Cypress Cove
Community Development District

www.cypresscovecdd.com

Septmember 1, 2026

GMS
Governmental
Management Services

Cypress Cove
Community Development District
Agenda

Seat 3: Maritza Abstencio – (C.)	
Seat 4: Jonathan Kraljic – (V.C.)	
Seat 5: Allan Wernikoff – (A.S.)	
Seat 1: Elza Lucius-Robinson – (A.S)	
Seat 2: Open Seat	

Tuesday
September 1, 2026
7:00p.m.

Governmental Management Services
5385 N. Nob Hill Road, Sunrise, Florida 33351
https://us02web.zoom.us/j/87589499342
1-305-224-1968 or 1-646-931-3860
Meeting I.D.: 875 8949 9342

1. Roll Call

2. Organizational Matters
   A. Consideration of Appointment of Supervisor(s) to Unexpired Term(s) of Office – Seat #2 (11/2026)

   B. Oath of Office for Newly Appointed Supervisor(s) **– Page 3**

   C. Electing Officer(s) – Resolution **– Page 4**

3. Approval of the Minutes of the August 4, 2026 Meeting **– Page 6**

4. Consideration of:
   A. Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2026 **– Page 12**

   B. Surveillance System Upgrades with Asap Gate Plus, LLC
      1) Front Gate Entrance Estimate #12973 **– Page 17**

      2) Back Gate Entrance Estimate #12974 **– Page 18**

5. Staff Reports
   A. Attorney

   B. Engineer – KCI Technologies, Inc. Updated Entrance Monument Re-Design Concepts **– Page 19**

   C. Manager – Update on Curb Installation Project Along Santa Monica Drive

6. Financial Reports
   A. Approval of Check Run Summary **– Page 38**

   B. Approval of Unaudited Financials **– Page 42**

7. Supervisors Requests and Audience Comments

8. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: http://www.cypresscovecdd.com

Oath of Office

I, _______________ a resident of the State of Florida and citizen of the United States of America, and being a Supervisor of the **Cypress Cove Community Development District** and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me in the office of Supervisor of the **Cypress Cove Community Development District, __________________, Florida**.

Signature ______________________________

Mailing Address ________________________

____

County of Residence: ____________________

Telephone #: ___________________________

E-mail: _______________________________

Date: ________________________________

Sworn to (or affirmed) before me this ______ day of ______________, by __________________________ whose signature appears hereinabove.

____
Notary Public State of Florida

____
Print Name

My Commission expires

Personally known _____ or produced identification ___________

Type of identification__________________

RESOLUTION 202___

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS COVE COMMUNITY DEVELOPMENT DISTRICT ELECTING OFFICERS OF THE CYPRESS COVE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO SECTION 190.006(6), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to the requirements of Section 190.006(6), *Florida Statutes*, the Board of Supervisors of the **Cypress Cove Community Development District** (the "Board") desires to elect the below recited persons to the offices specified.

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

Section 1. The following persons are elected to the Cypress Cove Community Development District offices below, to wit:

OFFICE	OFFICER	SEAT	SUPERVISOR TERM*
Chairman		GE Seat	Term Expires: 11-202
Vice Chairman		GE Seat	Term Expires: 11-202
Assistant Secretary		GE Seat	Term Expires: 11-202
Assistant Secretary		GE Seat	Term Expires: 11-202
Assistant Secretary		GE Seat	Term Expires: 11-202
Treasurer	Patti Powers	GMS - SF	N/A
Assistant Treasurer	Sharyn Henning	GMS - SF	N/A
Secretary	Paul Winkeljohn	GMS - SF	N/A
Assistant Secretary	____________	GMS - SF	N/A

* Denotes the term of the Supervisor for informational purposes, not the term of the District office. The election of officers may occur upon and at the discretion of the Board and shall occur as soon as practicable after each election or appointment to the Board. Section 190.006, *Florida Statutes*.

Section 2. All sections, or parts thereof, which conflict herewith, are, to the extent of such conflict, superseded and repealed. In the event that any portion of this Resolution is found to be unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.

Section 3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE CYPRESS COVE COMMUNITY DEVELOPMENT DISTRICT, THIS ___DAY OF _______________, 2026.

CYPRESS COVE COMMUNITY DEVELOPMENT DISTRICT

____

Print name:____________________________

Chairman / Vice Chairman

____

Print name:____________________________

Secretary / Assistant Secretary

MINUTES OF MEETING
CYPRESS COVE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Cypress Cove Community Development District was held on Tuesday, August 4, 2026, at 7:00 p.m. at 5385 N. Nob Hill Road, Sunrise, Florida.

Present and constituting a quorum were:

Maritza Abstencio	Chairperson
Jonathan Kraljic	Vice Chairperson
Allan Wernikoff	Assistant Secretary
Elza Lucius-Robinson	Assistant Secretary (by phone)

Also present were:

Patrick Burgess	District Manager
Liza Smoker	District Counsel
Jonathan Geiger	District Engineer
Julio Tejeda	South Florida Water Management District
Stanley Hinde	KCI (by phone)
James Wang	KCI (by phone)
Michael Miller	Guest (by phone)
Several Residents	(by phone)

FIRST ORDER OF BUSINESS — Roll Call

Mr. Burgess called the meeting to order and called the roll.

