



Cypress Cove Community Development District

www.cypresscovecdd.com

Maritza Abstencio, Chair

Jonathan Kraljic, Vice Chair

Allan Wernikoff, Assistant Secretary

Elza Lucius-Robinson, Assistant Secretary

June 2, 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: Open Seat	

Tuesday
June 2, 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. Election of Officer(s)
3. Approval of the Minutes of the May 5, 2026 Meeting – **Page 4**
4. Consideration of:
 - A. **Resolution #2026-03** Electing Officers – **Page 9**
 - B. Amendment to Landscape Maintenance Service with Just Call James Inc. – **Page 11**
5. Staff Reports
 - A. Attorney
 - B. Engineer – Entrance Monument Re-Design
 - C. Manager
6. Financial Reports
 - A. Approval of Check Run Summary – **Page 14**
 - B. Approval of Unaudited Financials – **Page 18**
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 _____

**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, May 5, 2026, at 7:00 p.m. at 5385 N. Nob Hill Road, Sunrise, Florida.

Present and constituting a quorum were:

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

Also present were:

Andrew Gill	District Manager
Liza Smoker	District Counsel
Jonathan Geiger	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. Gill 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. Election of Officer(s)**

Mr. Gill 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. Gill stated this item would be tabled for the next meeting.

THIRD ORDER OR BUSINESS

**Approval of the Minutes of the
April 7, 2026 Meeting**

Mr. Gill presented the minutes from the April 7, 2026 meeting stating the minutes were included in the agenda for the Board's review. He then asked for any comments or corrections, and upon hearing none, asked for a motion to approve the minutes.

On MOTION by Mr. Kraljic seconded by Mr. Wernikoff with all in favor, the Minutes of the March April 7, 2026 Meeting were approved.

FOURTH ORDER OR BUSINESS

Consideration of Resolution #2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Mr. Gill introduced item No. 4, consideration of resolution #2026-02 approving the proposed fiscal year 2027 budget and setting the public hearing. Mr. Gill stated the proposed budget was previously presented to the Board at the last meeting and they were bringing it back with a couple of minor changes. Mr. Gill then gave a brief explanation of the current budget, the proposed budget, and the annual decrease in assessments of \$200 which was shown on page 9 of the budget, and also stated due to the paydown on the bonds in November, 2025 shown in the amortization schedule there was also a decrease in the debt assessment of \$265.81. He then stated for fiscal year 2027, what would show up on the tax bill for each homeowner would be \$465.81 dollars less than what was assessed in the prior year.

(At this point a Q&A session was held among the Board members and Mr. Gill relating to the proposed budget and the explanation for the decrease in assessments)

Mr. Gill then stated this would set the cap or maximum amount for the budget to be adopted 60 days out from today and suggested August 4, 2026 for the public hearing to adopt the budget. The Board agreed to set the public hearing on August 4, 2026.

On MOTION by Mr. Kraljic seconded by Ms. Abstencio with all in favor, Resolution #2026-02 approving the proposed Fiscal Year 2027 Budget with a \$200 decrease in Special Assessments and setting the Public Hearing on August 4, 2026 at 7:00 p.m. at 5385 N. Nob Hill Road, Sunrise, Florida was approved.

FIFTH ORDER OR BUSINESS

Consideration of Proposals to Install Curb along Santa Monica Drive

- A. Del Mar Builders**
- B. 911 Commercial Cleaning**
- C. Anzco, Inc.**

Mr. Gill presented the proposals to install curb along Santa Monica Drive and asked Mr. Geiger for his comments relating to the proposals.

Mr. Geiger stated these proposals had been presented to the Board a few times in the past and indicated that Mr. Padilla and Mr. Burgess had worked diligently to make sure they had an apples to apples comparison for the scope of work. Mr. Geiger also stated he had spoken to two of the contractors, Anzco and 911 Commercial Cleaning, who also did work in some of the other CDDs but, never personally worked with Del Mar Builders. Mr. Geiger also stated that Del Mar Builders proposal came in significantly lower than the other two at \$22,800.

(At this point a discussion was held among the Board members, Mr. Gill and Mr. Geiger relating to the proposals)(The Board agreed to go with Del Mar Builders for the curb installation project along Santa Monica Drive)

Mr. Gill then asked if the Board had a decision to approve one of the contractors to install the curb along Santa Monica Drive.

On MOTION by Ms. Abstencio seconded by Mr. Kraljic with all in favor, accepting the proposal Del Mar Builders in the amount of \$22,800 to install curb along Santa Monica Drive was approved.

Mr. Gill stated before they move forward to the next item, he had received a proposal from Mr. Burgess for the Board's ratification regarding the irrigation pump issue which had already been taken care of and completed due to the urgent need for immediate action.

On MOTION by Mr. Kraljic seconded by Ms. Abstencio with all in favor, ratifying the proposal from Just Call James for the irrigation pump replacement and any necessary items related to the irrigation system in the amount \$4,150 was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

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

A. Attorney

Ms. Smoker reminded the Board members their Form 1 financial disclosures were due by the deadline date of July 1, 2026, and their annual 4 hours of ethics training needed to be completed by December 31, 2026.

