget | Aug Budget | Sep Budget | TOTAL Actual Thru 5/31/2026 | Projected Next 4 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 | $ 3,755 | $ 2,917 | $ 2,917 | $ 2,917 | $ 2,917 | $ 29,211 | $ 11,668 | $ 40,879 | $ 35,000 | 117% |
| 363010 | Special Assmnts- Tax Collector | - | 170,169 | 707,143 | 28,904 | 25,719 | 20,184 | 16,581 | 4,371 | - | - | - | - | 973,070 | 1 | 973,071 | 985,506 | 99% |
| 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** | **8,126** | **2,917** | **2,917** | **2,917** | **2,917** | **968,323** | **11,668** | **979,991** | **981,086** | **100%** |
| | **Expenditures** | | | | | | | | | | | | | | | | | |
| | ***Administrative*** | | | | | | | | | | | | | | | | | |
| 511001 | P/R-Board of Supervisors | 400 | 1,200 | 600 | 1,000 | 1,200 | 800 | 800 | 800 | 1,000 | 1,000 | 1,000 | 1,000 | 6,800 | 4,000 | 10,800 | 12,000 | 90% |
| 512080 | Payroll-Processing Fee | - | - | - | - | - | - | 41 | 20 | - | - | - | - | 61 | - | 61 | - | 0% |
| 531013 | ProfServ-Engineering | - | 1,430 | - | - | 4,577 | 16,000 | 2,838 | - | 2,500 | 2,500 | 2,500 | 2,500 | 24,844 | 10,001 | 34,845 | 30,000 | 116% |
| 531023 | ProfServ-Legal Services | 1,422 | 4,423 | 3,308 | 916 | 1,990 | 2,385 | 3,337 | 1,402 | 2,500 | 2,500 | 2,500 | 2,500 | 19,183 | 10,000 | 29,183 | 30,000 | 97% |
| 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 | 34,461 | 16,671 | 51,132 | 50,000 | 102% |
| 531035 | ProfServ-Property Appraiser | - | 441 | - | - | - | - | - | - | 37 | 37 | 37 | 37 | 441 | 148 | 589 | 441 | 134% |
| 531045 | ProfServ-Trustee Fees | - | 4,256 | - | - | 4,771 | - | - | - | 625 | 625 | 625 | 625 | 9,027 | 2,500 | 11,527 | 7,500 | 154% |
| 532002 | Auditing Services | - | - | - | - | - | - | - | 5,500 | 458 | 458 | 458 | 458 | 5,500 | 1,832 | 7,332 | 5,500 | 133% |
| 534397 | Website Compliance | - | - | - | - | - | - | 788 | 400 | 129 | 129 | 129 | 129 | 1,188 | 516 | 1,704 | 1,553 | 110% |
| 541024 | Postage, Phone, Faxes, Copies | - | 2 | - | 3 | 1 | 6 | 1 | 1 | 42 | 42 | 42 | 42 | 16 | 166 | 182 | 500 | 36% |
| 545008 | Public Officials Insurance | 4,197 | - | - | - | - | - | - | - | - | - | - | - | 4,197 | - | 4,197 | 4,197 | 100% |
| 548002 | Legal Advertising | - | 882 | - | - | - | - | - | 174 | 125 | 125 | 125 | 125 | 1,057 | 499 | 1,556 | 1,500 | 104% |
| 549070 | Misc-Assessment Collection Cost | - | - | - | - | - | - | - | - | 1,643 | 1,643 | 1,643 | 1,643 | - | 6,572 | 6,572 | 19,710 | 33% |
| 549142 | Bank Fees | - | - | - | - | - | - | - | - | 8 | 8 | 8 | 8 | - | 32 | 32 | 100 | 32% |
| 549900 | Misc-Contingency | - | 11 | - | - | - | - | - | 3,121 | 25 | 25 | 25 | 25 | 3,132 | 100 | 3,232 | 300 | 1077% |
| 549915 | Misc-Web Hosting | - | - | - | - | - | - | - | - | 83 | 83 | 83 | 83 | - | 332 | 332 | 1,000 | 33% |
| 549936 | Website Administration | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 1,000 | 500 | 1,500 | 1,500 | 100% |
| 554007 | Annual District Filing Fee | 175 | - | - | - | - | - | - | - | 15 | 15 | 15 | 15 | 175 | 60 | 235 | 175 | 134% |
| | **Total Administrative** | 10,486 | 16,937 | 9,328 | 6,211 | 16,831 | 23,483 | 12,097 | 15,710 | 13,482 | 13,482 | 13,482 | 13,482 | 111,082 | 53,929 | 165,011 | 165,976 | 99% |
| | ***Utility Services*** | | | | | | | | | | | | | | | | | |
| 543041 | Utility - Electric | (5) | 16,904 | 811 | 8,849 | 9,285 | 9,213 | 9,679 | 10,216 | 9,167 | 9,167 | 9,167 | 9,167 | 64,953 | 36,667 | 101,620 | 110,000 | 92% |
| 543083 | Utility - Reclaimed Irrigation | 60 | 426 | - | 1,321 | - | 4,520 | 4,618 | 4,473 | 1,417 | 1,417 | 1,417 | 1,417 | 15,419 | 5,667 | 21,086 | 17,000 | 124% |
| | **Total Utility Services** | 55 | 17,330 | 811 | 10,170 | 9,285 | 13,733 | 14,297 | 14,689 | 10,584 | 10,584 | 10,584 | 10,584 | 80,372 | 42,334 | 122,706 | 127,000 | 97% |

**CYPRESS SHADOWS**
Community Development District

***Trend Report - General Fund***

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

| Acct No. | Account Description | Oct Actual | Nov Actual | Dec Actual | Jan Actual | Feb Actual | Mar Actual | Apr Actual | May Actual | Jun Budget | Jul Budget | Aug Budget | Sep Budget | TOTAL Actual Thru 5/31/2026 | Projected Next 4 Mths | FY2026 Total | Adopted Budget | % of Budget |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | ***Field*** | | | | | | | | | | | | | | | | | |
| 531016 | ProfServ-Field Management | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 8,000 | 4,000 | 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 | 30,800 | 15,400 | 46,200 | 46,200 | 100% |
| 534171 | Contracts - Landscape | 2,585 | 4,645 | 2,585 | 2,585 | 2,585 | 2,585 | 14,945 | 4,387 | 5,667 | 5,667 | 5,667 | 5,667 | 36,901 | 22,669 | 59,570 | 68,000 | 88% |
| 534340 | Contracts - Landscape/Irrigation | - | 1,030 | - | - | - | - | - | - | 1,030 | 1,030 | 1,030 | 1,030 | 1,030 | 4,120 | 5,150 | 12,360 | 42% |
| 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 | 2,949 | 2,500 | 2,500 | 2,500 | 2,500 | 29,769 | 10,001 | 39,770 | 30,000 | 133% |
| 546448 | Street Sweeping Services | - | - | - | - | - | - | - | - | 567 | 567 | 567 | 567 | - | 2,268 | 2,268 | 6,800 | 33% |
| 546898 | Contracts-Preserve Monitoring & Well Replacments | - | 1,750 | - | 800 | - | - | - | - | 800 | 800 | 800 | 800 | 2,550 | 3,200 | 5,750 | 9,600 | 60% |
| 546899 | Contracts-Pump & Well Maintenance | - | - | 2,590 | - | - | - | - | - | 216 | 216 | 216 | 216 | 2,590 | 864 | 3,454 | 2,590 | 133% |
| 546918 | Pump & Well Maintenance | - | 1,072 | - | - | - | 3,978 | - | - | 501 | 501 | 501 | 501 | 5,050 | 2,004 | 7,054 | 6,010 | 117% |
| 546923 | Landscape Miscellaneous | - | 12,360 | 290 | - | 260 | - | - | 260 | 2,083 | 2,083 | 2,083 | 2,083 | 13,170 | 8,332 | 21,502 | 25,000 | 86% |
| 549900 | Misc-Contingency | 3,285 | 5,385 | 29,369 | - | 450 | - | (800) | - | 2,500 | 2,500 | 2,500 | 2,500 | 37,689 | 10,000 | 47,689 | 30,000 | 159% |
| | **Total Field** | 28,214 | 36,652 | 46,395 | 16,938 | 9,050 | 13,627 | 23,817 | 12,446 | 20,714 | 20,714 | 20,714 | 20,714 | 187,137 | 82,858 | 269,995 | 269,250 | 100% |
| | ***Gatehouse*** | | | | | | | | | | | | | | | | | |
| 534037 | Contracts-Security Services | 16,104 | 16,123 | 16,378 | 16,668 | 16,101 | 16,084 | 24,163 | 16,112 | 17,375 | 17,375 | 17,375 | 17,375 | 137,732 | 69,501 | 207,233 | 208,500 | 99% |
| 541009 | Telephone/Fax/Internet Services | - | - | - | - | - | - | - | - | 83 | 83 | 83 | 83 | - | 332 | 332 | 1,000 | 33% |
| 543018 | Utility - Water | (17) | (46) | 738 | 53 | - | 53 | 53 | 65 | 250 | 250 | 250 | 250 | 899 | 1,000 | 1,899 | 3,000 | 63% |
| 546034 | R&M-Gate | 775 | 139 | 7 | 610 | 1,799 | 482 | 884 | 903 | 583 | 583 | 583 | 583 | 5,600 | 2,331 | 7,931 | 7,000 | 113% |
| | **Total Gatehouse** | 16,862 | 16,216 | 17,123 | 17,331 | 17,900 | 16,619 | 25,100 | 17,080 | 18,291 | 18,291 | 18,291 | 18,291 | 144,231 | 73,164 | 217,395 | 219,500 | 99% |
| | ***Lakes and Ponds*** | | | | | | | | | | | | | | | | | |
| 534047 | Contracts-Water Mgmt Services | 3,530 | 3,530 | 3,530 | 3,530 | 3,530 | 3,530 | 3,530 | 3,830 | 3,530 | 3,530 | 3,530 | 3,530 | 28,540 | 14,120 | 42,660 | 42,360 | 101% |
| 546006 | R&M-Aquascaping | - | - | - | - | - | - | - | - | 417 | 417 | 417 | 417 | - | 1,668 | 1,668 | 5,000 | 33% |
| 546364 | R&M-Aeration & Fountains | - | - | - | 9,530 | - | - | 2,365 | - | 1,000 | 1,000 | 1,000 | 1,000 | 11,895 | 4,000 | 15,895 | 12,000 | 132% |
| 563003 | Impr - Lake Bank Restoration | - | - | - | - | - | - | - | - | 4,167 | 4,167 | 4,167 | 4,167 | - | 16,668 | 16,668 | 50,000 | 33% |
| | **Total Lakes and Ponds** | 3,530 | 3,530 | 3,530 | 13,060 | 3,530 | 3,530 | 5,895 | 3,830 | 9,114 | 9,114 | 9,114 | 9,114 | 40,435 | 36,456 | 76,891 | 109,360 | 70% |
| | **Total Expenditures** | **59,147** | **90,665** | **77,187** | **63,710** | **56,596** | **70,992** | **81,206** | **63,755** | **72,185** | **72,185** | **72,185** | **72,185** | **563,257** | **288,741** | **851,998** | **891,086** | 96% |

