



Cypress Cove Community Development District

www.cypresscovecdd.com

Maritza Abstencio, Chair

Jonathan Kraljic, Vice Chair

Allan Wernikoff, Assistant Secretary

Elza Lucius-Robinson, Assistant Secretary

Bianca St. Julien, Assistant Secretary

October 6, 2026

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: Bianca St. Julien – (A.S.)	

Tuesday
October 6, 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. Approval of the Minutes of the September 1, 2026 Meeting – **Page 3**
3. Consideration of:
 - A. Proposal with Florida Sidewalk Solutions for Sidewalk Trip Hazard Removals – **Page 10**
 - B. Surveillance System Upgrades with Asap Gate Plus, LLC (*to be provided under separate cover*)
4. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
5. Financial Reports
 - A. Approval of Check Run Summary – **Page 22**
 - B. Approval of Unaudited Financials – **Page 25**
6. Supervisors Requests and Audience Comments
7. 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>

**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, September 1, 2026, at 7:00 p.m. at 5385 N. Nob Hill Road, Sunrise, Florida.

Present and constituting a quorum were:

Maritza Abstencio	Chairperson (by ZOOM)
Jonathan Kraljic	Vice Chairperson
Allan Wernikoff	Assistant Secretary
Elza Lucius-Robinson	Assistant Secretary
Bianca St. Julien	Assistant Secretary

Also present were:

Patrick Burgess	District Manager
Liza Smoker	District Counsel
Jonathan Geiger	District Engineer
James Wang	KCI (by phone)
Stan Hinde	KCI (by phone)
Julio Tejada	South Florida Water Management District (by phone)
Michael Miller	Guest (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)**

Mr. Burgess moved to organizational matters and asked the Board if they had anyone they wished to appoint to the unexpired term of office for seat #2. He also stated a community-wide letter was sent out to encourage residents to attend the Board meetings to see if anyone was interested in joining the Board. Mr. Burgess then indicated that Ms. Bianca St. Julien, a resident of the community was in attendance and had expressed interest in becoming a Board member. He then stated if the Board would like

the resident to introduce herself and give a little bit of background on why she was interested in becoming a Board member they could do that, then the Board could consider appointing her to fill the unexpired term of office for seat #2 if that was something they agreed to do.

(At this point the Board requested Ms. St. Julien to make any comments or statements relating to her interests and why she wanted to join the CDD Board)(Ms. St. Julien then gave a brief overview of her background and her interests for becoming a CDD Board member)(A brief discussion among the Board members, Mr. Burgess and Ms. Smoker followed regarding the expiration date of seat #2 and the next qualifying period)

Mr. Burgess stated if the Board wished to appoint Ms. St. Julien to fill the unexpired term of office for seat #2, he would need a motion from the Board to that affect.

Mr. Kraljic stated he would like to appoint Bianca St. Julien to seat #2.

On MOTION by Mr. Kraljic seconded by Ms. Lucius-Robinson with all in favor, appointing Bianca St. Julien to fill the unexpired term of office for seat #2 was approved.

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

Mr. Burgess then administered the oath of office to Ms. Bianca Juilen at this time.

C. Electing Officer(s) – Resolution

Mr. Burgess stated whenever there is a new appointment to the Board, the Board members need to take a look at the slate of officers. He then suggested, if the Board agreed, they could keep the existing slate of officers the same and just add Bianca St. Julien as an assistant secretary, or if they wanted to make any changes they could do that at this time. He also stated this would be resolution #2026-06 electing officers.

Mr. Kraljic agreed with Mr. Burgess' suggestion and made a motion to keep the slate of officers the same and add Bianca St. Julien as an assistant secretary.

On MOTION by Mr. Kraljic seconded by Ms. Lucius-Robinson with all in favor, Resolution #2026-06 keeping the existing slate of officers the same and adding Bianca St. Julien as an assistant secretary was approved.

THIRD ORDER OR BUSINESS

Approval of the Minutes of the August 4, 2026 Meeting

Mr. Burgess presented the minutes from the August 4, 2026 meeting stating the minutes were included in the agenda. He then asked for any additions, deletions or corrections, and upon hearing none asked for a motion to approve the minutes.

On MOTION by Mr. Kraljic seconded by Ms. Lucius-Robinson with all in favor, the Minutes of the August 4, 2026 Meeting were approved.

Mr. Burgess suggested moving down on the agenda to item No. 5B, engineer staff report, so the engineers could be excused early if the Board had no objection. *(The Board had no objection to Mr. Burgess suggestion)*

FIFTH ORDER OF BUSINESS

Staff Reports

B. Engineer KCI Technologies, Inc. Updated Entrance Monument Re-Design Concepts

Mr. Burgess moved down to item No. 5B, engineer KCI Technologies updated entrance monument re-design concepts and asked Mr. Geiger for their report.

Mr. Geiger stated before he goes to the monument item he wanted to give a brief update on the stormwater renewal permit stating that was still in progress and he would be out of town for 2 weeks and once he returns he would get that done and out of the way. He also stated he did not receive any calls relating to flooding from the recent rains. Mr. Geiger made a few additional comments relating the potential catch basin cleaning and then asked his landscape architects to give the update on the entrance monument re-design and the revisions that were requested by the Board.