SECOND ORDER OR BUSINESS — Organizational Matters

A. Consideration of Appointment of Supervisor(s) to Unexpired Term(s) of Office – Seat #2 (11/2026)

B. Oath of Office for Newly Appointed Supervisor(s)

C. Electing Officer(s) - Resolution

Mr. Burgess asked the Board if they had anyone they wished to appoint to the unexpired term of office for seat #2. The Board had no one to appoint at this time. Mr. Burgess stated items B and C would be tabled to the next meeting.

THIRD ORDER OR BUSINESS — Approval of the Minutes of the July 7, 2026 Meeting

Mr. Burgess presented the minutes from the July 7, 2026 meeting stating the minutes were included in the agenda on page 5. He then asked for any additions, deletions or corrections, and upon hearing none asked for a motion to approve the minutes.

> On MOTION by Ms. Abstencio seconded by Mr. Kraljic with all in favor, the Minutes of the July 7, 2026 Meeting were approved.

FOURTH ORDER OR BUSINESS — Public Hearing to Adopt the Fiscal Year 2027 Budget

A. Motion to Open the Public Hearing

Mr. Burgess presented item No. 3, public hearing to adopt the fiscal year 2027 budget and stated this item was included in the agenda on page 10. He then asked for a motion to open the public hearing.

> On MOTION by Ms. Abstencio seconded by Mr. Kraljic with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

C. Consideration of Resolution #2026-04 Annual Appropriation Resolution

Mr. Burgess then asked if anyone from the general public had any questions or wished to make any comments. There were no comments at this this time. Mr. Burgess then indicated he would move to item C, consideration of resolution #2026-04 annual appropriation resolution and stated this resolution was included in the agenda and would officially adopt the proposed fiscal year 2027 budget. He then gave a brief explanation of the resolution along with the budget, and asked for any questions or comments from the Board. Hearing no questions Mr. Burgess asked for a motion to adopt the resolution.

> On MOTION by Ms. Abstencio seconded by Mr. Kraljic with all in favor, Resolution #2026-04 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2026-05 Levy of Non Ad Valorem Assessments

Mr. Burgess presented resolution #2026-05 the levy of the Non Ad Valorem Assessments and gave a brief explanation of this item. He then asked for any comments or questions, and upon hearing none, asked for a motion to adopt the resolution.

> On MOTION by Ms. Abstencio seconded by Mr. Kraljic with all in favor, Resolution #2026-05 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Burgess then asked for a motion to close the public hearing.

> On MOTION by Mr. Kraljic seconded by Ms. Abstencio with all in favor, closing the Public Hearing was approved.

FIFTH ORDER OR BUSINESS — Consideration of Amendment for Landscape Maintenance Service Proposal with Just Call James, Inc.

Mr. Burgess presented item No. 4, consideration of amendment for landscape maintenance service proposal with Just Call James and indicated this was included in the agenda on page 32. Mr. Burgess gave a brief explanation relating to the adjusted scope of work and landscaper's responsibilities which were previously discussed at the last meeting.

(*At this point a discussion was held among the Board members and Mr. Burgess relating to this item)*

Mr. Burgess then asked for any further questions or comments, and upon hearing none he asked for a motion to approve the amended proposal with Just Call James in the amount of $58,400.

> On MOTION by Mr. Kraljic seconded by Ms. Abstencio with all in favor, accepting the amended landscape maintenance service proposal from Just Call James, Inc. in the amount of $58,400 was approved.

SIXTH ORDER OF BUSINESS Staff Reports

Mr. Burgess moved on to staff reports and asked Ms. Smoker for her report.

A. Attorney

Ms. Smoker stated she had no report at this time other than to remind to complete their 4 hours of ethics training by December 31, 2026.

B. Engineer

Mr. Burgess moved on to the engineer and asked Mr. Geiger for his report.

Mr. Geiger gave a brief update on the Broward County surface water renewal permit stating they were currently in the middle of inspection and they were hoping to get that done soon. He also stated he did not have any update on the Santa Monica curbing project. Mr. Burgess stated it was currently in for permitting. Mr. Geiger stated he would be assisting GMS on anything they might need and had already provided as-builts for 18th Street and Santa Monica for markup. He also indicated the main thing on the project was the concept design and stated his landscape architects, Stan Hinde and James Wang were on the phone to go over the different options and answer any questions the Board may have.

Mr. Hinde from KCI then gave a short slide presentation relating to the concept design which was also provided as a hard copy handout to the Board at this meeting.

(*At this point a discussion was held among the Board members, Mr. Hinde, Mr. Geiger and Mr. Burgess relating to this item)(Mr. Hinde stated he would provide updated monument renderings for the next Board meeting)*

C. Manager

1) July 20, 2026 Lake Report from Southeast Land and Water Management

Mr. Burgess presented the July 20, 2026 lake report from Southeast Land and Water Management and stated this was included in the agenda starting on page 36. He then gave a brief explanation relating to the water inspection report.

2) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Mr. Burgess presented the proposed fiscal year 2027 meeting schedule and stated this was included in the agenda on page 40 under item #C2. He then gave a brief summary of the meeting dates and asked the Board if there were any conflicts or discussion. Upon hearing none, he asked for a motion to approve the meeting schedule.

> On MOTION by Mr. Wernikoff seconded by Ms. Abstencio with all in favor, accepting the proposed Fiscal Year 2027 Meeting Schedule was approved.

3) Form 1 Financial Disclosure Due July 1, 2026 – *everyone has filed*
4) Reminder to Complete Annual Ethics Training by December 31, 2026

Mr. Burgess moved to Form 1 financial disclosure due by July 1, 2026 and stated everyone had filed their forms. He also reminded the Board to complete their 4 hours of ethics training by December 31, 2026. Mr. Burgess also stated there was one dead island palm on the corner of Rock Island and Royal Palm which he was not recommending to replace it but, they could have that flush cut once the Board decides on the landscape enhancements of the monuments and they could take care of it then.

(At this point a discussion was held among the Board members and Mr. Burgess relating to this item)(The Board agreed to have the island palm flush cut and removed)(There was also discussion relating to a solicitation letter to the residents to see if anyone would be interested in being a Board member. The Board appointed Ms. Abstencio as Board liaison to work with Mr. Burgess to finalize a draft solicitation letter to the residents)

> On MOTION by Mr. Kraljic seconded by Ms. Abstencio with all in favor, appointing Maritza Abstencio as liaison to work with District staff to finalize a solicitation letter to send to the residents was approved.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary
B. Approval of Unaudited Financials

Mr. Burgess presented the check run summary starting on page 42, and the unaudited financials started on page 46. He then asked for any comments or questions, and upon not hearing any, asked for a motion to accept the financial reports.

> On MOTION by Ms. Abstencio seconded by Mr. Kraljic with all in favor, the Check Run Summary and the Unaudited Financials were approved.

EIGHTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Burgess asked if there were any audience comments. There were no comments at this time. Mr. Burgess then asked the Board for any comments or requests. There were no comments from the Board.

NINTH ORDER OF BUSINESS Adjournment

Mr. Burgess then asked for a motion to adjourn the meeting.

> On MOTION by Ms. Abstencio seconded by Mr. Wernikoff with all in favor, the meeting was adjourned.

______________________________	______________________________
Secretary / Assistant Secretary	Chairman / Vice Chairman

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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July 30, 2026

Board of Supervisors
Cypress Cove Community Development District
5385 N. Nob Hill Road
Sunrise, FL 33351

We are pleased to confirm our understanding of the services we are to provide Cypress Cove Community Development District, City of Margate, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Cypress Cove Community Development District as of and for the fiscal year ended September 30, 2026, In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, 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. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 will 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.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis
2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements. We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-SF LLC - 5385 N Nob Hill Road Sunrise, FL 33351 - TELEPHONE: 954-721-8681 - RECORDREQUEST@GMSSFL.COM

Our fee for these services will not exceed $3,700 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Cypress Cove Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

____
Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Cypress Cove Community Development District.

By: ______________________________

Title: ______________________________

Date: ______________________________

FICPA
Florida Institute of Certified Public Accountants

AICPA Peer Review Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

ASAP Gate Plus, LLC
13762 W State Road 84 Ste 406
Davie, FL 33325-5305 USA
(954) 538-3626
accounting@asapgateplus.com
www.asapgateplus.com

Estimate

ADDRESS	SHIP TO		
Cypress Cove CDD GMS 5385 N. Nob Hill Rd Sunrise, FL 33351	Cypress Cove CDD Cypress Cove HOA 1901 Seville Street Margate, FL Margate, FL	ESTIMATE DATE EXPIRATION DATE	12973 08/11/2026 09/11/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Upgrade existing surveillance system at front main entrance			
	16Ch NVR IQ recorder with up to 4k recording resolution, dual NIC cards, Dual Bay, remote access via smart device or pc.	1	456.00	456.00T
	4TB HDD storage memory surveillance quality	1	308.80	308.80T
	8 Port POE gigabit switch	1	96.00	96.00T
	Bullet camera gen5 4k, 2.8mm fixed lens, light hunter full color night vision, weather resistant	3	344.00	1,032.00T
	Bullet back boxes	3	24.00	72.00T
	LPR camera captures plates up to 45mph, 1080p 4mp, 8mm~32mm lens. weather resistant, day and night capture view	1	1,280.00	1,280.00T
	LPR back box	1	28.00	28.00T
	Cat6e direct burial cable reel including all connectors	1	450.00	450.00T
	Cable run labor	4	250.00	1,000.00T
	Camera mount and configure	4	85.00	340.00T
	NVR install labor	1	350.00	350.00T