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

| Acct No. | Account Description | Oct Actual | Nov Actual | Dec Actual | Jan Actual | Feb Actual | Mar Actual | Apr Actual | May Actual | Jun Budget | Jul Budget | Aug Budget | Sep Budget | TOTAL Actual Thru 5/31/2026 | TOTAL Projected Next 4 Mths | TOTAL FY2026 Total | TOTAL Adopted Budget | TOTAL % of Budget |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | ***Reserves*** | | | | | | | | | | | | | | | | | |
| 568022 | Reserve | - | 800 | - | - | - | - | - | - | 3,750 | 3,750 | 3,750 | 3,750 | 800 | 15,000 | 15,800 | 45,000 | 35% |
| 568169 | Reserve-Stormwater System | - | - | - | - | - | - | - | - | 3,750 | 3,750 | 3,750 | 3,750 | - | 15,000 | 15,000 | 45,000 | 33% |
| | **Total Reserves** | - | 800 | - | - | - | - | - | - | 7,500 | 7,500 | 7,500 | 7,500 | 800 | 30,000 | 30,800 | 90,000 | 34% |
| | **Total Expenditures & Reserves** | **59,147** | **91,465** | **77,187** | **63,710** | **56,596** | **70,992** | **81,206** | **63,755** | **79,685** | **79,685** | **79,685** | **79,685** | **564,057** | **318,741** | **882,798** | **981,086** | 90% |
| | Excess (deficiency) of revenues Over (under) expenditures | $ (53,851) | $ 74,180 | $ 606,440 | $ (31,327) | $ (27,634) | $ (47,029) | $ (60,885) | $ (55,629) | $ (76,768) | $ (76,768) | $ (76,768) | $ (76,768) | 404,266 | (307,073) | 97,193 | - | 0% |
| 391000 | **Fund Balance, Beginning (Oct 1, 2025)** | | | | | | | | | | | | | **757,707** | **-** | **757,707** | **757,707** | |
| | **Fund Balance, Ending** | | | | | | | | | | | | | **$ 1,161,973** | **$ (307,073)** | **$ 854,900** | **$ 757,707** | |

**Aged Accounts Payable**

Cypress Shadows CDD



(Summary, aged as of May 31, 2026)

Aged by transaction date.

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

| No. | Name | Balance Due | Aged Vendor Balances<br>Current | 31 - 60 Days | 61 - 90 Days | Over 90 Days | |
|---|---|---|---|---|---|---|---|
| V00007 | COLEMAN, YOVANOVICH | Phone: | 239-435-3535 | Contact: | | | Amounts are in USD |
| | Total Amount Due | 1,402.25 | 1,402.25 | 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 | |
| V00024 | CYPRESS SHADOWS CDD | Phone: | | Contact: | | | Amounts are in USD |
| | Total Amount Due | 11,633.77 | 11,633.77 | 0.00 | 0.00 | 0.00 | |
| | | | 100.00% | 0.00% | 0.00% | 0.00% | |
| V00025 | GRAU AND ASSOCIATES | Phone: | 561-994-9299 | Contact: | | | Amounts are in USD |
| | Total Amount Due | 5,500.00 | 5,500.00 | 0.00 | 0.00 | 0.00 | |
| | | | 100.00% | 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 | 7,680.00 | 7,680.00 | 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 | 4,387.36 | 4,387.36 | 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 | 16,111.68 | 16,111.68 | 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 |

**Aged Accounts Payable**

Cypress Shadows CDD



(Summary, aged as of May 31, 2026)

| No. | Name | Balance Due | Current | 31 - 60 Days | 61 - 90 Days | Over 90 Days | |
|---|---|---|---|---|---|---|---|
| | | | Aged Vendor Balances | | | | |
| | Total Amount Due | 682.85 | 682.85 | 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 | -191.01 | 0.00 | 0.00 | 0.00 | -191.01 | |
| | | | 0.00% | 0.00% | 0.00% | 100.00% | |
| V00063 | GANETT FLORIDA LOCALIQ | Phone: | | Contact: | | | Amounts are in USD |
| | Total Amount Due | 174.38 | 174.38 | 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 | 2,948.80 | 2,948.80 | 0.00 | 0.00 | 0.00 | |
| | | | 100.00% | 0.00% | 0.00% | 0.00% | |
| V00087 | MAR ENVIRONMENTAL SERVICES INC | Phone: | | Contact: | | | Amounts are in USD |
| | Total Amount Due | 3,121.00 | 3,121.00 | 0.00 | 0.00 | 0.00 | |
| | | | 100.00% | 0.00% | 0.00% | 0.00% | |
| | Report Total Amount Due (USD) | 53,884.57 | 53,643.57 | 0.00 | 0.00 | 241.00 | |
| | | | 99.55% | 0.00% | 0.00% | 0.45% | |

# CYPRESS SHADOWS
## Community Development District

### Payment Register by Bank Account
For the Period from 5/1/26 to 5/31/26
(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 |
|---|---|---|---|---|---|---|---|---|---|