Mr. Hinde from KCI then gave a short presentation relating to the 3 different concept designs which also included some renderings as well.

(At this point a discussion was held among the Board members, Mr. Hinde, Mr. Geiger and Mr. Burgess relating to this item)(Mr. Geiger stated KCI would need to provide estimated construction costs for the project for all 5 monuments, and that could just be direction from the Board to bring those back to the next meeting) (The Board agreed and gave that direction to Mr. Geiger)

FOURTH ORDER OR BUSINESS Consideration of:**A. Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2026**

Mr. Burgess moved back to item No. 4 on the agenda and presented the consideration of engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2026. He then gave a brief explanation of this item and asked for any questions or comments. Upon hearing none, he asked for a motion to approve the engagement letter.

On MOTION by Ms. Abstencio seconded by Mr. Kraljic with all in favor, accepting the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2026 was approved.

B. Surveillance System Upgrades with ASAP Gate Plus, LLC**1) Front Gate Entrance Estimate #12973****2) Back Gate Entrance Estimate #12974**

Mr. Burgess presented item No. 4B, consideration of surveillance system upgrades with ASAP Gate Plus, LLC and indicated at the last meeting there were concerns about the gate camera quality. He then stated from his recent conversation with ASAP Gate Plus the equipment was outdated and needed to be fully replaced in order to be updated with the current technology so they provided two estimates, one for the main entrance gate and one for the back gate. Mr. Burgess also made some additional comments relating to this item.

(At this point a discussion was held among the Board members and Mr. Burgess relating to this item)(Mr. Burgess suggested bringing this item back to the next meeting with an updated proposal and inviting ASAP Gate Plus to attend the meeting to give further explanation relating to areas of camera coverage, model numbers of cameras, etc.)

FIFTH 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 nothing to report at this time other than to remind to the Board to complete their 4 hours of ethics training by December 31, 2026.

C. Engineer KCI Technologies, Inc. Updated Entrance Monument Re-Design Concepts

Mr. Burgess moved on to the engineer and stated the HOA had reached out to code enforcement about an oil spill on the asphalt. He then pulled up some pictures for the Board to look at and asked Mr. Geiger for his comments.

Mr. Geiger stated it looked like someone had changed their vehicle oil in front of the driveway and indicated it was on Vizcaya Circle, west from Barcelona before the big bend area. He also stated he went out to look at the area, the spot was very bad and the asphalt was already starting to come up so he met with 3-D Paving who did the milling and resurfacing previously back in 2023 and they recommended repairing it. Mr. Geiger made a few additional comments and stated he had gotten an estimate from 3-D Paving for \$2,400 for the repair. He then asked for any questions or comments and upon hearing none, he asked for a motion to approve the estimate for \$2,400 for the repair.

(At this point a discussion was held among the Board members, Mr. Geiger and Ms. Smoker relating to this item)(Mr. Geiger stated this kind of asphalt repair did not require pulling a permit, the city would be fine with just repairing it because they were not changing the configuration of the road)

Mr. Burgess then asked for any questions or comments and upon hearing none, he asked for a motion to approve the proposal.

On MOTION by Mr. Kraljic seconded by Ms. St. Julien with all in favor, accepting the proposal from 3-D Paving for asphalt repairs in the amount of \$2,400 was approved.
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D. Manager - Update on Curb Installation Project Along Santa Monica Drive

Mr. Burgess gave an update on the curb installation project along Santa Monica Drive stating the approved vendor, Del Mar Builders, stopped communicating with him and the permit was canceled with the city. Also one of their subcontractors reached out to KCI for information rather than going through management. Mr. Burgess then made a few additional comments regarding the contractor stating the District had not issued any payments to the contractor which never provided his insurance or proper documentation for the job.

Mr. Geiger also stated they had received an email from Archstone, Inc. and he did not know who that was or what it was related to.

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

Mr. Burgess stated he would need a motion from the Board to terminate the contract with Del Mar Builders at this time.

On MOTION by Mr. Kraljic seconded by Ms. Abstencio with all in favor, authorizing staff to terminate the agreement with Del Mar Builders pursuant to the terms of the contract relating to the curb installation on Santa Monica Drive was approved.

Mr. Burgess then stated he did not have an updated amount from 911 but he indicated that would probably honor their previous amount. He also stated they received a proposal from Anzco, Inc and handed out a copy of their proposal to the Board for the curbing installation in the amount of \$31,000.

Mr. Geiger made a few additional comments relating to this item and stated that Anzco did update the date on the proposal but, the price was the same as their previously submitted proposal.

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

Mr. Burgess then asked for any further questions or comments and upon hearing none, asked for a motion to approve the Anzco proposal.

On MOTION by Mr. Wernikoff seconded by Ms. Abstencio with all in favor, accepting the proposal from Anzco, Inc. for Santa Monica Drive curbing installation in the amount of \$31,000 was approved.