FRONT MAIN GATE ENTRANCE

SUBTOTAL	5,412.80
TAX	0.00
TOTAL	**$5,412.80**

Accepted By

Accepted Date

ASAP Gate Plus, LLC

13762 W State Road 84 Ste 406
Davie, FL 33325-5305 USA
(954) 538-3626
accounting@asapgateplus.com
www.asapgateplus.com

Estimate

ADDRESS	SHIP TO		
Cypress Cove CDD GMS 5385 N. Nob Hill Rd Sunrise, FL 33351	Cypress Cove CDD Cypress Cove HOA 1901 Seville Street Margate, FL Margate, FL	ESTIMATE DATE EXPIRATION DATE	12974 08/11/2026 09/11/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Upgrade existing surveillance system at back gate entrance			
	16Ch NVR IQ recorder with up to 4k recording resolution, dual NIC cards, Dual Bay, remote access via smart device or pc.	1	456.00	456.00T
	4TB HDD storage memory surveillance quality	1	308.80	308.80T
	8 Port POE gigabit switch	1	96.00	96.00T
	Bullet camera gen5 4k, 2.8mm fixed lens, light hunter full color night vision, weather resistant	5	344.00	1,720.00T
	Bullet back boxes	5	24.00	120.00T
	LPR camera captures plates up to 45mph, 1080p 4mp, 8mm~32mm lens. weather resistant, day and night capture view	1	1,280.00	1,280.00T
	LPR back box	1	28.00	28.00T
	Cat6e direct burial cable reel including all connectors	1	450.00	450.00T
	Cable run labor	6	250.00	1,500.00T
	Camera mount and configure	6	85.00	510.00T
	NVR install labor	1	350.00	350.00T

BACK GATE ENTRANCE

SUBTOTAL	6,818.80
TAX	0.00
TOTAL	**$6,818.80**

Accepted By

Accepted Date

CYPRESS COVE CDD

MONUMENT REFURBISHMENT PROJECT

MARGATE, FLORIDA

RISE TO THE **CHALLENGE**

ISO 9001:2015 Certified | Employee-owned Since 1988

MONUMENT REFURBISHMENT PROJECT

Disclaimer: These concepts are prepared for illustrative purposes only and are subject to final design, engineering and local permitting. Final design may change without notice.

EXISTING CONDITIONS

KCI

OPTION ONE – PAINT RESURFACING
(INCLUDES PAINT, NEW LETTERING AND MEDALLION)

OPTION ONE – PAINT RESURFACING
(INCLUDES PAINT, NEW LETTERING AND MEDALLION)

KCI

OPTION ONE – MATERIAL BOARD
(INCLUDES PAINT, NEW LETTERING AND MEDALLION)

BLACK LETTERING

NATURAL LINEN | SW 9109

LANDSCAPE FLOOD LIGHTING

KCI

OPTION ONE – PERIMETER COLUMNS

(INCLUDES PAINT, NEW LETTERING AND MEDALLION)

COLUMN BODY | SW 9109

CAP + BASE TRIM | SW 6258

MEDALLION | FINISH TO MATCH ENTRY MONUMENT LETTERING

KCI

OPTION TWO – TILE RESURFACING

(INCLUDES TRAVERTINE TILES, BACK-LIT LETTERING, PAINT AND MEDALLION)

OPTION TWO – TILE RESURFACING

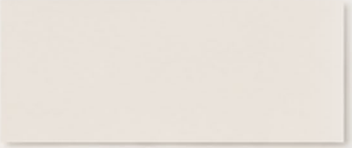
(INCLUDES TRAVERTINE TILES, BACK-LIT LETTERING, PAINT AND MEDALLION)

OPTION TWO – MATERIAL BOARD

(INCLUDES TRAVERTINE TILES, BACK-LIT LETTERING, PAINT AND MEDALLION)

12 X 12 TRAVETINE TILE

NATURAL LINEN | SW 9109



BLACK BACK-LIT LETTERING

KCI

OPTION TWO – PERIMETER COLUMNS

(INCLUDES TRAVERTINE TILES, BACK-LIT LETTERING, PAINT AND MEDALLION)

COLUMN BODY
12 X 12 TRAVETINE TILE

COLUMN CAP
SW 7069 | IRON ORE

BASE TRIM
SW 6258 | TRICORN BLACK

MEDALLION | FINISH TO MATCH
ENTRY MONUMENT LETTERING

OPTION THREE – STONE FACADE

(INCLUDES MONUMENT REWORK, FLAGSTONE VENEER, LIGHTING AND PAINT)

OPTION THREE – STONE FACADE

(INCLUDES MONUMENT REWORK, FLAGSTONE VENEER, LIGHTING AND PAINT)

OPTION THREE – MATERIAL BOARD

(INCLUDES MONUMENT REWORK, FLAGSTONE VENEER, LIGHTING AND PAINT)

BLACK LETTERING

LEDGESTONE VENEER

COCOA WHIP | SW 9084

KCI

OPTION THREE – PERIMETER COLUMNS
(INCLUDES MONUMENT REWORK, FLAGSTONE VENEER, LIGHTING AND PAINT)