**VALLEY NATIONAL BANK - (ACCT# XXXXX7844)**

| Pymt Type | Check / ACH No. | Date | Payee Type | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|---|---|---|---|---|---|---|---|---|---|
| Manual Che | 100206 | 05/04/26 | Vendor | COLEMAN, YOVANOVICH | 97 | Legal Services APR 2026 | ProfServ-Legal Services | 001-531023-51301 | $3,337.00 |
| Manual Che | 100207 | 05/04/26 | Vendor | LA JUNGLA LAWN MAINTENANCE | 101158 | 04/21/2026 LaJungla - Core Grass Trimming | 4/21/2026 La Jungla - Core Grass Trimming | 001-534171-53901 | $12,360.00 |
| Manual Che | 100207 | 05/04/26 | Vendor | LA JUNGLA LAWN MAINTENANCE | 101101 | 4/1/26 La Jungla Lawn Maintenance - APR 2026 | Contracts - Landscape | 001-534171-53901 | $2,584.86 |
| Manual Che | 100208 | 05/04/26 | Vendor | DIAMOND ACCESS TECHNOLOGY, LLC | 21139 | 3/30/26 Diamond Access Technology - Repairs | R&M-Gate | 001-546034-53904 | $315.68 |
| Manual Che | 100208 | 05/04/26 | Vendor | DIAMOND ACCESS TECHNOLOGY, LLC | 21153 | 4/1/26 Diamond Access Technology - Repairs | R&M-Gate | 001-546034-53904 | $122.92 |
| Manual Che | 100209 | 05/04/26 | Vendor | COMMUNITY ENVIRONMENTAL SERVICES LLC | TPACAE2604A | Replacement Aeration Compressor | R&M-Aeration & Fountains | 001-546364-53917 | $1,045.00 |
| Manual Che | 100209 | 05/04/26 | Vendor | COMMUNITY ENVIRONMENTAL SERVICES LLC | TPACAE2604B | Replacement Aeration Compressor | R&M-Aeration & Fountains | 001-546364-53917 | $1,320.00 |
| Manual Che | 100210 | 05/04/26 | Vendor | ALLIED UNIVERSAL | 18305418 | 3/26/26 Allied Universal - 3/13-3/26/26 | SECURITY SERVICES | 001-534037-53904 | $8,057.30 |
| Manual Che | 100210 | 05/04/26 | Vendor | ALLIED UNIVERSAL | 18361948 | 4/09/2026 Allied Universal - 3/27-04/09/26 | 4/09/2026 Allied Universal - 3/27-04/09/26 | 001-534037-53904 | $8,048.56 |
| Manual Che | 100211 | 05/04/26 | Vendor | INFRAMARK LLC | 177123 | 4/20/26 Inframark - APR2026 - Postage | 04/20/26 Inframark - APR2026 - Postage | 001-541024-51301 | $1.48 |
| Manual Che | 100212 | 05/04/26 | Vendor | DAVID CUJAS IRRIGATION SERVICES, INC | 15282 | Irrigation Wet Check | R&M-Irrigation | 001-546041-53901 | $1,030.00 |
| Manual Che | 100212 | 05/04/26 | Vendor | DAVID CUJAS IRRIGATION SERVICES, INC | 15263 | IRRIGATION REPAIRS | IRR REPAIRS | 001-546041-53901 | $212.60 |
| Manual Che | 100212 | 05/04/26 | Vendor | DAVID CUJAS IRRIGATION SERVICES, INC | 15206 | IRRIGATION REPAIRS | IRR REPAIRS | 001-546041-53901 | $503.40 |
| Manual Che | 100212 | 05/04/26 | Vendor | DAVID CUJAS IRRIGATION SERVICES, INC | 15218 | Irrigation Wet Check | R&M-Irrigation | 001-546041-53901 | $1,030.00 |
| Manual Che | 100212 | 05/04/26 | Vendor | DAVID CUJAS IRRIGATION SERVICES, INC | 15223 | IRRIGATION REPAIRS | IRR REPAIRS | 001-546041-53901 | $124.60 |
| Manual Che | 100213 | 05/04/26 | Vendor | SCHOOLNOW | INV-SN-1333 | Quarterly contractual invoice - Website compliance | Website Compliance | 001-534397-51301 | $399.77 |
| Manual Che | 100214 | 05/08/26 | Vendor | INFRAMARK LLC | 178461 | 5/1/26 Inframark - MAY2026 | FIELD MGMT | 001-531016-53901 | $1,000.00 |
| Manual Che | 100214 | 05/08/26 | Vendor | INFRAMARK LLC | 178461 | 5/1/26 Inframark - MAY2026 | WEBSITE MAINT / ADMIN | 001-549936-51301 | $125.00 |
| Manual Che | 100214 | 05/08/26 | Vendor | INFRAMARK LLC | 178461 | 5/1/26 Inframark - MAY2026 | ProfServ-Mgmt Consulting | 001-531027-51301 | $4,166.67 |
| Manual Che | 100215 | 05/08/26 | Vendor | DAVID CUJAS IRRIGATION SERVICES, INC | 15329 | Station#4/ Cypress Shadows/ Replaced Failed Valve | IRR REPAIRS | 001-546041-53901 | $124.60 |
| Manual Che | 100215 | 05/08/26 | Vendor | DAVID CUJAS IRRIGATION SERVICES, INC | 15330 | Grease Packs/ Wire Nut | Grease Packs/ Wire Nut/ | 001-546041-53901 | $83.60 |
| Manual Che | 100215 | 05/08/26 | Vendor | DAVID CUJAS IRRIGATION SERVICES, INC | 15343 | Controller#3/ Stations 55 and 56/ Brown Bear | IRR REPAIRS | 001-546041-53901 | $477.40 |
| Manual Che | 100215 | 05/08/26 | Vendor | DAVID CUJAS IRRIGATION SERVICES, INC | 15354 | Stations 25 and 29 Black Tree-13505 White Crane | IRR REPAIRS | 001-546041-53901 | $503.40 |
| Manual Che | 100215 | 05/08/26 | Vendor | DAVID CUJAS IRRIGATION SERVICES, INC | 15325 | Service Call The Preserve/ CDD/ Clubhouse Grounds | IRR REPAIRS | 001-546041-53901 | $104.00 |
| Manual Che | 100215 | 05/08/26 | Vendor | DAVID CUJAS IRRIGATION SERVICES, INC | 15327 | Station#57/ Black Tree/ Replaced Valve Solenoid | IRR REPAIRS | 001-546041-53901 | $124.60 |
| Manual Che | 100215 | 05/08/26 | Vendor | DAVID CUJAS IRRIGATION SERVICES, INC | 15328 | Stations 25 and 26/ Black Tree/ Decoder Alarm | IRR REPAIRS | 001-546041-53901 | $503.40 |
| Manual Che | 100216 | 05/08/26 | Vendor | BARRACO & ASSOCIATES INC | 31001 | PROF SVCS | District Engineer | 001-531147-51301 | $2,837.50 |
| Manual Che | 100216 | 05/08/26 | Vendor | BARRACO & ASSOCIATES INC | 30908 | PROF SVCS | District Engineer | 001-531147-51301 | $16,000.00 |
| Manual Che | 100217 | 05/08/26 | Vendor | COMMUNITY ENVIRONMENTAL SERVICES LLC | TPACPM2604 | 4/30/26 - Community Environmental Services - APR 2026 | Contracts-Water Mgmt Services | 001-534047-53917 | $3,530.00 |
| Manual Che | 100218 | 05/08/26 | Vendor | ALLIED UNIVERSAL | 18404517 | 4/23/26 Allied Universal - 4/10/26-4-26-26 | Contracts-Security Services | 001-534037-53904 | $8,057.30 |
| Manual Che | 100219 | 05/08/26 | Vendor | PELICAN PEST MANAGEMENT INC. | 13002 | 4/1/26 Pelican Pest Management - MAR2026 | Landscape Miscellaneous | 001-546923-53901 | $260.00 |
| Manual Che | 100220 | 05/08/26 | Vendor | INNERSYNC STUDIO LTD | INV-SN-1028 | WEBSITE/COMPLIANCE SVCS | WEBSITE / COMPLIANCE SVCS | 001-534397-51301 | $388.11 |
| Manual Che | 100220 | 05/08/26 | Vendor | INNERSYNC STUDIO LTD | INV-SN-1333 | WEBSITE / COMPLIANCE SVCS | Website Compliance | 001-534397-51301 | $399.77 |
| Manual Che | 100221 | 05/08/26 | Vendor | DIAMOND ACCESS TECHNOLOGY, LLC | 21230 | Arm on the left gate is currently stuck | Arm Left Gate Stuck | 001-546034-53904 | $225.70 |
| Manual Che | 300262 | 05/08/26 | Vendor | FPL | 042726-1219-ACH | SERVICE 03/27/26 - 04/27/26 | ELECTRIC | 001-543041-53150 | $59.58 |
| Manual Che | 300263 | 05/08/26 | Vendor | FPL | 042726-2136-ACH | SERVICE 03/27/26 - 04/27/26 | ELECTRIC | 001-543041-53150 | $67.61 |
| Manual Che | 300264 | 05/08/26 | Vendor | FPL | 042726-2318-ACH | SERVICE 03/27/26 - 04/27/26 | ELECTRIC | 001-543041-53150 | $32.22 |
| Manual Che | 300265 | 05/08/26 | Vendor | FPL | 042726-2311-ACH | SERVICE 03/27/26 - 04/27/26 | ELECTRIC | 001-543041-53150 | $33.72 |
| Manual Che | 300266 | 05/08/26 | Vendor | FPL | 042726-9264-ACH | SERVICE 03/27/26 - 04/27/26 | ELECTRIC | 001-543041-53150 | $5,977.04 |
| Manual Che | 300267 | 05/08/26 | Vendor | FPL | 042726-1211-ACH | SERVICE 03/27/26 - 04/27/26 | ELECTRIC | 001-543041-53150 | $110.85 |
| Manual Che | 300268 | 05/08/26 | Vendor | FPL | 042726-1040-ACH | SERVICE 03/27/26 - 04/27/26 | ELECTRIC | 001-543041-53150 | $60.82 |
| Manual Che | 300269 | 05/08/26 | Vendor | FPL | 042726-2132-ACH | SERVICE 03/27/26 - 04/27/26 | ELECTRIC | 001-543041-53150 | $39.60 |
| Manual Che | 300270 | 05/08/26 | Vendor | FPL | 042726-1216-ACH | SERVICE 03/27/26 - 04/27/26 | ELECTRIC | 001-543041-53150 | $64.90 |
| Manual Che | 300271 | 05/08/26 | Vendor | FPL | 042726-1046-ACH | SERVICE 03/27/26 - 04/27/26 | ELECTRIC | 001-543041-53150 | $128.67 |
| Manual Che | 300272 | 05/08/26 | Vendor | FPL | 042726-2310-ACH | SERVICE 03/27/26 - 04/27/26 | ELECTRIC | 001-543041-53150 | $36.04 |
| Manual Che | 300273 | 05/08/26 | Vendor | FPL | 042726-1045-ACH | SERVICE 03/27/26 - 04/27/26 | ELECTRIC | 001-543041-53150 | $120.38 |
| Manual Che | 300274 | 05/08/26 | Vendor | FPL | 042726-2137-ACH | SERVICE 03/27/26 - 04/27/26 | ELECTRIC | 001-543041-53150 | $3,030.96 |
| Manual Che | 300275 | 05/08/26 | Vendor | FPL | 042726-1043-ACH | SERVICE 03/27/26 - 04/27/26 | ELECTRIC | 001-543041-53150 | $347.89 |
| Manual Che | 300276 | 05/08/26 | Vendor | FPL | 042726-32310-ACH | SERVICE 03/27/26 - 04/27/26 | ELECTRIC | 001-543041-53150 | $106.08 |
| Manual Che | 300277 | 05/19/26 | Vendor | LEE COUNTY UTILITIES | 050826-4533-ACH | SVC PRD 04/06-05/07/26 | Utility - Water | 001-543018-53904 | $64.59 |
| Manual Che | 300278 | 05/19/26 | Vendor | LEE COUNTY UTILITIES | 051426-5912-ACH | SVC PRD 04/06-05/07/26 | SVC PRD 04/01--05/01/26 | 001-543018-53904 | $4,473.27 |

# CYPRESS SHADOWS
## Community Development District

### Payment Register by Bank Account
For the Period from 5/1/26 to 5/31/26
(Sorted by Check / ACH No.)

| Pymt Type | Check / ACH No. | Date | Payee Type | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|---|---|---|---|---|---|---|---|---|---|
| Manual Che | 300280 | 05/07/26 | Vendor | ADP, INC. | 050126-1870-ACH | PAYROLL APRIL 2026 | PAYROLL | 001-549900-51301 | $20.40 |
| | | | | | | | | **Account Total** | **$94,178.84** |

| | |
|---|---|
| **Total Amount Paid** | **$94,178.84** |

# Cypress Shadows Community Development District

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

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

**DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE**

**Account Name: P/R-Board of Supervisors**

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|---|---|---|---|---|---|---|
| 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 |
| 05/31/26 | 511001-51301-5000 | JE001217 | JE | | Acc ADP Wages May 2026 | 800.00 |
| | | | | | **YTD Total** | 6,800.00 |
| | | | | | **Annual Budget** | $12,000.00 |
| | | | | | *Amount Remaining / (Budget overage)* | *$5,200.00* |
| | | | | | *% of Budget* | *56.7%* |

**Account Name: Payroll-Processing Fee**

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|---|---|---|---|---|---|---|
| 04/06/26 | 512080-51301-5000 | JE001172 | JE | | ADP Payroll-Processing Fee | 20.40 |
| 04/09/26 | 512080-51301-5000 | JE001210 | JE | | RC ADP Payroll-Processing Fee Mar 2026 | 20.40 |
| 05/07/26 | 512080-51301-5000 | JE001211 | JE | | RC ADP Payroll-Processing Fee Apr 2026 | 20.40 |
| | | | | | **YTD Total** | 61.20 |
| | | | | | **Annual Budget** | $0.00 |
| | | | | | *Amount Remaining / (Budget overage)* | *($61.20)* |
| | | | | | *% of Budget* | *n/a* |

**Account Name: ProfServ-Engineering**

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

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|---|---|---|---|---|---|---|
| 10/22/25 | 531023-51301-5000 | 91 | VENDOR | COLEMAN, YOVANOVICH | 10/17/25 CYK - Services through 10/17/25 | 1,422.00 |
| 11/19/25 | 531023-51301-5000 | 92 | VENDOR | COLEMAN, YOVANOVICH | 11/19/25 CYK - Services through 11/19/25 | 4,423.25 |
| 12/08/25 | 531023-51301-5000 | 93 | VENDOR | COLEMAN, YOVANOVICH | 11/19/25 CYK - Services through 12/08/25 | 3,308.00 |
| 01/22/26 | 531023-51301-5000 | 94 | VENDOR | COLEMAN, YOVANOVICH | 1/22/26 CYK - Services through 12/30/25 | 916.00 |
| 02/23/26 | 531023-51301-5000 | 95 | VENDOR | COLEMAN, YOVANOVICH | legal services jan 2026 | 1,989.75 |
| 03/13/26 | 531023-51301-5000 | 96 | VENDOR | COLEMAN, YOVANOVICH | Legal Services FEB 2026 | 2,384.50 |
| 04/14/26 | 531023-51301-5000 | 97 | VENDOR | COLEMAN, YOVANOVICH | Legal Services APR 2026 | 3,337.00 |
| 05/20/26 | 531023-51301-5000 | 98 | VENDOR | COLEMAN, YOVANOVICH | LEGAL SERVICES MAY 2026 | 1,402.25 |
| | | | | | **YTD Total** | 19,182.75 |
| | | | | | **Annual Budget** | $30,000.00 |
| | | | | | *Amount Remaining / (Budget overage)* | *$10,817.25* |
| | | | | | *% of Budget* | *63.9%* |

**Account Name: ProfServ-Mgmt Consulting**

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

# Cypress Shadows Community Development District

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

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|---|---|---|---|---|---|---|
| 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 |
| 05/01/26 | 531027-51301-5000 | 178461 | VENDOR | INFRAMARK LLC | 5/1/26 Inframark - MAY2026 | 4,166.67 |
| | | | | | **YTD Total** | 34,461.32 |
| | | | | | **Annual Budget** | $50,000.00 |
| | | | | | *Amount Remaining / (Budget overage)* | *$15,538.68* |
| | | | | | *% of Budget* | *68.9%* |

**Account Name: ProfServ-Property Appraiser**

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|---|---|---|---|---|---|---|
| 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 |
| | | | | | *Amount Remaining / (Budget overage)* | *$0.00* |
| | | | | | *% of Budget* | *100.0%* |

**Account Name: ProfServ-Trustee Fees**

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|---|---|---|---|---|---|---|
| 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 |
| | | | | | *Amount Remaining / (Budget overage)* | *($1,526.76)* |
| | | | | | *% of Budget* | *120.4%* |