Mr. Burgess made a few additional comments relating to inspections on potential sidewalks that may need to be replaced or shavings that could be done to remove any trip hazards which were budgeted for, and any pressure cleaning that may need to be done before the upcoming holidays. He also gave a brief update on landscaping, mulch installation and flowers to be installed in October.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Approval of Unaudited Financials

Mr. Burgess presented the check run summary behind tab A, and the unaudited financials behind tab B. 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 Mr. Kraljic seconded by Ms. Abstencio with all in favor, the Check Run Summary and the Unaudited Financials were approved.

SEVENTH 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.

EIGHTH ORDER OF BUSINESS

Adjournment

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

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

Secretary / Assistant Secretary

Chairman / Vice Chairman



September 25th, 2026

Cypress Cove CDD
1882 Seville St
Margate, FL 33063
C/O Patrick Burgess

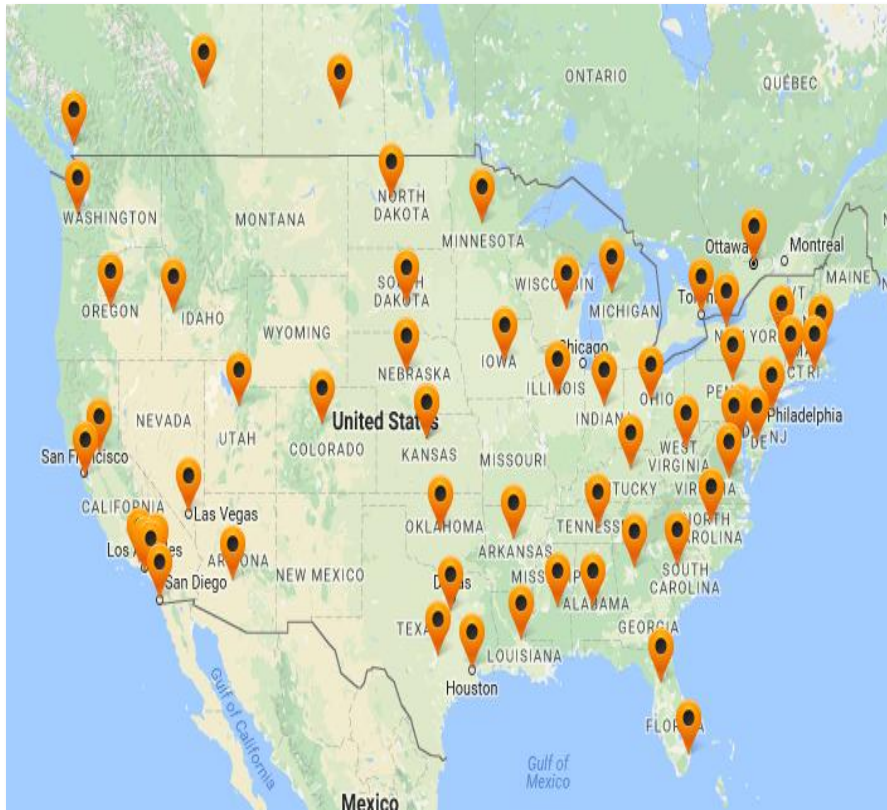
SIDEWALK SAFETY EVALUATION





Cypress Cove CDD
1882 Seville St
Margate, FL 33063
C/O Patrick Burgess

WHO WE ARE



Florida Sidewalk Solutions (FSS) is an affiliate of Precision Concrete Cutting, the global leader in Sidewalk Asset Management. FSS has been servicing South Florida since 2005, utilizing six U.S. patents awarded for trip hazard removal, equipment and technique.

U.S. Pat. No. 6,827,074
U.S. Pat. No. 7,000,606
U.S. Pat. No. 7,201,644

U.S. Pat. No. 6,896,604
U.S. Pat. No. 7,143,760
U.S. Pat. No. 7,402,095

Florida Sidewalk Solutions assesses thousands of miles of sidewalk infrastructure each year for both cities and communities using our proprietary Geographical Information Systems Surveying Technology. This technology provides the insight and knowledge our clients need to make data driven, well-informed decisions about repairing their uneven sidewalk trip hazards.



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OUR PROMISE TO YOU...

Florida Sidewalk Solutions

Proprietary and
Patented Cutting
Technology to
repair trip hazards.



Our work is guaranteed to offer the following benefits:

- **Cost Savings** - Remove trip hazards at a fraction of the cost of other methods
- **ADA Compliance** - Approved and Compliant with ADA standards
- **Mapping Services** - GPS mapping integrated with Google Earth Map
- **Clean** - No mess left behind = Reduced resident complaints
- **Safety** - Decrease liability on your pedestrian SIDEWALKs by increasing safety
- **Low Impact** - Average removal time is less than 20 minutes per repair
- **Minimum Disruption** - No sidewalk closures or incidental costs
- **Full-Service Contractor** - Sidewalk Maintenance Program and Consultation Services

Before & After – Liability Removed



GRINDING VS. SAW CUT TECHNOLOGY

The biggest contrast between grinding and the Florida Sidewalk Solutions repair method is the quality, aesthetics, and ADA Compliance our patented saw-cutting offers.