LEDGESTONE VENEER

COLUMN CAP
COCOA WHIP | SW 9084

BASE TRIM
COCOA WHIP | SW 9084

KCI

FINAL CONCEPT
(INCLUDES MONUMENT REWORK, FLAGSTONE VENEER, LIGHTING AND PAINT)

FINAL CONCEPT

(INCLUDES MONUMENT REWORK, FLAGSTONE VENEER, LIGHTING AND PAINT)

FINAL CONCEPT– MATERIAL BOARD

(INCLUDES MONUMENT REWORK, FLAGSTONE VENEER, LIGHTING AND PAINT)

TRAVERTINE TILE | FRENCH PATTERN

BACKLIT BLACK LETTERING

MANOR HOUSE | SW 7505

KCI

THANK YOU – Q & A

Disclaimer: These concepts are prepared for illustrative purposes only and are subject to final design, engineering and local permitting. Final design may change without notice.

KCI

Cypress Cove

COMMUNITY DEVELOPMENT DISTRICT

Check Register

Fiscal Year 2026

Date:	Check #:	Amount:
Jul 2026	Check# 401 - 407	$20,887.84
	ACH Utilities	$1,250.46
	TOTAL	**$22,138.30**

*** CHECK DATES 07/01/2026 - 07/31/2026 *** CYPRESS COVE - GF

BANK B CYPRESS COVE - GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/24/26	00005	5/31/26	198966	202605	310-51300-31500			*	1,977.50		
			MAY 26 - GENERAL COUNSEL								
		6/30/26	199544	202606	310-51300-31500			*	1,240.00		
			JUN 26 - GENERAL COUNSEL								
							BILLING COCHRAN, P.A.			3,217.50	000401
7/24/26	00048	6/09/26	JUL26-10	202607	320-54100-34000			*	124.90		
			FRNT GT CABLE 07/13-08/12								
		6/28/26	JUL26-04	202607	320-54100-34000			*	124.90		
			REAR GT CABLE 07/08-08/07								
							COMCAST			249.80	000402
7/24/26	00017	7/01/26	161	202607	320-54100-33000			*	574.17		
			JUL 26 - FIELD MANAGEMENT								
		7/01/26	162	202607	310-51300-34000			*	1,549.92		
			JUL 26 - MGMT FEES								
		7/01/26	162	202607	310-51300-35100			*	92.75		
			JUL 26 - WEBSITE ADMIN								
		7/01/26	162	202607	310-51300-51000			*	10.60		
			JUL 26 - OFFICE SUPPLIES								
		7/01/26	162	202607	310-51300-42000			*	5.18		
			JUL 26 - POSTAGE								
		7/01/26	162	202607	310-51300-42500			*	1.95		
			JUL 26 - COPIES								
							GMS - SO FLORIDA, LLC			2,234.57	000403
7/24/26	00050	7/04/26	5663	202607	320-54100-46200			*	4,444.44		
			JUL 26 - LANDSCAPE MAINT								
							JUST CALL JAMES, INC.			4,444.44	000404
7/24/26	00035	7/07/26	ARIV1068	202606	310-51300-31100			*	5,732.50		
			JUN 26 - ENGINEERING SVCS								
		7/08/26	ARIV1068	202606	310-51300-31500			*	2,350.00		
			JUN 26 - ENGINEERING SVCS								
							KCI TECHNOLOGIES, INC.			8,082.50	000405
7/24/26	00054	7/14/26	2210	202607	320-54100-46800			*	575.00		
			JUL 26 - LAKE MAINTENANCE								
							SOUTHEAST LAND AND WATER			575.00	000406
7/24/26	00020	7/24/26	TAX REC	202607	300-20700-10000			*	2,084.03		
			XFR TAX RECEIPTS								
							CYPRESS COVE CDD C/O US BANK			2,084.03	000407

TOTAL FOR BANK B 20,887.84

CCOV CYPRESS COVE SNEEROOA

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
							TOTAL FOR REGISTER		20,887.84		

*** CHECK DATES 07/01/2026 - 07/31/2026 *** CYPRESS COVE - GF
BANK Z CYPRESS COVE AUTOPY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/31/26	00049	6/22/26	33014544	202607	320-54100-41000		*	185.00		
			JUL 26 - INTERNET SVC							
		6/22/26	33014544	202607	320-54100-41000		*	38.50		
			JUL 26 - PHONE SVC							
						AT&T (AUTOPAY)			223.50	030043
7/31/26	00007	6/22/26	22331-83	202606	320-54100-43000		*	88.78		
			WALL LIGHTS-(05/23-06/22)							
		6/22/26	73212-04	202606	320-54100-43000		*	38.99		
			GATE LIGHTS-(05/23-06/22)							
		6/29/26	42952-75	202606	320-54100-43000		*	899.19		
			STREETLIGHTS- 05/30-06/29							
						FPL			1,026.96	030044