**Account Name: Auditing Services**

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|---|---|---|---|---|---|---|
| 05/04/26 | 532002-51301-5000 | 29289 | VENDOR | GRAU AND ASSOCIATES | AUDIT FYE 09/30/25 | 5,500.00 |
| | | | | | **YTD Total** | 5,500.00 |
| | | | | | **Annual Budget** | $5,500.00 |
| | | | | | *Amount Remaining / (Budget overage)* | *$0.00* |
| | | | | | *% of Budget* | *100.0%* |

**Account Name: Website Compliance**

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|---|---|---|---|---|---|---|
| 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 |
| 05/01/26 | 534397-51301-5000 | INV-SN-1333 | VENDOR | INNERSYNC STUDIO LTD | WEBSITE / COMPLIANCE SVCS | 399.77 |
| | | | | | **YTD Total** | 1,187.65 |
| | | | | | **Annual Budget** | $1,553.00 |
| | | | | | *Amount Remaining / (Budget overage)* | *$365.35* |
| | | | | | *% of Budget* | *76.5%* |

**Account Name: Postage, Phone, Faxes, Copies**

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|---|---|---|---|---|---|---|
| 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 |
| 05/14/26 | 541024-51301-5000 | 179182 | VENDOR | INFRAMARK LLC | 5/14/26 Inframark - MAY2026 - Postage | 1.48 |
| | | | | | **YTD Total** | 15.54 |
| | | | | | **Annual Budget** | $500.00 |
| | | | | | *Amount Remaining / (Budget overage)* | *$484.46* |
| | | | | | *% of Budget* | *3.1%* |

**Account Name: Public Officials Insurance**

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|---|---|---|---|---|---|---|
| 10/01/25 | 545008-51301-5000 | JE000974 | JE | | Incurance Prem. 10.01.25-09.30.25 | 4,197.00 |
| | | | | | **YTD Total** | 4,197.00 |
| | | | | | **Annual Budget** | $4,197.00 |
| | | | | | *Amount Remaining / (Budget overage)* | *$0.00* |
| | | | | | *% of Budget* | *100.0%* |

**Account Name: Legal Advertising**

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|---|---|---|---|---|---|---|
| 11/30/25 | 548002-51301-5000 | 0007457015 | VENDOR | GANETT FLORIDA LOCALIQ | LEGAL AD | 882.32 |
| 05/31/26 | 548002-51301-5000 | 0007735168 | VENDOR | GANETT FLORIDA LOCALIQ | Meeting Ad | 174.38 |
| | | | | | **YTD Total** | 1,056.70 |
| | | | | | **Annual Budget** | $1,500.00 |
| | | | | | *Amount Remaining / (Budget overage)* | *$443.30* |
| | | | | | *% of Budget* | *70.4%* |

**Account Name: Misc-Contingency**

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|---|---|---|---|---|---|---|
| 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 |
| 04/09/26 | 549900-51301-5000 | 040326-1870-ACH | VENDOR | ADP, INC. | PAYROLL SERVICES MAR 2026 | 20.40 |
| 04/09/26 | 549900-51301-5000 | JE001210 | JE | | RC ADP Payroll-Processing Fee Mar 2026 | (20.40) |
| 05/01/26 | 549900-51301-5000 | 2585 | VENDOR | MAR ENVIRONMENTAL SERVICES INC | PLANT MATERIALS | 3,121.00 |
| 05/07/26 | 549900-51301-5000 | 050126-1870-ACH | VENDOR | ADP, INC. | PAYROLL APRIL 2026 | 20.40 |
| 05/07/26 | 549900-51301-5000 | JE001211 | JE | | RC ADP Payroll-Processing Fee Apr 2026 | (20.40) |

# Cypress Shadows Community Development District

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

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|---|---|---|---|---|---|---|
| | | | | | **YTD Total** | 3,132.27 |
| | | | | | **Annual Budget** | $300.00 |
| | | | | | *Amount Remaining / (Budget overage)* | *($2,832.27)* |
| | | | | | *% of Budget* | *1044.1%* |
| **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 |
| 05/01/26 | 549936-51301-5000 | 178461 | VENDOR | INFRAMARK LLC | 5/1/26 Inframark - MAY2026 | 125.00 |
| | | | | | **YTD Total** | 1,000.00 |
| | | | | | **Annual Budget** | $1,500.00 |
| | | | | | *Amount Remaining / (Budget overage)* | *$500.00* |
| | | | | | *% of Budget* | *66.7%* |
| **Account Name: Annual District Filing Fee** | | | | | | |
| 10/07/25 | 554007-51301-5000 | 93059 | VENDOR | FLORIDA COMMERCE | 10/1/25 Florida Commerce - Annual Filing Fee | 175.00 |
| | | | | | **YTD Total** | 175.00 |
| | | | | | **Annual Budget** | $175.00 |
| | | | | | *Amount Remaining / (Budget overage)* | *$0.00* |
| | | | | | *% of Budget* | *100.0%* |
| | | | | | **Financial And Administrative Department Total:** | **$111,081.44** |

**DEPARTMENT NAME: UTILITY SERVICES**

**Account Name: Utility - Electric**

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|---|---|---|---|---|---|---|
| 10/01/25 | 543041-53150-5000 | JE001002 | JE | | Rev Accr Utility - Electric INV 092625-9264 | (5,715.43) |
| 10/01/25 | 543041-53150-5000 | JE001004 | JE | | Rev Accr Utility - Electric Inv 092625-2137 | (1,799.59) |
| 10/01/25 | 543041-53150-5000 | JE001002 | JE | | Rev Accr Utility - Electric INV 092625-9264 | 5,715.43 |
| 10/01/25 | 543041-53150-5000 | JE001004 | JE | | Rev Accr Utility - Electric Inv 092625-2137 | 1,799.59 |
| 10/30/25 | 543041-53150-5000 | 092625-2318 ACH | VENDOR | FPL | ELECTRIC | 59.90 |
| 10/31/25 | 543041-53150-5000 | 7282025-81219 ACH | VENDOR | FPL | Credit Memo 000035 | (64.53) |
| 11/08/25 | 543041-53150-5000 | 102825-1219 ACH | VENDOR | FPL | ELECTRIC | 62.94 |
| 11/08/25 | 543041-53150-5000 | 102825-2137 ACH | VENDOR | FPL | ELECTRIC | 2,315.60 |
| 11/08/25 | 543041-53150-5000 | 102825-1045 ACH | VENDOR | FPL | ELECTRIC | 162.53 |
| 11/08/25 | 543041-53150-5000 | 102825-42310 ACH | VENDOR | FPL | ELECTRIC | 30.38 |
| 11/08/25 | 543041-53150-5000 | 102825-1046 ACH | VENDOR | FPL | ELECTRIC | 128.89 |
| 11/08/25 | 543041-53150-5000 | 102825-1216 ACH | VENDOR | FPL | ELECTRIC | 64.13 |
| 11/08/25 | 543041-53150-5000 | 102825-2132 ACH | VENDOR | FPL | ELECTRIC | 35.30 |
| 11/08/25 | 543041-53150-5000 | 102825-1040 ACH | VENDOR | FPL | ELECTRIC | 57.78 |
| 11/08/25 | 543041-53150-5000 | 102825-32310 ACH | VENDOR | FPL | ELECTRIC | 113.54 |
| 11/08/25 | 543041-53150-5000 | 102825-1211 ACH | VENDOR | FPL | ELECTRIC | 113.65 |
| 11/08/25 | 543041-53150-5000 | 102825-2311 ACH | VENDOR | FPL | ELECTRIC | 28.53 |
| 11/08/25 | 543041-53150-5000 | 102825-2318 ACH | VENDOR | FPL | ELECTRIC | 63.49 |
| 11/08/25 | 543041-53150-5000 | 102825-2136 ACH | VENDOR | FPL | ELECTRIC | 26.85 |
| 11/08/25 | 543041-53150-5000 | 102825-9264 ACH | VENDOR | FPL | ELECTRIC | 5,720.88 |
| 11/09/25 | 543041-53150-5000 | 102825-1043 ACH | VENDOR | FPL | ELECTRIC | 27.23 |
| 11/30/25 | 543041-53150-5000 | JE001060 | JE | | Accr Utility - Electric | 7,952.74 |
| 12/01/25 | 543041-53150-5000 | JE001061 | JE | | Rev Accr Utility - Electric | (7,952.74) |
| 12/06/25 | 543041-53150-5000 | 112525-9264-ACH | VENDOR | FPL | ELECTRIC | 5,720.88 |
| 12/06/25 | 543041-53150-5000 | 112525-1219-ACH | VENDOR | FPL | ELECTRIC | 55.15 |
| 12/06/25 | 543041-53150-5000 | 112525-2136-ACH | VENDOR | FPL | ELECTRIC | 26.85 |
| 12/06/25 | 543041-53150-5000 | 112525-2318-ACH | VENDOR | FPL | ELECTRIC | 57.39 |
| 12/06/25 | 543041-53150-5000 | 112525-2311-ACH | VENDOR | FPL | ELECTRIC | 28.24 |
| 12/06/25 | 543041-53150-5000 | 112525-1211-ACH | VENDOR | FPL | ELECTRIC | 101.61 |
| 12/06/25 | 543041-53150-5000 | 112525-1040-ACH | VENDOR | FPL | ELECTRIC | 53.42 |
| 12/06/25 | 543041-53150-5000 | 112525-2132-ACH | VENDOR | FPL | ELECTRIC | 34.26 |
| 12/06/25 | 543041-53150-5000 | 112525-1216-ACH | VENDOR | FPL | ELECTRIC | 58.20 |
| 12/06/25 | 543041-53150-5000 | 112525-1046-ACH | VENDOR | FPL | ELECTRIC | 114.61 |
| 12/06/25 | 543041-53150-5000 | 112525-42310-ACH | VENDOR | FPL | ELECTRIC | 31.62 |
| 12/06/25 | 543041-53150-5000 | 112525-1045-ACH | VENDOR | FPL | ELECTRIC | 120.81 |
| 12/06/25 | 543041-53150-5000 | 112525-2137-ACH | VENDOR | FPL | ELECTRIC | 2,231.86 |
| 12/06/25 | 543041-53150-5000 | 112525-32310-ACH | VENDOR | FPL | ELECTRIC | 101.35 |
| 12/07/25 | 543041-53150-5000 | 112525-1043-ACH | VENDOR | FPL | ELECTRIC | 27.18 |