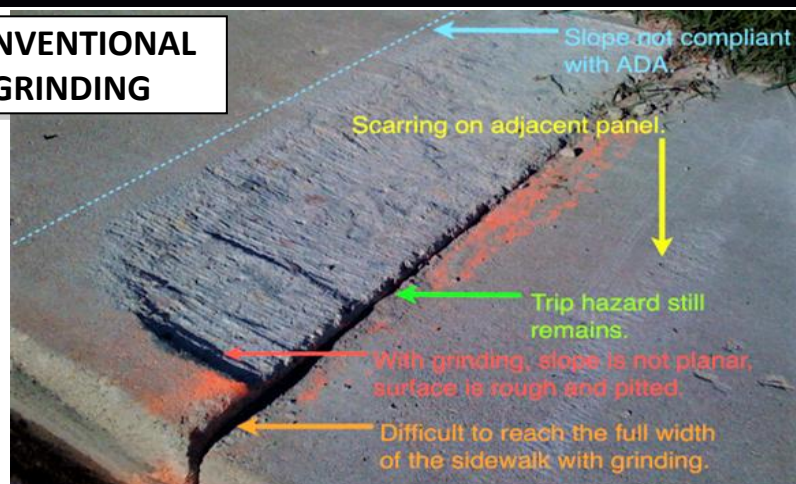
Grinding Limitations:

- Damages the concrete, breaks edges, knocks out aggregate
- Looks rough, unfinished, and highlights the uneven scarring
- Does not meet ADA slope requirements

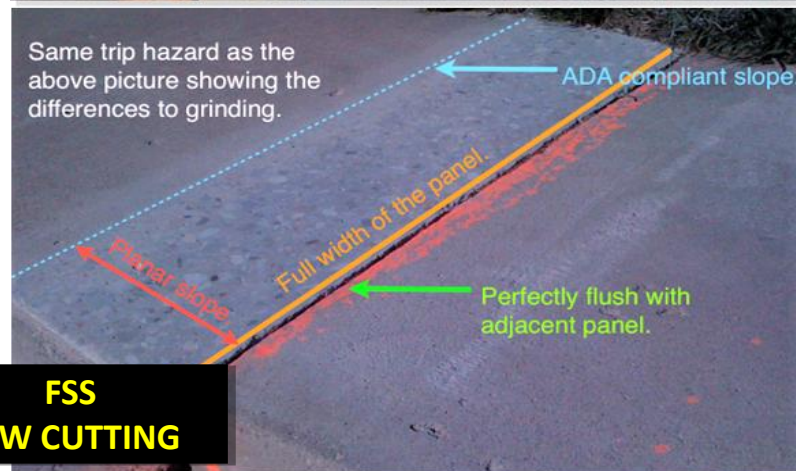
FSS Advantage:

- Our finish is the **finest**
- Our slope meets **ADA specifications**
- Our sidewalks are the **safest**
- Our technique is the **fastest**
- Our service is the **best**