TOTAL FOR BANK Z	1,250.46
TOTAL FOR REGISTER	1,250.46

Cypress Cove

Community Development District

Unaudited Financial Reporting

July 31, 2026

Table of Contents

Cypress Cove

Community Development District

Combined Balance Sheet

July 31, 2026

	General Fund	Capital Reserve Fund	Debt Service Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account-South State	$ 64,903	$ -	$ -	$ 64,903
Due from General Fund	-	-	1,649	1,649
Investments:				
State Board of Administration (SBA)	202,564	303,615	-	506,179
Series 2023				
Revenue	-	-	95,005	95,005
Prepayment	-	-	1,041	1,041
Total Assets	**$ 267,467**	**$ 303,615**	**$ 97,695**	**$ 668,777**
Liabilities:				
Accounts Payable	$ 1,050	$ -	$ -	$ 1,050
Due to Debt Service	1,649	-	-	1,649
Total Liabilites	**$ 2,699**	**$ -**	**$ -**	**$ 2,699**
Fund Balance:				
Restricted for:				
Debt Service - Series 2023	$ -	$ -	$ 97,695	$ 97,695
Assigned for:				
Capital Reserves	40,000	303,615	-	343,615
Emergency Reserves	60,000	-	-	60,000
Unassigned	164,769	-	-	164,769
Total Fund Balances	**$ 264,769**	**$ 303,615**	**$ 97,695**	**$ 666,078**
Total Liabilities & Fund Balance	$ 267,467	$ 303,615	$ 97,695	$ 668,777

Cypress Cove

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 481,076	$ 481,076	$ 452,084	$ (28,993)
Interest Income	6,000	5,000	7,196	2,196
Total Revenues	**$ 487,076**	**$ 486,076**	**$ 459,280**	**$ (26,796)**
Expenditures:				
General & Administrative:				
Engineering	$ 15,000	$ 12,500	$ 28,811	$ (16,311)
Attorney	30,000	25,000	20,885	4,115
Annual Audit	3,600	3,600	3,600	-
Management Fees	18,599	15,499	15,499	(0)
Website Maintenance	1,113	928	928	-
Trustee Fees	4,434	4,434	4,041	394
Telephone	100	83	-	83
Postage & Delivery	250	208	321	(113)
Printing & Binding	1,200	1,000	226	774
Insurance General Liability	8,918	8,918	7,932	986
Legal Advertising	1,000	833	487	346
Other Current Charges	1,000	833	1,469	(636)
Office Supplies	250	208	76	132
Property Appraiser	400	400	400	-
Dues, Licenses & Subscriptions	175	175	175	-
First Quarter Operating Capital	85,000	-	-	-
Total General & Administrative	**$ 171,039**	**$ 74,621**	**$ 84,850**	**$ (10,230)**
Operations & Maintenance				
Field Expenditures				
Field Management	$ 6,890	$ 5,742	$ 5,742	$ 0
Gate Maintenance	15,500	12,917	4,365	8,551
Cable	4,800	4,000	2,498	1,502
Phone	3,000	2,500	2,236	264
Electric	12,500	10,417	10,378	38
Lake Maintenance	7,500	6,250	5,750	500
Landscape Maintenance	56,000	46,667	44,444	2,223
Landscape - Other	10,000	8,333	8,710	(377)
Irrigation Repairs	10,000	8,333	3,550	4,783
Stormwater Drainage Maintenance	10,000	8,333	4,250	4,083
Repairs & Maintenance	12,000	10,000	-	10,000
Janitorial / Porter Services	7,500	6,250	4,500	1,750
Pressure Cleaning	10,000	7,000	7,000	-
Contingency	5,347	4,456	1,400	3,056
Capital Reserves	20,000	20,000	-	20,000
Emergency Reserves	20,000	20,000	-	20,000
Subtotal Field Expenditures	**$ 211,037**	**$ 181,197**	**$ 104,823**	**$ 76,374**
Total Expenditures	**$ 382,076**	**$ 255,818**	**$ 189,674**	**$ 66,144**
Excess (Deficiency) of Revenues over Expenditures	$ 105,000	$ 230,258	$ 269,606	$ 39,348
Other Financing Sources/(Uses):				
Transfer in/(Out)	$ (105,000)	$ (105,000)	$ (105,000)	$ -
Total Other Financing Sources/(Uses)	**$ (105,000)**	**$ (105,000)**	**$ (105,000)**	**$ -**
Net Change in Fund Balance	**$ -**	**$ 125,258**	**$ 164,606**	**$ 39,348**
Fund Balance - Beginning	$ -		$ 100,162	
Fund Balance - Ending	$ -		$ 264,769	