# Cypress Shadows Community Development District

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

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|---|---|---|---|---|---|---|
| 01/06/26 | 543041-53150-5000 | 122525-32310- ACH | VENDOR | FPL | ELECTRIC | 107.57 |
| 01/06/26 | 543041-53150-5000 | 122625-1040- ACH | VENDOR | FPL | ELECTRIC | 57.78 |
| 01/06/26 | 543041-53150-5000 | 122625-1045- ACH | VENDOR | FPL | ELECTRIC | 135.51 |
| 01/06/26 | 543041-53150-5000 | 122625-1046- ACH | VENDOR | FPL | ELECTRIC | 124.65 |
| 01/06/26 | 543041-53150-5000 | 122625-1211- ACH | VENDOR | FPL | ELECTRIC | 110.61 |
| 01/06/26 | 543041-53150-5000 | 122625-2137- ACH | VENDOR | FPL | ELECTRIC | 2,259.02 |
| 01/06/26 | 543041-53150-5000 | 122625-42310- ACH | VENDOR | FPL | ELECTRIC | 32.22 |
| 01/06/26 | 543041-53150-5000 | 122625-1216- ACH | VENDOR | FPL | ELECTRIC | 62.82 |
| 01/06/26 | 543041-53150-5000 | 122625-2132- ACH | VENDOR | FPL | ELECTRIC | 34.93 |
| 01/06/26 | 543041-53150-5000 | 122625-2311- ACH | VENDOR | FPL | ELECTRIC | 28.49 |
| 01/06/26 | 543041-53150-5000 | 122625-2318- ACH | VENDOR | FPL | ELECTRIC | 63.20 |
| 01/06/26 | 543041-53150-5000 | 122625-2136- ACH | VENDOR | FPL | ELECTRIC | 26.85 |
| 01/06/26 | 543041-53150-5000 | 122625-1219- ACH | VENDOR | FPL | ELECTRIC | 57.51 |
| 01/06/26 | 543041-53150-5000 | 122625-9264- ACH | VENDOR | FPL | ELECTRIC | 5,720.88 |
| 01/09/26 | 543041-53150-5000 | 122625-1043- ACH | VENDOR | FPL | ELECTRIC | 27.18 |
| 02/07/26 | 543041-53150-5000 | 12726-2136- ACH | VENDOR | FPL | ELECTRIC | 57.25 |
| 02/07/26 | 543041-53150-5000 | 012726-9264- ACH | VENDOR | FPL | ELECTRIC | 5,988.43 |
| 02/07/26 | 543041-53150-5000 | 012726-2318- ACH | VENDOR | FPL | ELECTRIC | 58.91 |
| 02/07/26 | 543041-53150-5000 | 012726-2311- ACH | VENDOR | FPL | ELECTRIC | 33.72 |
| 02/07/26 | 543041-53150-5000 | 012726-42310- ACH | VENDOR | FPL | ELECTRIC | 38.47 |
| 02/07/26 | 543041-53150-5000 | 012726-32310- ACH | VENDOR | FPL | ELECTRIC | 113.72 |
| 02/07/26 | 543041-53150-5000 | 012726-1219- ACH | VENDOR | FPL | ELECTRIC | 61.49 |
| 02/07/26 | 543041-53150-5000 | 012726-1211- ACH | VENDOR | FPL | ELECTRIC | 117.39 |
| 02/07/26 | 543041-53150-5000 | 012726-2132- ACH | VENDOR | FPL | ELECTRIC | 39.82 |
| 02/07/26 | 543041-53150-5000 | 012726-1216- ACH | VENDOR | FPL | ELECTRIC | 66.80 |
| 02/07/26 | 543041-53150-5000 | 012726-1046- ACH | VENDOR | FPL | ELECTRIC | 132.22 |
| 02/07/26 | 543041-53150-5000 | 012726-1045- ACH | VENDOR | FPL | ELECTRIC | 128.95 |
| 02/07/26 | 543041-53150-5000 | 012726-2137- ACH | VENDOR | FPL | ELECTRIC | 2,352.68 |
| 02/07/26 | 543041-53150-5000 | 012726-1043- ACH | VENDOR | FPL | ELECTRIC | 32.56 |
| 02/07/26 | 543041-53150-5000 | 012726-1040- ACH | VENDOR | FPL | ELECTRIC | 62.44 |
| 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 |
| 05/01/26 | 543041-53150-5000 | 042726-9264-ACH | VENDOR | FPL | SERVICE 03/27/26 - 04/27/26 | 5,977.04 |
| 05/01/26 | 543041-53150-5000 | 042726-32310-ACH | VENDOR | FPL | SERVICE 03/27/26 - 04/27/26 | 106.08 |
| 05/01/26 | 543041-53150-5000 | 042726-1219-ACH | VENDOR | FPL | SERVICE 03/27/26 - 04/27/26 | 59.58 |
| 05/01/26 | 543041-53150-5000 | 042726-2318-ACH | VENDOR | FPL | SERVICE 03/27/26 - 04/27/26 | 32.22 |
| 05/01/26 | 543041-53150-5000 | 042726-2311-ACH | VENDOR | FPL | SERVICE 03/27/26 - 04/27/26 | 33.72 |
| 05/01/26 | 543041-53150-5000 | 042726-2310-ACH | VENDOR | FPL | SERVICE 03/27/26 - 04/27/26 | 36.04 |
| 05/01/26 | 543041-53150-5000 | 042726-2136-ACH | VENDOR | FPL | SERVICE 03/27/26 - 04/27/26 | 67.61 |
| 05/01/26 | 543041-53150-5000 | 042726-1211-ACH | VENDOR | FPL | SERVICE 03/27/26 - 04/27/26 | 110.85 |
| 05/01/26 | 543041-53150-5000 | 042726-1040-ACH | VENDOR | FPL | SERVICE 03/27/26 - 04/27/26 | 60.82 |
| 05/01/26 | 543041-53150-5000 | 042726-2132-ACH | VENDOR | FPL | SERVICE 03/27/26 - 04/27/26 | 39.60 |
| 05/01/26 | 543041-53150-5000 | 042726-1216-ACH | VENDOR | FPL | SERVICE 03/27/26 - 04/27/26 | 64.90 |
| 05/01/26 | 543041-53150-5000 | 042726-1046-ACH | VENDOR | FPL | SERVICE 03/27/26 - 04/27/26 | 128.67 |
| 05/01/26 | 543041-53150-5000 | 042726-1045-ACH | VENDOR | FPL | SERVICE 03/27/26 - 04/27/26 | 120.38 |
| 05/01/26 | 543041-53150-5000 | 042726-2137-ACH | VENDOR | FPL | SERVICE 03/27/26 - 04/27/26 | 3,030.96 |
| 05/01/26 | 543041-53150-5000 | 042726-1043-ACH | VENDOR | FPL | SERVICE 03/27/26 - 04/27/26 | 347.89 |
| | | | | | **YTD Total** | 64,952.76 |
| | | | | | **Annual Budget** | $110,000.00 |
| | | | | | *Amount Remaining / (Budget overage)* | *$45,047.24* |

# Cypress Shadows Community Development District

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

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|---|---|---|---|---|---|---|
| | | | | | *% of Budget* | *59.0%* |

**Account Name: Utility - Reclaimed Irrigation**

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|---|---|---|---|---|---|---|
| 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 |
| 05/18/26 | 543083-53150-5000 | JE001214 | JE | | RC SVC PRD 04/04-05/07/26 | 4,473.27 |
| | | | | | **YTD Total** | 15,419.37 |
| | | | | | **Annual Budget** | $17,000.00 |
| | | | | | *Amount Remaining / (Budget overage)* | *$1,580.63* |
| | | | | | *% of Budget* | *90.7%* |
| | | | | | **Utility Services Department Total:** | **$80,372.13** |

**DEPARTMENT NAME: FIELD**

**Account Name: ProfServ-Field Management**

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|---|---|---|---|---|---|---|
| 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 |
| 04/29/26 | 531016-53901-5000 | 175423 | VENDOR | INFRAMARK LLC | 4/1/26 Inframark - APR2026 | 1,000.00 |
| 05/01/26 | 531016-53901-5000 | 178461 | VENDOR | INFRAMARK LLC | 5/1/26 Inframark - MAY2026 | 1,000.00 |
| | | | | | **YTD Total** | 8,000.00 |
| | | | | | **Annual Budget** | $12,000.00 |
| | | | | | *Amount Remaining / (Budget overage)* | *$4,000.00* |
| | | | | | *% of Budget* | *66.7%* |

**Account Name: Contracts-Preserve Maintenance**

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|---|---|---|---|---|---|---|
| 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 |
| 05/01/26 | 534076-53901-5000 | JE001191 | JE | | Rev Accrue Comm. Environmental Serv. 03/26 | (3,850.00) |
| 05/11/26 | 534076-53901-5000 | JE001212 | JE | | RC 5/11/26 - Community Environmental Services - APR 2026 | 3,850.00 |
| 05/30/26 | 534076-53901-5000 | JE001215 | JE | | Acc. Community Environmental Services 5/2026 | 3,850.00 |
| | | | | | **YTD Total** | 30,800.00 |
| | | | | | **Annual Budget** | $46,200.00 |
| | | | | | *Amount Remaining / (Budget overage)* | *$15,400.00* |
| | | | | | *% of Budget* | *66.7%* |

**Account Name: Contracts - Landscape**

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

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

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|---|---|---|---|---|---|---|
| 05/01/26 | 534171-53901-5000 | 101159 | VENDOR | LA JUNGLA LAWN MAINTENANCE | Weed Spraying | 1,802.50 |
| 05/06/26 | 534171-53901-5000 | 101225 | VENDOR | LA JUNGLA LAWN MAINTENANCE | 6/1/26 La Jungla Lawn Maintenance - MAY 2026 | 2,584.86 |
| | | | | | **YTD Total** | 36,901.38 |
| | | | | | **Annual Budget** | $68,000.00 |
| | | | | | *Amount Remaining / (Budget overage)* | *$31,098.62* |
| | | | | | *% of Budget* | *54.3%* |

**Account Name: Contracts - Landscape/Irrigation**

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

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

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

# Cypress Shadows Community Development District

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

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|---|---|---|---|---|---|---|
| 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 |
| 05/21/26 | 546041-53901-5000 | 15389 | VENDOR | DAVID CUJAS IRRIGATION SERVICES, INC | Controller#3 Station#49 | 210.20 |
| 05/21/26 | 546041-53901-5000 | 15392 | VENDOR | DAVID CUJAS IRRIGATION SERVICES, INC | Controller#1,2,3,4,5,6,7 | 1,030.00 |
| 05/26/26 | 546041-53901-5000 | 15418 | VENDOR | DAVID CUJAS IRRIGATION SERVICES, INC | Controller#3 Stations 17 and 18 | 511.00 |
| 05/26/26 | 546041-53901-5000 | 15420 | VENDOR | DAVID CUJAS IRRIGATION SERVICES, INC | Controller#1 Stations 58 and 59 | 562.00 |
| 05/29/26 | 546041-53901-5000 | 15457 | VENDOR | DAVID CUJAS IRRIGATION SERVICES, INC | Controller#1 Station#10 | 83.60 |
| 05/31/26 | 546041-53901-5000 | 15484 | VENDOR | DAVID CUJAS IRRIGATION SERVICES, INC | Controller#3 Stations#85 and 86 | 552.00 |
| | | | | | **YTD Total** | 29,769.47 |
| | | | | | **Annual Budget** | $30,000.00 |
| | | | | | *Amount Remaining / (Budget overage)* | *$230.53* |
| | | | | | *% of Budget* | *99.2%* |