CONVENTIONAL GRINDING

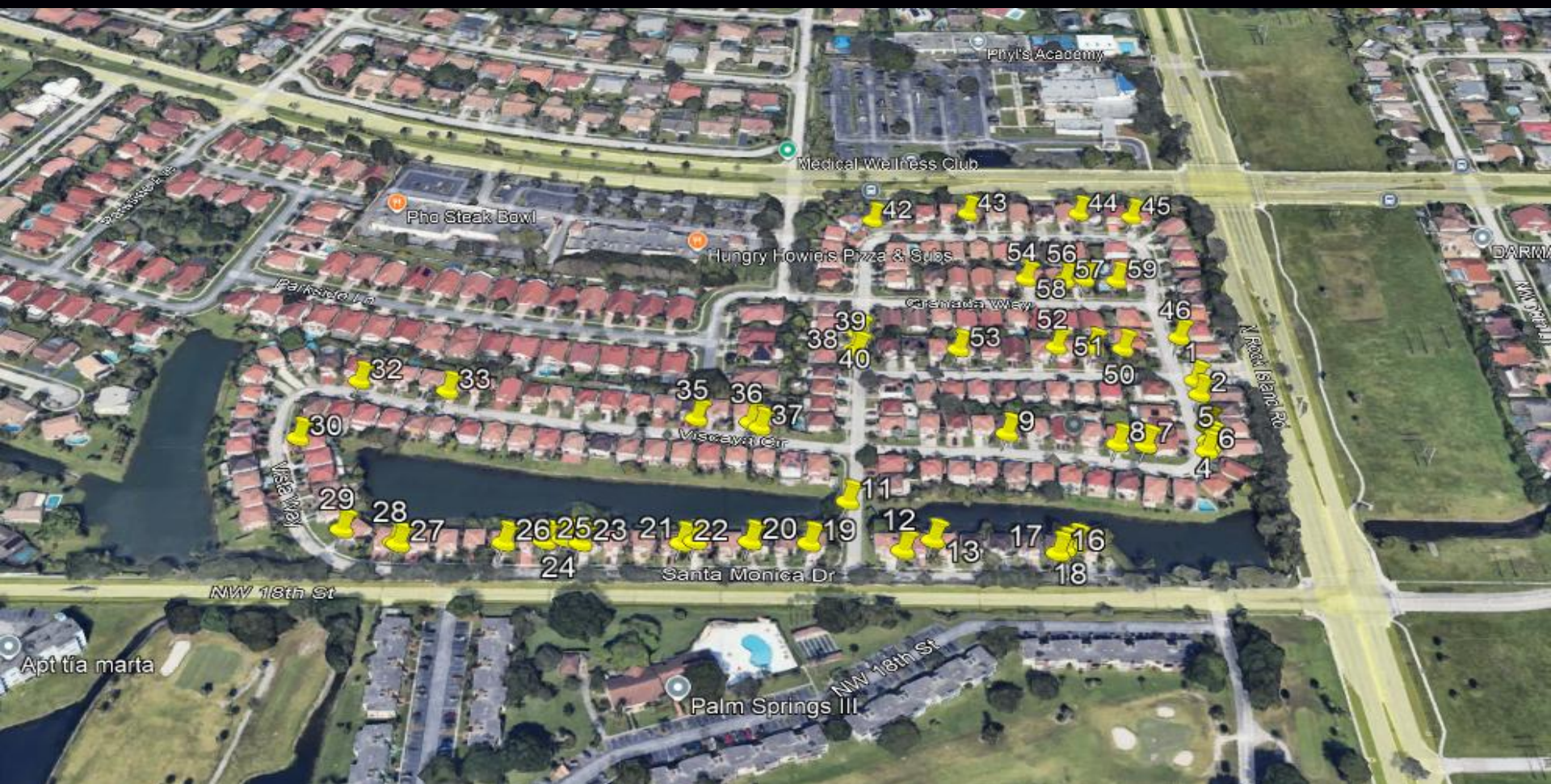


Same trip hazard as the above picture showing the differences to grinding.



FSS SAW CUTTING

TRIP HAZARD REPAIR MAP



Sidewalk Management

Why Do Repairs First?

ADDRESS LIABILITY TODAY

***Trip hazard repairs are fast, safe
and budget-friendly.***

***Replacements can be scheduled
gradually, but Safety and Liability
can't be delayed.***



SIDEWALK SURVEY RESULTS

Complete Survey Results :

- Trip Hazards Listed: **50**
- Repair Location: **Cypress Cove CDD**
- Trip Hazard Repair Quote: **\$2,855.25**

The above quote reflects a 10% discount detailed on the following page

Disclaimer: We want to make sure you are aware that any lifted sidewalks-walkways above ¼ of an inch are considered a trip hazard according to the specifications of the ADA (American with Disabilities Act) used by FSS when surveying. Please be advised any remaining trip hazards on your property leaves you open to liability of trip and falls and is unsafe for pedestrian traffic.





September 25th , 2026

Cypress Cove CDD
1882 Seville St
Margate, FL 33063
C/O Patrick Burgess

DISCOUNT OPTION

Proposed Sidewalk Trip Hazards Corrections - 50

Repair Quote

\$3,172.50

Pricing valid 90-days

***Quick Approval Incentive Offer**

\$2,855.25

10% Discount = \$317.25 Off

To approve by 10/31/2026

***QUICK APPROVAL DISCOUNT:**

- To take advantage of the **\$317.25 SAVINGS** approval must be received before **October 31st , 2026**. This prompt permission to move forward will ensure the numbers on the ground on each trip hazard do not fade away.

Sidewalk Management

Repairs vs. Replacements for Cypress Cove CDD

REPAIRS

COST FACTOR

- **Trip Hazard Count:50**
- **Cost per Trip Hazard: \$57.11**
- No mobilization of concrete truck
- Lower, predictable pricing

TIME FACTOR

- **Completed within a few days (weather permitting)**
- No permitting delays
- No curing period
- Immediate hazard removal

REPLACEMENTS

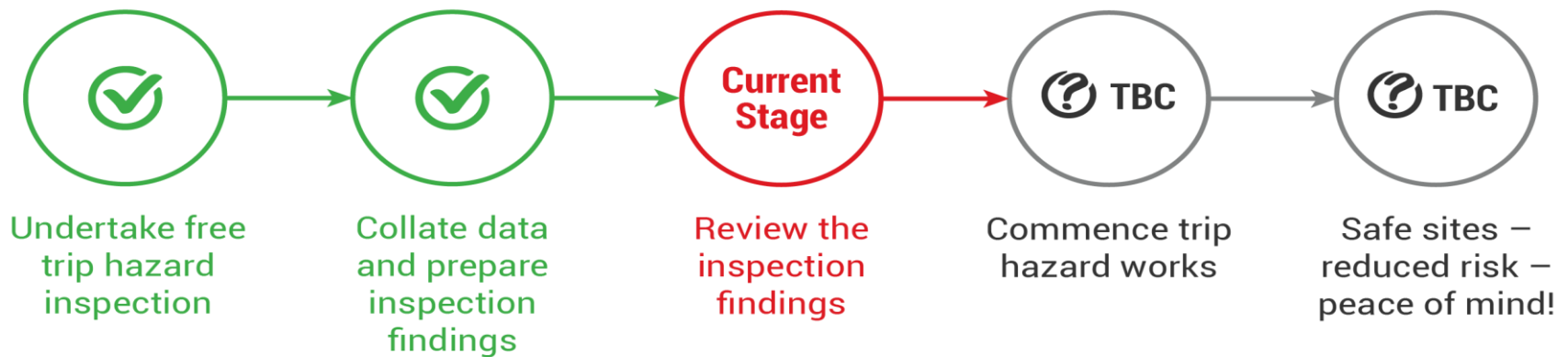
- \$6 per sq. ft. removed
- \$380 per slab to pour
- \$450 average total cost
- **Total cost to replace (approx.): \$22,500.00**