Cypress Cove

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
Revenues				
Interest Income	$ -	$ -	$ 7,766	$ 7,766
Total Revenues	**$ -**	**$ -**	**$ 7,766**	**$ 7,766**
Expenditures:				
Sidewalk Repairs	$ 40,000	$ -	$ -	$ -
Monument Repairs	70,000	-	-	-
Landscaping - Entrance Enhancement	50,000	-	-	-
Other Current Charges	500	-	-	-
Total Expenditures	**$ 160,500**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditur	**$ (160,500)**	**$ -**	**$ 7,766**	**$ 7,766**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ 105,000	$ 105,000	$ 105,000	$ -
Total Other Financing Sources (Uses)	**$ 105,000**	**$ 105,000**	**$ 105,000**	**$ -**
Net Change in Fund Balance	**$ (55,500)**	**$ 105,000**	**$ 112,766**	**$ 7,766**
Fund Balance - Beginning	$ 190,000		$ 190,849	
Fund Balance - Ending	$ 134,500		$ 303,615	

Cypress Cove

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 160,389	$ 160,389	$ 150,464	$ (9,925)
Interest Income	1,500	1,250	4,134	2,884
Total Revenues	**$ 161,889**	**$ 161,639**	**$ 154,598**	**$ (7,041)**
Expenditures:				
Interest - 11/1	$ 41,949	$ 41,949	$ 41,949	$ -
Special Call - 11/1	-	-	545,000	(545,000)
Interest - 5/1	41,949	41,949	29,033	12,917
Principal - 5/1	75,000	75,000	50,000	25,000
Total Expenditures	**$ 158,898**	**$ 158,898**	**$ 665,982**	**$ (507,084)**
Excess (Deficiency) of Revenues over Expenditur	$ 2,991	$ 2,741	$ (511,383)	$ (514,125)
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ 546,041	$ 546,041
Total Other Financing Sources/(Uses)	$ -	$ -	$ 546,041	$ 546,041
Net Change in Fund Balance	**$ 2,991**	**$ 2,741**	**$ 34,657**	**$ 31,916**
Fund Balance - Beginning	$ 59,392		$ 63,037	
Fund Balance - Ending	$ 62,383		$ 97,695	

Cypress Cove

Community Development District

Capital Projects Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues				
Interest Income	$ -	$ -	$ 2,221	$ 2,221
Total Revenues	**$ -**	**$ -**	**$ 2,221**	**$ 2,221**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditur	**$ -**	**$ -**	**$ 2,221**	**$ 2,221**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ (546,041)	$ (546,041)
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ (546,041)**	**$ (546,041)**
Net Change in Fund Balance	**$ -**	**$ -**	**$ (543,820)**	**$ (543,820)**
Fund Balance - Beginning	$ -		$ 543,820	
Fund Balance - Ending	$ -		$ -	

Cypress Cove
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	$ -	$ 21,635	$ 377,011	$ 14,836	$ 5,365	$ 5,312	$ 16,659	$ -	$ 6,251	$ 5,015	$ -	$ -	$ 452,084
Interest Income	250	155	349	1,002	1,124	1,168	881	907	701	658	-	-	7,196
Total Revenues	**$ 250**	**$ 21,791**	**$ 377,360**	**$ 15,837**	**$ 6,489**	**$ 6,480**	**$ 17,541**	**$ 907**	**$ 6,951**	**$ 5,673**	**$ -**	**$ -**	**$ 459,280**
Expenditures:													
General & Administrative:													
Engineering	$ 4,520	$ 2,498	$ -	$ 3,000	$ 463	$ 4,195	$ 3,316	$ 5,088	$ 5,733	$ -	$ -	$ -	$ 28,811
Attorney	5,013	2,075	1,213	1,170	983	2,493	2,373	1,978	3,590	-	-	-	20,885
Annual Audit	-	-	-	3,600	-	-	-	-	-	-	-	-	3,600
Management Fees	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	-	-	15,499
Website Maintenance	93	93	93	93	93	93	93	93	93	93	-	-	928
Trustee Fees	-	-	-	-	-	-	4,041	-	-	-	-	-	4,041
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	19	5	2	107	5	155	6	11	6	5	-	-	321
Printing & Binding	30	51	12	-	0	102	3	5	20	2	-	-	226
Insurance General Liability	7,932	-	-	-	-	-	-	-	-	-	-	-	7,932
Legal Advertising	-	-	-	-	-	-	-	-	487	-	-	-	487
Other Current Charges	117	617	97	55	72	95	96	96	100	124	-	-	1,469
Office Supplies	16	13	13	-	-	13	-	-	11	11	-	-	76
Property Appraiser	-	-	400	-	-	-	-	-	-	-	-	-	400
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
First Quarter Operating Capital	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative	**$ 19,464**	**$ 6,901**	**$ 3,379**	**$ 9,575**	**$ 3,165**	**$ 8,696**	**$ 11,477**	**$ 8,820**	**$ 11,589**	**$ 1,784**	**$ -**	**$ -**	**$ 84,850**