**Account Name: Contracts-Preserve Monitoring & Well Replacments**

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

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

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

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|---|---|---|---|---|---|---|
| 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 |
| 05/04/26 | 546923-53901-5000 | 13002 | VENDOR | PELICAN PEST MANAGEMENT INC. | 4/1/26 Pelican Pest Management - MAR2026 | 260.00 |
| | | | | | **YTD Total** | 13,170.00 |
| | | | | | **Annual Budget** | $25,000.00 |
| | | | | | *Amount Remaining / (Budget overage)* | *$11,830.00* |
| | | | | | *% of Budget* | *52.7%* |

**Account Name: Misc-Contingency**

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|---|---|---|---|---|---|---|
| 10/12/25 | 549900-53901-5000 | 557 | VENDOR | COPELAND SOUTHERN ENTERPRISES INC | 10/11/25 Copeland Southern Enterprises - Sidewalk Grinding | 2,125.00 |
| 10/16/25 | 549900-53901-5000 | 559 | VENDOR | COPELAND SOUTHERN ENTERPRISES INC | 10/16/25 Copeland Southern Enterprises - Roadway posts | 775.00 |
| 10/24/25 | 549900-53901-5000 | 161793 | VENDOR | INFRAMARK LLC | 10/24/25 Inframark - Gate House Supplies | 385.29 |
| 11/10/25 | 549900-53901-5000 | B145920 | VENDOR | LIGHTING FIRST | 10/16/25 Lighting First - Landscape Lighting Repairs | 515.34 |
| 11/13/25 | 549900-53901-5000 | B146938 | VENDOR | LIGHTING FIRST | 11/12/25 Lighting First - Landscape Lighting Repairs | 2,842.07 |
| 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 rea | 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:** | **$187,138.06** |

## Cypress Shadows Community Development District

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

**DEPARTMENT NAME: GATEHOUSE**

**Account Name: Contracts-Security Services**

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|---|---|---|---|---|---|---|
| 10/13/25 | 534037-53904-5000 | 17659318 | VENDOR | ALLIED UNIVERSAL | 10/9/25 Allied Universal - 9/26-10/9/25 | 8,057.30 |
| 10/27/25 | 534037-53904-5000 | 17699309 | VENDOR | ALLIED UNIVERSAL | 10/23/25 Allied Universal - 10/10/-10/23/25 | 8,046.34 |
| 11/11/25 | 534037-53904-5000 | 17754796 | VENDOR | ALLIED UNIVERSAL | 11/6/25 Allied Universal - 10/24-11/6/25 | 8,068.94 |
| 11/24/25 | 534037-53904-5000 | 17809192 | VENDOR | ALLIED UNIVERSAL | 11/20/25 Allied Universal - 11/07-11/20/25 | 8,054.22 |
| 12/09/25 | 534037-53904-5000 | 17876092 | VENDOR | ALLIED UNIVERSAL | 11/20/25 Allied Universal - 11/21-12/04/25 | 8,331.21 |
| 12/22/25 | 534037-53904-5000 | 17927119 | VENDOR | ALLIED UNIVERSAL | 12/18/25 Allied Universal - 12/5-18/25 | 8,046.69 |
| 01/05/26 | 534037-53904-5000 | 17992058 | VENDOR | ALLIED UNIVERSAL | 1/1/26 Allied Universal - 12/19/25-1/1/26 | 8,610.58 |
| 01/19/26 | 534037-53904-5000 | 18032547 | VENDOR | ALLIED UNIVERSAL | 1/15/26 Allied Universal - 1/2-15/2026 | 8,057.30 |
| 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 |
| 05/11/26 | 534037-53904-5000 | 18471884 | VENDOR | ALLIED UNIVERSAL | 5/7/26 Allied Universal - 4/24/26-5/7/26 | 8,057.30 |
| 05/26/26 | 534037-53904-5000 | 18516412 | VENDOR | ALLIED UNIVERSAL | 5/21/26 Allied Universal - 05/08/26-05/21/26 | 8,054.38 |
| | | | | | **YTD Total** | 137,732.10 |
| | | | | | **Annual Budget** | $208,500.00 |
| | | | | | *Amount Remaining / (Budget overage)* | *$70,767.90* |
| | | | | | *% of Budget* | *66.1%* |

**Account Name: Utility - Water**

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|---|---|---|---|---|---|---|
| 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) |
| 05/01/26 | 543018-53904-5000 | JE001183 | JE | | Rev RC SVC Lee County Inv 031326-91-2-ACH | 5,657.19 |
| 05/01/26 | 543018-53904-5000 | JE001183 | JE | | Rev RC SVC Lee County Inv 031326-91-2-ACH | (5,657.19) |
| 05/01/26 | 543018-53904-5000 | JE001213 | JE | | Rev RC SVC Lee County Inv 031326-91-2-ACH | 2,657.19 |
| 05/18/26 | 543018-53904-5000 | 051426-5912-ACH | VENDOR | LEE COUNTY UTILITIES | SVC PRD 04/06-05/07/26 | 4,473.27 |
| 05/18/26 | 543018-53904-5000 | 050826-4533-ACH | VENDOR | LEE COUNTY UTILITIES | SVC PRD 04/06-05/07/26 | 64.59 |
| 05/18/26 | 543018-53904-5000 | JE001214 | JE | | RC SVC PRD 04/04-05/07/26 | (4,473.27) |
| 05/20/26 | 543018-53904-5000 | 031326-91-2-ACH | VENDOR | LEE COUNTY UTILITIES | Credit Memo 000040 | (2,657.19) |
| | | | | | **YTD Total** | 898.51 |
| | | | | | **Annual Budget** | $3,000.00 |
| | | | | | *Amount Remaining / (Budget overage)* | *$2,101.49* |
| | | | | | *% of Budget* | *30.0%* |

**Account Name: R&M-Gate**

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

# Cypress Shadows Community Development District

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

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|---|---|---|---|---|---|---|
| 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 |
| 05/06/26 | 546034-53904-5000 | 21250 | VENDOR | DIAMOND ACCESS TECHNOLOGY, LLC | 5/5/26 Diamond Access Technology - Repairs | 79.14 |
| 05/21/26 | 546034-53904-5000 | 21326 | VENDOR | DIAMOND ACCESS TECHNOLOGY, LLC | Resident Exit Gate Arm Repair | 246.18 |
| 05/27/26 | 546034-53904-5000 | 21343 | VENDOR | DIAMOND ACCESS TECHNOLOGY, LLC | RFID Controller Replaced | 357.53 |
| 05/31/26 | 546034-53904-5000 | JE001092 | JE | | Monthly Exp - Diamond Access Inv 12325 | 220.00 |
| | | | | | **YTD Total** | 5,599.74 |
| | | | | | **Annual Budget** | $7,000.00 |
| | | | | | *Amount Remaining / (Budget overage)* | *$1,400.26* |
| | | | | | *% of Budget* | *80.0%* |

| | |
|---|---|
| **Gatehouse Department Total:** | **$144,230.35** |

**DEPARTMENT NAME: LAKES AND PONDS**

**Account Name: Contracts-Water Mgmt Services**

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|---|---|---|---|---|---|---|
| 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 |
| 05/08/26 | 534047-53917-5000 | TPACPM2605 | VENDOR | COMMUNITY ENVIRONMENTAL SERVICES LLC | 5/8/26 - Community Environmental Services - MAY 2026 | 3,530.00 |
| 05/13/26 | 534047-53917-5000 | TPACAE2605 | VENDOR | COMMUNITY ENVIRONMENTAL SERVICES LLC | Replace Manifold Pond 8 | 300.00 |
| | | | | | **YTD Total** | 28,540.00 |
| | | | | | **Annual Budget** | $42,360.00 |
| | | | | | *Amount Remaining / (Budget overage)* | *$13,820.00* |
| | | | | | *% of Budget* | *67.4%* |

**Account Name: R&M-Aeration & Fountains**

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|---|---|---|---|---|---|---|
| 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 |
| | | | | | *Amount Remaining / (Budget overage)* | *$105.00* |
| | | | | | *% of Budget* | *99.1%* |

| | |
|---|---|
| **Lakes And Ponds Department Total:** | **$40,435.00** |

**DEPARTMENT NAME: RESERVES**

**Account Name: Reserve**

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|---|---|---|---|---|---|---|
| 11/03/25 | 568022-58100-5000 | S-INV006745 | VENDOR | RESERVE ADVISORS | 7-31-25 Reserve Advisors - Final invoice | 800.00 |
| | | | | | **YTD Total** | 800.00 |
| | | | | | **Annual Budget** | $45,000.00 |
| | | | | | *Amount Remaining / (Budget overage)* | *$44,200.00* |
| | | | | | *% of Budget* | *1.8%* |

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

| | |
|---|---|
| **TOTAL EXPENDITURES & OTHER FINANCING USES:** | **$ 564,056.98** |

# Cypress Shadows Community Development District

Expenditure Report - Series 2012 Debt Service Fund
For the Period(s) from Oct 01, 2025 to May 31, 2026
(Sorted by Department)

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

**DEPARTMENT NAME: DEBT SERVICE PAYMENTS**

**Account Name: Principal Debt Retirement**

| | | | | | | |
|---|---|---|---|---|---|---|
| 11/03/25 | 571001-51701-5000 | JE001039 | | | Debt services payment principal | 65,000.00 |
| | | | | | **YTD Total** | 65,000.00 |
| | | | | | **Annual Budget** | $65,000.00 |
| | | | | | *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 |
| 05/01/26 | 572001-51701-5000 | JE001197 | JE | | Debt Service Interest Payment | 68,278.13 |
| | | | | | **YTD Total** | 138,465.63 |
| | | | | | **Annual Budget** | $138,466.00 |
| | | | | | *Amount Remaining / (Budget overage)* | *$0.37* |
| | | | | | *% of Budget* | *100.0%* |

**Debt Service Payments Department Total: $203,465.63**

**TOTAL EXPENDITURES & OTHER FINANCING USES: $ 203,465.63**

# Cypress Shadows Community Development District

Expenditure Report - Series 2022 Debt Service Fund
For the Period(s) from Oct 01, 2025 to May 31, 2026
(Sorted by Department)

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

**DEPARTMENT NAME: DEBT SERVICE PAYMENTS**

**Account Name: Principal Debt Retirement**

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|---|---|---|---|---|---|---|
| 11/03/25 | 571001-51701-5000 | JE001050 | | | Debt service payment principal | 37,000.00 |
| 05/01/26 | 571001-51701-5000 | JE001208 | JE | | Debt Service Principal Payment | 6,000.00 |
| | | | | | **YTD Total** | 43,000.00 |
| | | | | | **Annual Budget** | $37,000.00 |
| | | | | | *Amount Remaining / (Budget overage)* | *($6,000.00)* |
| | | | | | *% of Budget* | *116.2%* |

**Account Name: Interest Expense**

| Posting Date | Account # | Document # | Trans. Type | Vendor Name | Description | Amount |
|---|---|---|---|---|---|---|
| 11/03/25 | 572001-51701-5000 | JE001049 | JE | | Debt service payment Interest | 24,600.00 |
| 05/01/26 | 572001-51701-5000 | JE001206 | JE | | Debt Service Interest Payment | 23,860.00 |
| | | | | | **YTD Total** | 48,460.00 |
| | | | | | **Annual Budget** | $48,460.00 |
| | | | | | *Amount Remaining / (Budget overage)* | *$0.00* |
| | | | | | *% of Budget* | *100.0%* |

**Debt Service Payments Department Total: $91,460.00**

**TOTAL EXPENDITURES & OTHER FINANCING USES: $ 91,460.00**

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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May 7, 2026

To the Board of Supervisors
Cypress Shadows Community Development District
Lee County, Florida

We have audited the financial statements of Cypress Shadows Community Development District ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated May 7, 2026. Professional standards require that we advise you of the following matters relating to our audit.