- **Replacement Timeline Variables:**
- Demolition & Removal
- Permitting required
- Framing and Pouring
- Inspections and curing (weather dependent)

WHAT'S NEXT

Where are we at?

Inspection delivered - Recommendations Made – Awaiting Approval





Cypress Cove CDD
1882 Seville St
Margate, FL 33063
C/O Patrick Burgess

Florida Sidewalk Solutions

ABOUT OUR WORK:

- Please note this survey in no way constitutes or guarantees the identification of every trip hazard on site. Therefore, the final determination of the work to be performed shall be the sole responsibility of the customer. Florida Sidewalk Solutions (FSS) removes only those trip hazards specifically requested by customers and therefore makes no guarantee or representation that the property is free of trip hazards after the project is completed.
- ALL jobs require a Florida Sidewalk Solutions signed Notice to Proceed / Contract for Patented – Saw Cutting Trip Hazard Removal in order to be scheduled. Any changes or additions are subject to contract document legal fees.
- Our work requires the use of generators; therefore, we cannot work in rainy conditions or with wet concrete.
- Florida Sidewalk Solutions does not remove or replace sidewalks. This property has Nine (9) locations that are beyond our scope of work and in need of replacement. Areas noted for replacement are recommendations only and are not included in this proposal. A list of replacement addresses / locations will be provided upon project approval. Replacements are the sole responsibility of the customer.
- Town of Davie Occupational license: #41998 /Broward County Occupational license: #329-30464
- Miami-Dade County Occupational license: #607999-0 /Certificate of Competency: E0600786 / Federal Tax ID: #56-2520955
- Certificate of Liability includes: General Liability=\$2,000,000/General Aggregate=\$2,000,000 / Automobile=\$1,000,000/ Worker's Comp=\$1,000,000 / Please let us know in advance if you need to be listed as a *Certificate Holder* on our policy.

Cypress Cove
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2026

<i>Date:</i>	<i>Check #:</i>	<i>Amount:</i>
Aug 2026	Check# 408 - 415	\$9,975.44
	ACH Utilities	\$1,243.72
TOTAL		\$11,219.16

CHECK DATE	VEND#	INVOICE DATE	INVOICE INVOICE	EXPENSED TO YRMO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/18/26	00001	7/29/26	26224833	202607 320-54100-34500				*	95.00		
		7/27	REINST BRACKET GATE								
		7/31/26	26224863	202607 320-54100-34500				*	600.00		
			RE-WELD DAMAGED PICKETS								
				ASAP GATE PLUS, LLC.						695.00	000408
8/18/26	00005	7/31/26	199976	202607 310-51300-31500				*	2,025.00		
		JUL 26	- GENERAL COUNSEL								
				BILLING COCHRAN, P.A.						2,025.00	000409
8/18/26	00048	7/28/26	AUG26-04	202608 320-54100-34000				*	139.90		
		REAR GT	CABLE 08/08-09/07								
				COMCAST						139.90	000410
8/18/26	00048	8/09/26	AUG26-10	202608 320-54100-34000				*	129.90		
		FRNT GT	CABLE 08/13-09/12								
				COMCAST						129.90	000411
8/18/26	00017	8/01/26	163	202608 320-54100-33000				*	574.17		
		AUG 26	- FIELD MANAGEMENT								
		8/01/26	164	202608 310-51300-34000				*	1,549.92		
		AUG 26	- MGMT FEES								
		8/01/26	164	202608 310-51300-35100				*	92.75		
		AUG 26	- WEBSITE ADMIN								
		8/01/26	164	202608 310-51300-51000				*	10.60		
		AUG 26	- OFFICE SUPPLIES								
		8/01/26	164	202608 310-51300-42500				*	28.20		
		AUG 26	- COPIES								
				GMS - SO FLORIDA, LLC						2,255.64	000412
8/18/26	00035	5/11/26	ARIV1061	202604 310-51300-31100				*	3,555.00		
		APR 26	- ENGINEERING SVCS								
				KCI TECHNOLOGIES, INC.						3,555.00	000413
8/18/26	00054	8/04/26	2292	202608 320-54100-46800				*	575.00		
		AUG 26	- LAKE MAINTENANCE								
				SOUTHEAST LAND AND WATER						575.00	000414
8/18/26	00047	6/30/26	2007	202606 320-54100-46400				*	600.00		
		JUN 26	- PORTER SERVICES								
				911 COMMERCIAL CLEANING CORP.						600.00	000415
				TOTAL FOR BANK B					9,975.44		
				TOTAL FOR REGISTER					9,975.44		
				CCOV CYPRESS COVE			SNEER00A				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/31/26	00049	7/22/26 33014544	202608 320-54100-41000	AUG 26 - INTERNET SVC	*	185.00	
		7/22/26 33014544	202608 320-54100-41000	AUG 26 - PHONE SVC	*	38.86	
				AT&T (AUTOPAY)			223.86 030045
8/31/26	00007	7/22/26 22331-83	202607 320-54100-43000	WALL LIGHTS-(06/23-07/22)	*	81.97	
		7/22/26 73212-04	202607 320-54100-43000	GATE LIGHTS-(06/23-07/22)	*	38.70	
		7/29/26 42952-75	202607 320-54100-43000	STREETLIGHTS- 06/30-07/29	*	899.19	
				FPL			1,019.86 030046
TOTAL FOR BANK Z						1,243.72	
TOTAL FOR REGISTER						1,243.72	