Cypress Cove

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Field Management	$ 574	$ 574	$ 574	$ 574	$ 574	$ 574	$ 574	$ 574	$ 574	$ 574	$ -	$ -	$ 5,742
Gate Maintenance	768	1,297	380	507	95	95	497	583	144	-	-	-	4,365
Cable	250	250	250	250	250	250	250	250	250	250	-	-	2,498
Phone	223	224	224	224	224	224	224	224	224	224	-	-	2,236
Electric	1,041	1,035	1,050	1,074	1,043	1,032	1,012	1,014	1,027	1,050	-	-	10,378
Lake Maintenance	575	575	575	575	575	575	575	575	575	575	-	-	5,750
Landscape Maintenance	4,444	4,444	4,444	4,444	4,444	4,444	4,444	4,444	4,444	4,444	-	-	44,444
Landscape - Other	-	-	-	260	-	1,500	1,100	5,850	-	-	-	-	8,710
Irrigation Repairs	-	1,700	1,500	-	-	350	-	-	-	-	-	-	3,550
Stormwater Drainage Maintenance	-	-	-	-	4,250	-	-	-	-	-	-	-	4,250
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial / Porter Services	600	-	600	750	600	600	-	1,350	-	-	-	-	4,500
Pressure Cleaning	-	-	7,000	-	-	-	-	-	-	-	-	-	7,000
Contingency	1,400	-	-	-	-	-	-	-	-	-	-	-	1,400
Capital Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Emergency Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	**$ 9,875**	**$ 10,100**	**$ 16,597**	**$ 8,658**	**$ 12,055**	**$ 9,644**	**$ 8,676**	**$ 14,864**	**$ 7,238**	**$ 7,117**	**$ -**	**$ -**	**$ 104,823**
Total Expenditures	**$ 29,339**	**$ 17,001**	**$ 19,975**	**$ 18,233**	**$ 15,220**	**$ 18,340**	**$ 20,153**	**$ 23,684**	**$ 18,827**	**$ 8,901**	**$ -**	**$ -**	**$ 189,674**
Excess (Deficiency) of Revenues over Exper	$ (29,089)	$ 4,790	$ 357,384	$ (2,396)	$ (8,731)	$ (11,859)	$ (2,613)	$ (22,777)	$ (11,875)	$ (3,228)	$ -	$ -	$ 269,606
Other Financing Sources/Uses:													
Transfer In/(Out)	$ -	$ -	$ -	$ -	$ -	$ (105,000)	$ -	$ -	$ -	$ -	$ -	$ -	$ (105,000)
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (105,000)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (105,000)**
Net Change in Fund Balance	**$ (29,089)**	**$ 4,790**	**$ 357,384**	**$ (2,396)**	**$ (8,731)**	**$ (116,859)**	**$ (2,613)**	**$ (22,777)**	**$ (11,875)**	**$ (3,228)**	**$ -**	**$ -**	**$ 164,606**

Cypress Cove

Community Development District

Long Term Debt Report

Special Assessment Bonds		
Series 2023		
Original Bond Issue Amount:		$1,910,000
Interest Rate:	4.74%	
Maturity Date:	May 1, 2041	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$0	
Reserve Fund Balance	$0	
Bonds Outstanding - 4/6/2023		$1,910,000
Less: Principal Payment - 5/1/24		($70,000)
Less: Principal Payment - 5/1/25		($70,000)
Less: Special Call - 11/1/25		($545,000)
Less: Principal Payment - 5/1/26		($50,000)
Current Bonds Outstanding		**$1,175,000**

Cypress Cove

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts - Broward County

Fiscal Year 2026

ON ROLL ASSESSMENTS				Gross Assessments	$ 511,783	$ 170,627	$ 682,410
				Net Assessments	$ 481,076	$ 160,389	$ 641,466
				allocation in %	75%	25%	100%

Date	*Gross Amount*	*Discount/ (Penalty)*	*Commission*	*Interest*	*Net Receipts*	*O&M Portion*	*2023 Debt Service*	*Total*
11/21/25	$ 30,374	$ 1,234	$ 291	$ -	$ 28,848	$ 21,635	$ 7,213	$ 28,848
12/05/25	64,675	2,587	621	-	61,467	46,098	15,369	61,467
12/19/25	464,183	18,489	4,457	-	441,238	330,913	110,325	441,238
01/02/26	9,006	253	88	-	8,665	6,499	2,167	8,665
01/16/26	11,071	315	108	-	10,649	7,986	2,663	10,649
01/23/26	-	-	-	351	351	351	-	351
02/13/26	7,352	126	72	-	7,154	5,365	1,789	7,154
03/13/26	7,221	66	72	-	7,083	5,312	1,771	7,083
04/10/26	22,054	99	220	-	21,736	16,301	5,435	21,736
04/24/26	-	-	-	358	358	358	-	358
06/12/26	8,174	(245)	84	-	8,335	6,251	2,084	8,335
07/10/26	6,467	(194)	67	-	6,595	4,946	1,649	6,595
07/24/26	-	-	-	69	69	69	-	69
TOTAL	**$ 630,577**	**$ 22,729**	**$ 6,078**	**$ 778**	**$ 602,548**	**$ 452,084**	**$ 150,464**	**$ 602,548**

92%	**Percent Collected**
$ 51,833	**Balance Remaining to Collect**