We have also examined the District's compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025 which was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

**Our Responsibility in Relation to the Financial Statement Audit**

Our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the District solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process.

However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Any findings regarding significant deficiencies or material weaknesses in internal control over financial reporting, material noncompliance, or other matters noted during our audit, **if any**, are communicated in separate reports included in the District's financial report—titled *Independent Auditor's Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards* and *Management Letter Pursuant to the Rules of the Auditor General of the State of Florida*.

## Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

## Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm, have complied with all relevant ethical requirements regarding independence.

With respect to financial statement preparation, the following safeguards are in place:

- Management made all decisions and performed all management functions;
- A competent individual was assigned to oversee the services;
- Management evaluated the adequacy of the services performed;
- Management evaluated and accepted responsibility for the result of the service performed; and
- Management established and maintained internal controls, including monitoring ongoing activities.

## Qualitative Aspects of the Entity's Significant Accounting Practices

*Significant Accounting Policies*

Management is responsible for selecting and applying appropriate accounting policies. A summary of the significant accounting policies adopted by the District is included in Note 2 to the financial statements. There were no new accounting policies adopted and no changes in existing significant accounting policies or their application during the fiscal year, other than those described in Note 2, if any. No matters came to our attention that, under professional standards, we are required to inform you about concerning (1) the methods used to account for significant unusual transactions or (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

*Significant Accounting Estimates*

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments normally reflect management's knowledge and experience about past and current events and assumptions about future events.

Certain accounting estimates, if present, may be particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them could differ markedly from management's current judgments.

In connection with our audit, we considered the reasonableness of the accounting estimates used by management. The most sensitive accounting estimate(s) affecting the financial statements **included, as applicable**:

- Management's estimate of the useful lives of capital assets.
- Management's estimate of the liability for employee compensated absences.
- Management's estimate of the Net Other Post-Employment Benefits (OPEB) liability.
- Management's estimate of the Net Pension Liability.

If none of the above estimates or other sensitive estimates were applicable in the current year, this section should be read to indicate that no such significant accounting estimates were identified.

We evaluated the key factors and assumptions used by management to develop the estimate(s) and determined that they were reasonable in relation to the financial statements taken as a whole.

*Financial Statement Disclosures*

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the District's financial statements **included, as applicable**:

- Long-term liabilities related to bonds payable and debt service requirements.
- Litigation, claims, and assessments related to pending legal matters; and
- Pension and Other Post-Employment Benefit (OPEB) plan disclosures.

If no such disclosures were identified for the current year, this section should be read to indicate that we did not note any financial statement disclosures involving significant judgment or sensitivity.

**Circumstances Affecting the Auditor's Report**

Professional standards require us to communicate any circumstances that affect the form or content of our auditor's report. **If applicable**, such circumstances—such as a modification of opinion, an emphasis-of-matter or other-matter paragraph, or a reference to substantial doubt about the District's ability to continue as a going concern—are described in our auditor's report included in the District's financial report. If no such circumstances existed, this section should be read to indicate that our report was unmodified.

**Significant Difficulties Encountered during the Audit**

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

**Corrected Misstatements**

Professional standards require us to communicate all material misstatements identified and corrected during the audit. Management has corrected all misstatements that were identified as a result of our audit procedures. Any such audit adjustments, **if applicable**, are summarized in the accompanying schedule of journal entries. If none were identified, this section should be read to indicate that we did not note any misstatements that were material, individually or in the aggregate, to the financial statements taken as a whole.

**Disagreements with Management**

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the Districts's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

**Representations Requested from Management**

Professional standards require that we obtain certain written representations from management as part of our audit. We have received such representations in a letter. A copy of this letter is available for your review upon request.

### Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

### Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the District, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the District's auditors.

As noted previously in this letter, any current-year findings identified during our audit are communicated in our separate reports titled *Independent Auditor's Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards* and *Management Letter Pursuant to the Rules of the Auditor General of the State of Florida.* If no findings were identified, this section should be read to indicate that we did not note any additional significant matters or findings requiring communication to those charged with governance.

This report is intended solely for the information and use of the Board of Supervisors and management of the District and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

Grau & Associates

# CYPRESS SHADOWS
# COMMUNITY DEVELOPMENT DISTRICT
# LEE COUNTY, FLORIDA
# FINANCIAL REPORT
# FOR THE FISCAL YEAR ENDED
# SEPTEMBER 30, 2025

**CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT**
**LEE COUNTY, FLORIDA**

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# INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Cypress Shadows Community Development District
Lee County, Florida

## Report on the Audit of the Financial Statements

### *Opinions*

We have audited the accompanying financial statements of the governmental activities and each major fund of Cypress Shadows Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

### *Basis for Opinions*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### *Responsibilities of Management for the Financial Statements*

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### *Auditor's Responsibilities for the Audit of the Financial Statements*

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated May 7, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

May 7, 2026

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Cypress Shadows Community Development District, Lee County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of $5,224,014.
- The change in the District's total net position in comparison with the prior fiscal year was $145,968, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of $1,300,651, an increase of $174,022 in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service, and non-spendable for prepaid items and deposits, assigned to other reserves and the remainder is unassigned deficit fund balance.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other states and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and the debt service fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION
SEPTEMBER 30,

| | 2025 | 2024 |
|---|---|---|
| Assets, excluding capital assets | $ 1,345,677 | $ 1,175,245 |
| Capital assets | 7,297,806 | 7,428,700 |
| Total assets | 8,643,483 | 8,603,945 |
| Liabilities, excluding long-term liabilities | 124,016 | 129,764 |
| Long-term liabilities | 3,295,453 | 3,396,135 |
| Total liabilities | 3,419,469 | 3,525,899 |
| Net position | | |
| Net investment in capital assets | 4,002,353 | 4,032,565 |
| Restricted | 463,954 | 430,386 |
| Unrestricted | 757,707 | 615,095 |
| Total net position | $ 5,224,014 | $ 5,078,046 |

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

| | 2025 | 2024 |
|---|---|---|
| Revenues: | | |
| Program revenues | | |
| Charges for services | $ 1,276,749 | $ 1,076,377 |
| Operating grants and contributions | 20,565 | 22,600 |
| General revenues | 45,398 | 258,517 |
| Total revenues | 1,342,712 | 1,357,494 |
| Expenses: | | |
| General government | 188,613 | 231,541 |
| Maintenance and operation | 819,807 | 827,398 |
| Interest | 188,324 | 193,463 |
| Total expenses | 1,196,744 | 1,252,402 |
| Change in net position | 145,968 | 105,092 |
| Net position - beginning | 5,078,046 | 4,972,954 |
| Net position - ending | $ 5,224,014 | $ 5,078,046 |

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was $1,196,744. The costs of the District's activities were primarily financed by program revenues, which consists mainly of assessments. Remaining revenues for the current fiscal year were derived from interest income. The decrease in current fiscal year expenses is primarily attributable to reductions in professional fees, interest, and maintenance costs.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had $8,576,263 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of $1,278,457 has been taken, which resulted in a net book value of $7,297,806. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had $3,267,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Cypress Shadows Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

**CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT**
**LEE COUNTY, FLORIDA**
**STATEMENT OF NET POSITION**
**SEPTEMBER 30, 2025**

| | Governmental Activities |
|---|---|
| ASSETS | |
| Cash | $ 780,204 |
| Prepaids | 23,785 |
| Restricted assets: | |
| Investments | 541,688 |
| Capital assets: | |
| Non-depreciable assets | 4,832,005 |
| Depreciable, net | 2,465,801 |
| Total assets | 8,643,483 |
| | |
| LIABILITIES | |
| Accounts payable and accrued expenses | 45,026 |
| Accrued interest payable | 78,990 |
| Non-current liabilities: | |
| Due within one year | 102,000 |
| Due in more than one year | 3,193,453 |
| Total liabilities | 3,419,469 |
| | |
| NET POSITION | |
| Net investment in capital assets | 4,002,353 |
| Restricted for debt service | 463,954 |
| Unrestricted | 757,707 |
| Total net position | $ 5,224,014 |

See notes to the financial statements

**CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT**
**LEE COUNTY, FLORIDA**
**STATEMENT OF ACTIVITIES**
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

| Functions/Programs | Expenses | Program Revenues: Charges for Services | Program Revenues: Operating Grants and Contributions | Net (Expense) Revenue and Changes in Net Position: Governmental Activities |
|---|---|---|---|---|
| Primary government: | | | | |
| Governmental activities: | | | | |
| General government | $ 188,613 | $ 188,613 | $ - | $ - |
| Maintenance and operations | 819,807 | 786,127 | - | (33,680) |
| Interest on long-term debt | 188,324 | 302,009 | 20,565 | 134,250 |
| Total governmental activities | 1,196,744 | 1,276,749 | 20,565 | 100,570 |
| | | | | |
| General revenues: | | | | |
| Investment earnings | | | | 45,398 |
| Total general revenues | | | | 45,398 |
| Change in net position | | | | 145,968 |
| Net position - beginning | | | | 5,078,046 |
| Net position - ending | | | | $ 5,224,014 |

See notes to the financial statements

**CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT**
**LEE COUNTY, FLORIDA**
**BALANCE SHEET**
**SEPTEMBER 30, 2025**

| | Major Funds | | Total Governmental Funds |
|---|---|---|---|
| | General | Debt Service | |
| ASSETS | | | |
| Cash | $ 780,204 | $ - | $ 780,204 |
| Investments | - | 541,688 | 541,688 |
| Due from other funds | - | 1,256 | 1,256 |
| Prepaid items | 23,785 | - | 23,785 |
| Total assets | $ 803,989 | $ 542,944 | $ 1,346,933 |
| | | | |
| LIABILITIES AND FUND BALANCES | | | |
| Liabilities: | | | |
| Accounts payable and accrued liabilities | $ 45,026 | $ - | $ 45,026 |
| Due to other funds | 1,256 | - | 1,256 |
| Total liabilities | 46,282 | - | 46,282 |
| | | | |
| Fund balances: | | | |
| Nonspendable: | | | |
| Prepaid items | 23,785 | - | 23,785 |
| Restricted for: | | | |
| Debt service | - | 542,944 | 542,944 |
| Assigned to: | | | |
| Operating Reserve | 245,272 | - | 245,272 |
| Reserve | 544,366 | - | 544,366 |
| Unassigned | (55,716) | - | (55,716) |
| Total fund balances | 757,707 | 542,944 | 1,300,651 |
| | | | |
| Total liabilities and fund balances | $ 803,989 | $ 542,944 | $ 1,346,933 |