Cypress Cove
Community Development District

Unaudited Financial Reporting
August 31, 2026



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9	<u>Assessment Receipt Schedule</u>

Cypress Cove
Community Development District
Combined Balance Sheet
August 31, 2026

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account-South State	\$ 53,595	\$ -	\$ -	\$ 53,595
Due from General Fund	-	-	1,649	1,649
<u>Investments:</u>				
State Board of Administration (SBA)	203,226	304,607	-	507,833
<u>Series 2023</u>				
Revenue	-	-	95,265	95,265
Prepayment	-	-	1,041	1,041
Total Assets	\$ 256,822	\$ 304,607	\$ 97,955	\$ 659,384
Liabilities:				
Accounts Payable	\$ 34,648	\$ -	\$ -	\$ 34,648
Due to Debt Service	1,649	-	-	1,649
Total Liabilities	\$ 36,296	\$ -	\$ -	\$ 36,296
Fund Balance:				
Restricted for:				
Debt Service - Series 2023	\$ -	\$ -	\$ 97,955	\$ 97,955
Assigned for:				
Capital Reserves	40,000	304,607	-	344,607
Emergency Reserves	60,000	-	-	60,000
Unassigned	120,525	-	-	120,525
Total Fund Balances	\$ 220,525	\$ 304,607	\$ 97,955	\$ 623,087
Total Liabilities & Fund Balance	\$ 256,822	\$ 304,607	\$ 97,955	\$ 659,384

Cypress Cove

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 481,076	\$ 481,076	\$ 452,084	\$ (28,993)
Interest Income	6,000	5,500	7,858	2,358
Total Revenues	\$ 487,076	\$ 486,576	\$ 459,942	\$ (26,634)
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Engineering	\$ 15,000	\$ 13,750	\$ 51,621	\$ (37,871)
Attorney	30,000	27,500	25,798	1,703
Annual Audit	3,600	3,600	3,600	-
Management Fees	18,599	17,049	17,049	(0)
Website Maintenance	1,113	1,020	1,020	-
Trustee Fees	4,434	4,434	4,041	394
Telephone	100	92	-	92
Postage & Delivery	250	229	321	(92)
Printing & Binding	1,200	1,100	254	846
Insurance General Liability	8,918	8,918	7,932	986
Legal Advertising	1,000	917	487	429
Other Current Charges	1,000	917	1,558	(641)
Office Supplies	250	229	87	142
Property Appraiser	400	400	400	-
Dues, Licenses & Subscriptions	175	175	175	-
First Quarter Operating Capital	85,000	-	-	-
Total General & Administrative	\$ 171,039	\$ 80,330	\$ 114,343	\$ (34,013)
<u>Operations & Maintenance</u>				
<u>Field Expenditures</u>				
Field Management	\$ 6,890	\$ 6,316	\$ 6,316	\$ 0
Gate Maintenance	15,500	14,208	5,155	9,053
Cable	4,800	4,400	2,768	1,632
Phone	3,000	2,750	2,460	290
Electric	12,500	11,458	11,383	75
Lake Maintenance	7,500	6,875	6,325	550
Landscape Maintenance	56,000	51,333	47,344	3,989
Landscape - Other	10,000	9,167	15,835	(6,668)
Irrigation Repairs	10,000	9,167	3,550	5,617
Stormwater Drainage Maintenance	10,000	9,167	4,250	4,917
Repairs & Maintenance	12,000	11,000	-	11,000
Janitorial / Porter Services	7,500	6,875	6,450	425
Pressure Cleaning	10,000	7,000	7,000	-
Contingency	5,347	4,901	1,400	3,501
Capital Reserves	20,000	20,000	-	20,000
Emergency Reserves	20,000	20,000	-	20,000
Subtotal Field Expenditures	\$ 211,037	\$ 194,617	\$ 120,236	\$ 74,381
Total Expenditures	\$ 382,076	\$ 274,947	\$ 234,579	\$ 40,368
Excess (Deficiency) of Revenues over Expenditures	\$ 105,000	\$ 211,629	\$ 225,363	\$ 13,734
<u>Other Financing Sources/(Uses):</u>				
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	\$ -	\$ 106,629	\$ 120,363	\$ 13,734
Fund Balance - Beginning	\$ -		\$ 100,162	
Fund Balance - Ending	\$ -		\$ 220,525	