See notes to the financial statements

**CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT**
**LEE COUNTY, FLORIDA**
**RECONCILIATION OF THE BALANCE SHEET – GOVERNMENTAL FUNDS**
**TO THE STATEMENT OF NET POSITION**
**SEPTEMBER 30, 2025**

| | | |
|---|---|---|
| Total fund balance - governmental funds | | $ 1,300,651 |
| Amounts reported for governmental activities in the statement of net position are different because: | | |
| Capital assets used in governmental activities are not financial resources, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole. | | |
| Cost of capital assets | 8,576,263 | |
| Accumulated depreciation | (1,278,457) | 7,297,806 |
| Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements. | | |
| Accrued interest payable | (78,990) | |
| Bonds payable | (3,295,453) | (3,374,443) |
| Net position of governmental activities | | $ 5,224,014 |

See notes to the financial statements

**CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT**
**LEE COUNTY, FLORIDA**
**STATEMENT OF REVENUES, EXPENDITURES,**
**AND CHANGES IN FUND BALANCES**
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

| | Major Funds | | Total Governmental Funds |
|---|---|---|---|
| | General | Debt Service | |
| REVENUES | | | |
| Assessments | $ 974,740 | $ 302,009 | $ 1,276,749 |
| Interest income | 45,398 | 20,565 | 65,963 |
| Total revenues | 1,020,138 | 322,574 | 1,342,712 |
| EXPENDITURES | | | |
| Current: | | | |
| General government | 188,613 | - | 188,613 |
| Maintenance and operations | 688,913 | - | 688,913 |
| Debt Service: | | | |
| Principal | - | 99,000 | 99,000 |
| Interest | - | 192,164 | 192,164 |
| Total expenditures | 877,526 | 291,164 | 1,168,690 |
| Excess (deficiency) of revenues over (under) expenditures | 142,612 | 31,410 | 174,022 |
| Fund balances - beginning | 615,095 | 511,534 | 1,126,629 |
| Fund balances - ending | $ 757,707 | $ 542,944 | $ 1,300,651 |

See notes to the financial statements

**CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT**
**LEE COUNTY, FLORIDA**
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES**
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

| | | |
|---|---|---|
| Net change in fund balances - total governmental funds | $ | 174,022 |
| Amounts reported for governmental activities in the statement of activities are different because: | | |
| Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities. | | 1,682 |
| Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities. | | (130,894) |
| Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities. | | 99,000 |
| The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities, but not in the governmental fund financial statements. | | 2,158 |
| Change in net position of governmental activities | $ | 145,968 |

See notes to the financial statements

**CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT**
**LEE COUNTY, FLORIDA**
**NOTES TO FINANCIAL STATEMENTS**

## NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Cypress Shadows Community Development District ("District") was created effective September 21, 2006, by the Lee County Board of County Commissioners pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, under Lee County Ordinance 06-15. The Act provides, among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is comprised of five members. The Supervisors are elected by the qualified electors within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board (“GASB”) Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

**Government-Wide and Fund Financial Statements**
The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Measurement Focus, Basis of Accounting and Financial Statement Presentation**
The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments
Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports on the following major governmental funds:

General Fund
The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund
The debt service funds are used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District’s policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Assets, Liabilities and Net Position or Equity**

Restricted Assets
These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments
The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items
Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets
Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

| Assets | Years |
|---|---|
| Irrigation system | 25 |
| Landscaping and security | 25 |
| Roadways | 30 |

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue
Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations
In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources
In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position
In the fund financial statements, governmental funds report non-spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Other Disclosures

Use of Estimates
The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) Public hearings are conducted to obtain comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## NOTE 4 – DEPOSITS AND INVESTMENTS

### Deposits
The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

### Investments
The District's investments were held as follows at September 30, 2025:

| | Amortized Cost | Credit Risk | Maturities |
|---|---|---|---|
| First American Government Obligation Fund Class Y | $ 541,688 | S&P's AAAm | Weighted average of the fund portfolio: 45 Days |
| Total Investments | $ 541,688 | | |

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

**NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)**

**Investments (Continued)**
*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1: Investments* whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

**NOTE 5 – CAPITAL ASSETS**

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

| | Beginning Balance | Increases | Decreases | Ending Balance |
|---|---|---|---|---|
| Governmental activities | | | | |
| Capital assets, not being depreciated | | | | |
| Land improvements | $ 4,832,005 | $ - | $ - | $ 4,832,005 |
| Total capital assets, not being depreciated | 4,832,005 | - | - | 4,832,005 |
| Capital assets, being depreciated | | | | |
| Irrigation system | 393,557 | - | - | 393,557 |
| Landscaping and security | 519,277 | - | - | 519,277 |
| Roadways | 2,831,424 | - | - | 2,831,424 |
| Total capital assets, being depreciated | 3,744,258 | - | - | 3,744,258 |
| Less accumulated depreciation for: | | | | |
| Irrigation system | (169,227) | (15,742) | - | (184,969) |
| Landscaping and security | (223,288) | (20,771) | - | (244,059) |
| Roadways | (755,048) | (94,381) | - | (849,429) |
| Total accumulated depreciation | (1,147,563) | (130,894) | - | (1,278,457) |
| Total capital assets, being depreciated, net | 2,596,695 | (130,894) | - | 2,465,801 |
| Governmental activities capital assets, net | $ 7,428,700 | $ (130,894) | $ - | $ 7,297,806 |

Depreciation expense was charged to the maintenance and operations function.

**NOTE 6 – LONG-TERM LIABILITIES**

**Series 2012**

On December 21, 2012, the District issued $9,045,000 of Capital Improvement Revenue Bonds, Series 2012 consisting of $420,000 Term Bonds Series 2012A due on November 1, 2022 with a fixed interest rate of 5.25%, $785,000 Term Bonds Series 2012A due on November 1, 2032 with a fixed interest rate of 5.875%, $1,615,000 Term Bonds Series 2012A due on November 1, 2043 with a fixed interest rate of 6.375%, and $6,225,000 Term Bonds Series 2012B due on November 1, 2020 with a fixed interest rate of 6.35% The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2013, through November 1, 2043.

The Series 2012A Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2012B Bonds are not subject to optional redemption. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

**Series 2022**

On September 28, 2022, the District issued $1,070,000 of Capital Improvement Revenue Refunding Bonds, Series 2022 consisting of Term Bonds with maturity dates from November 1, 2032, to November 1, 2042, and a fixed interest rate of 5%. The Bonds were issued to currently refund all of the District's outstanding 2011 Bonds. Interest is to be paid semiannually on May 1 and November 1 and the principal is to be paid serially on each November 1, commencing on November 1, 2023, through November 1, 2042.

The Series 2022 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

**Long-term Debt Activity**

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

| | Beginning Balance | Additions | Reductions | Ending Balance | Due Within One Year |
|---|---|---|---|---|---|
| Governmental activities | | | | | |
| Bonds payable: | | | | | |
| Series 2012A | $ 2,325,000 | $ - | $ 65,000 | $ 2,260,000 | $ 68,000 |
| Series 2022 | 1,041,000 | - | 34,000 | 1,007,000 | 34,000 |
| Plus: original issue premium | 30,135 | - | 1,682 | 28,453 | - |
| Total | $ 3,396,135 | $ - | $ 100,682 | $ 3,295,453 | $ 102,000 |

**NOTE 6 – LONG-TERM LIABILITIES (Continued)**

**Long-term Debt Activity (Continued)**
At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

| Year ending | Governmental Activities | | |
|---|---|---|---|
| September 30: | Principal | Interest | Total |
| 2026 | $ 102,000 | $ 186,926 | $ 288,926 |
| 2027 | 107,000 | 181,480 | 288,480 |
| 2028 | 116,000 | 175,661 | 291,661 |
| 2029 | 121,000 | 169,263 | 290,263 |
| 2030 | 130,000 | 162,266 | 292,266 |
| 2031-2035 | 750,000 | 691,709 | 1,441,709 |
| 2036-2040 | 1,000,000 | 437,636 | 1,437,636 |
| 2041-2044 | 941,000 | 111,505 | 1,052,505 |
| Total | $ 3,267,000 | $ 2,116,446 | $ 5,383,446 |

**NOTE 7 - MANAGEMENT COMPANY**

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

**NOTE 8 - RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate some of the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT**
**LEE COUNTY, FLORIDA**
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN**
**FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND**
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

| | Budgeted Amounts Original & Final | Actual Amounts | Variance with Final Budget - Positive (Negative) |
|---|---|---|---|
| REVENUES | | | |
| Assessments | $ 969,487 | $ 974,740 | $ 5,253 |
| Interest earnings | - | 45,398 | 45,398 |
| Total revenues | 969,487 | 1,020,138 | 50,651 |
| EXPENDITURES | | | |
| Current: | | | |
| General government | 135,510 | 188,613 | (53,103) |
| Maintenance and operations | 723,977 | 688,913 | 35,064 |
| Capital outlay | 110,000 | - | 110,000 |
| Total expenditures | 969,487 | 877,526 | 91,961 |
| Excess (deficiency) of revenues over (under) expenditures | $ - | 142,612 | $ 142,612 |
| Fund balance - beginning | | 615,095 | |
| Fund balance - ending | | $ 757,707 | |

See notes to required supplementary information

**CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT**
**LEE COUNTY, FLORIDA**
**NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

# CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT
## LEE COUNTY, FLORIDA
## OTHER INFORMATION – DATA ELEMENTS
## REQUIRED BY FL STATUTE 218.39(3)(C)
## FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
## UNAUDITED

| Element | Comments |
|---|---|
| Number of District employees compensated in the last pay period of the District's fiscal year being reported. | N/A |
| Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported. | 5 |
| Employee compensation | $0 |
| Independent contractor compensation | $24,236 |
| Construction projects to begin on or after October 1; (>$65k) | N/A |
| Budget variance report | See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund |
| Non ad valorem special assessments; | |
| Special assessment rate | Operations and maintenance $1,578.01 - $2,367.02<br>Debt Service $486.76 - $1,040.00 |
| Special assessments collected | $1,276,749 |
| Outstanding Bonds: | |
| Series 2012, due November 1, 2043 | $2,260,000 |
| Series 2022, due November 1, 2042 | $1,007,000 |

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# INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Cypress Shadows Community Development District
Lee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Cypress Shadows Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated May 7, 2026.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

May 7, 2026

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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Cypress Shadows Community Development District
Lee County, Florida

We have examined Cypress Shadows Community Development District, Lee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Cypress Shadows Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

May 7, 2026

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**MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Cypress Shadows Community Development District
Lee County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Cypress Shadows Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated May 7, 2026.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 7, 2026, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

**I. Current year findings and recommendations.**
**II. Status of prior year findings and recommendations.**
**III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Cypress Shadows Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Cypress Shadows Community Development District, Lee County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

May 7, 2026

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

   There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.