Cypress Cove
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 8,758	\$ 8,758
Total Revenues	\$ -	\$ -	\$ 8,758	\$ 8,758
<u>Expenditures:</u>				
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 Expenditures	\$ (160,500)	\$ -	\$ 8,758	\$ 8,758
<u>Other Financing Sources/(Uses)</u>				
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	\$ 113,758	\$ 8,758
Fund Balance - Beginning	\$ 190,000		\$ 190,849	
Fund Balance - Ending	\$ 134,500		\$ 304,607	

Cypress Cove
Community Development District
Debt Service Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 160,389	\$ 160,389	\$ 150,464	\$ (9,925)
Interest Income	1,500	1,375	4,394	3,019
Total Revenues	\$ 161,889	\$ 161,764	\$ 154,858	\$ (6,906)
<u>Expenditures:</u>				
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 Expenditures	\$ 2,991	\$ 2,866	\$ (511,123)	\$ (513,990)
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 546,041	\$ 546,041
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 546,041	\$ 546,041
Net Change in Fund Balance	\$ 2,991	\$ 2,866	\$ 34,917	\$ 32,051
Fund Balance - Beginning	\$ 59,392		\$ 63,037	
Fund Balance - Ending	\$ 62,383		\$ 97,955	

Cypress Cove

Community Development District

Capital Projects Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 2,221	\$ 2,221
Total Revenues	\$ -	\$ -	\$ 2,221	\$ 2,221
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 2,221	\$ 2,221
<u>Other Financing Sources/(Uses)</u>				
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	662	-	7,858
Total Revenues	\$ 250	\$ 21,791	\$ 377,360	\$ 15,837	\$ 6,489	\$ 6,480	\$ 17,541	\$ 907	\$ 6,951	\$ 5,673	\$ 662	\$ -	\$ 459,942
Expenditures:													
<u>General & Administrative:</u>													
Engineering	\$ 4,520	\$ 2,498	\$ -	\$ 3,000	\$ 463	\$ 4,195	\$ 6,871	\$ 5,088	\$ 5,733	\$ 7,130	\$ 12,125	\$ -	\$ 51,621
Attorney	5,013	2,075	1,213	1,170	983	2,493	2,373	1,978	3,590	2,025	2,888	-	25,798
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	1,550	-	17,049
Website Maintenance	93	93	93	93	93	93	93	93	93	93	93	-	1,020
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	28	-	254
Insurance General Liability	7,932	-	-	-	-	-	-	-	-	-	-	-	7,932
Legal Advertising	-	-	-	-	-	-	-	-	487	-	-	-	487
Other Current Charges	117	617	97	55	72	95	96	96	100	124	88	-	1,558
Office Supplies	16	13	13	-	-	13	-	-	11	11	11	-	87
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	\$ 15,032	\$ 8,820	\$ 11,589	\$ 10,939	\$ 16,782	\$ -	\$ 114,343

Cypress Cove
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Field Management	\$ 574	\$ 574	\$ 574	\$ 574	\$ 574	\$ 574	\$ 574	\$ 574	\$ 574	\$ 574	\$ 574	\$ -	\$ 6,316
Gate Maintenance	768	1,297	380	507	95	95	497	583	144	695	95	-	5,155
Cable	250	250	250	250	250	250	250	250	250	250	270	-	2,768
Phone	223	224	224	224	224	224	224	224	224	224	224	-	2,460
Electric	1,041	1,035	1,050	1,074	1,043	1,032	1,012	1,014	1,027	1,020	1,035	-	11,383
Lake Maintenance	575	575	575	575	575	575	575	575	575	575	575	-	6,325
Landscape Maintenance	4,444	4,444	4,444	4,444	4,444	4,444	4,444	4,444	4,444	4,444	10,025	-	54,469
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	600	750	600	600	750	-	6,450
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	\$ 9,276	\$ 14,264	\$ 7,838	\$ 8,382	\$ 13,548	\$ -	\$ 120,236
Total Expenditures	\$ 29,339	\$ 17,001	\$ 19,975	\$ 18,233	\$ 15,220	\$ 18,340	\$ 24,308	\$ 23,084	\$ 19,427	\$ 19,321	\$ 30,330	\$ -	\$ 234,579
Excess (Deficiency) of Revenues over Exper	\$ (29,089)	\$ 4,790	\$ 357,384	\$ (2,396)	\$ (8,731)	\$ (11,859)	\$ (6,768)	\$ (22,177)	\$ (12,475)	\$ (13,648)	\$ (29,668)	\$ -	\$ 225,363
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)	\$ (6,768)	\$ (22,177)	\$ (12,475)	\$ (13,648)	\$ (29,668)	\$ -	\$ 120,363

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%
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Date	Gross Amount	Discount/ (Penalty)	Commission	Interest	Net Receipts	2023			Total
						O&M Portion	Debt Service		
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