B. Engineer – Entrance Monument Re-Design

Mr. Gill moved on to the engineer’s report and asked Mr. Geiger for his report.

Mr. Geiger stated before getting into the entrance monument re-design he wanted to give an update on what he was currently working on and indicated he was working on the Broward County surface water renewal permit with the District which was approved at a previous meeting. He stated he had done some preliminary inspections on the lake banks and the roadways but nothing of any concern and they would also be getting into the catch basin inspections probably within the next month or so and had already started working on that report. Mr. Geiger also made some additional comments relating to catch basin inspections.

(At this point a discussion was held among the Board members and Mr. Geiger relating to the catch basin inspections and cleaning)

Mr. Geiger then stated he was not able to attend the last Board meeting but he was aware that Mr. Burgess had given a brief overview on the entrance monument re-design and the mockup that he provided for the monument wall and he was aware the Board had a few questions relating to this or some additional considerations on what the Board was looking for in the refurbishment.

(At this point a discussion was held among the Board members and Mr. Geiger relating to this item)(Mr. Geiger stated he would provide additional mockups for the Board at the next meeting and would also request the landscape architect to attend the next meeting as well to get his viewpoint on the issue)

C. Field Report

Mr. Gill stated there was nothing to report under the field manager’s report since the pump issue was resolved and after speaking with Patrick he did not have anything else to add for his report.

D. Manager

1) Number of Registered Voters in the District – 434

2) 2026 Candidate Qualifying Memorandum

Mr. Gill moved on to the manager’s report and stated he was required by law to announce the number of registered voters in the District as 434 stating this was just for informational purposes since the Board had already transitioned to a residential Board. Mr. Gill also stated for the upcoming election there were two seats that would be up for election, seat #3, Maritza Abstencio and the open seat, seat #2. Mr. Gill than gave a brief explanation regarding the procedures for qualifying for the November, 2026 general election which was also included in the agenda on page 27, and stated the qualifying period would be from 12:00 noon on June 8th to 12:00 noon on June 12th and they would need to qualify during that time period with the Supervisor of Elections if they wished to run again for their seats.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary

B. Approval of Unaudited Financials

Mr. Gill presented the check run summary and the unaudited financials, asked for any comments or questions, and upon not hearing any, he 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. Gill asked if there were any Supervisor’s requests or audience comments. There were no comments at this time. Mr. Gill also stated there was no members of the audience present in person for any audience comments at this time.

NINTH ORDER OF BUSINESS Adjournment

Mr. Gill 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

RESOLUTION 2026-03

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 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:

_____	Chairman
_____	Vice Chairman
_____	Treasurer
_____	Assistant Treasurer
_____	Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

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 _____, 202__.

**CYPRESS COVE COMMUNITY
DEVELOPMENT DISTRICT**

Print name: _____
Chairman / Vice Chairman

Print name: _____
Secretary / Assistant Secretary

**Cypress Cove CDD – Lawn and Tree Maintenance Contract Revision Request
Submitted by Just Call James Inc.**

Just Call James Inc.

(CEO) James Dumas

2546 NW 120th Ter.

Coral Springs, FL 33065

754-245-2069

Cypress Cove CDD Revision Request

Changes to the Lawn and Tree Maintenance Contract

As part of the existing agreement, tree maintenance and annual pruning by the contractor are required. Additionally, trimming the perimeter hedge (Ficus) on a monthly basis is included in the scope of work.

Recently, I was informed that homeowners will now assume responsibility for maintenance within their property lines. This change applies to the perimeter (Ficus) hedge and 35 Oak trees.

Revised Maintenance Scope

The following changes will replace the previous requirements for the perimeter (Ficus) hedge and 35 Oak trees:

1. The contractor will now trim the new Calusa hedge (1,725') and train it into a thick, full hedge as needed.
2. The contractor will continue trimming 12 trees that were part of the original contract.
3. Palm tree pruning will remain unchanged and will continue as outlined in the current contract.

Calusa Hedge Maintenance

As part of the revised maintenance scope, the contractor will be responsible for trimming the newly installed Calusa hedge, which measures 1,725 feet in length. This task includes not only regular trimming but also training the hedge

to develop into a thick and full barrier, ensuring it maintains a healthy and attractive appearance. Maintenance will be performed as needed to promote optimal growth and uniformity along the perimeter.

Additional Costs and Services

In addition to the revised maintenance scope, the following additional costs and services will be added as part of the landscape maintenance plan:

18th Steet Brown Mulch Installation

A total of 1,800 linear feet of brown mulch will be installed throughout the 18th Street Calusa hedge along with the current contracted mulching scope. The additional cost for this service is \$1,700.

Fertilizer Application

To ensure the health and growth of all new plants and trees, fertilizer will be applied on a quarterly basis. This service will cover 111 young trees (on 18th street only?) and 1,725 feet of hedge line. The cost for each quarterly application is \$1,100.

This concludes with the revision request. If you have any questions, please contact me.

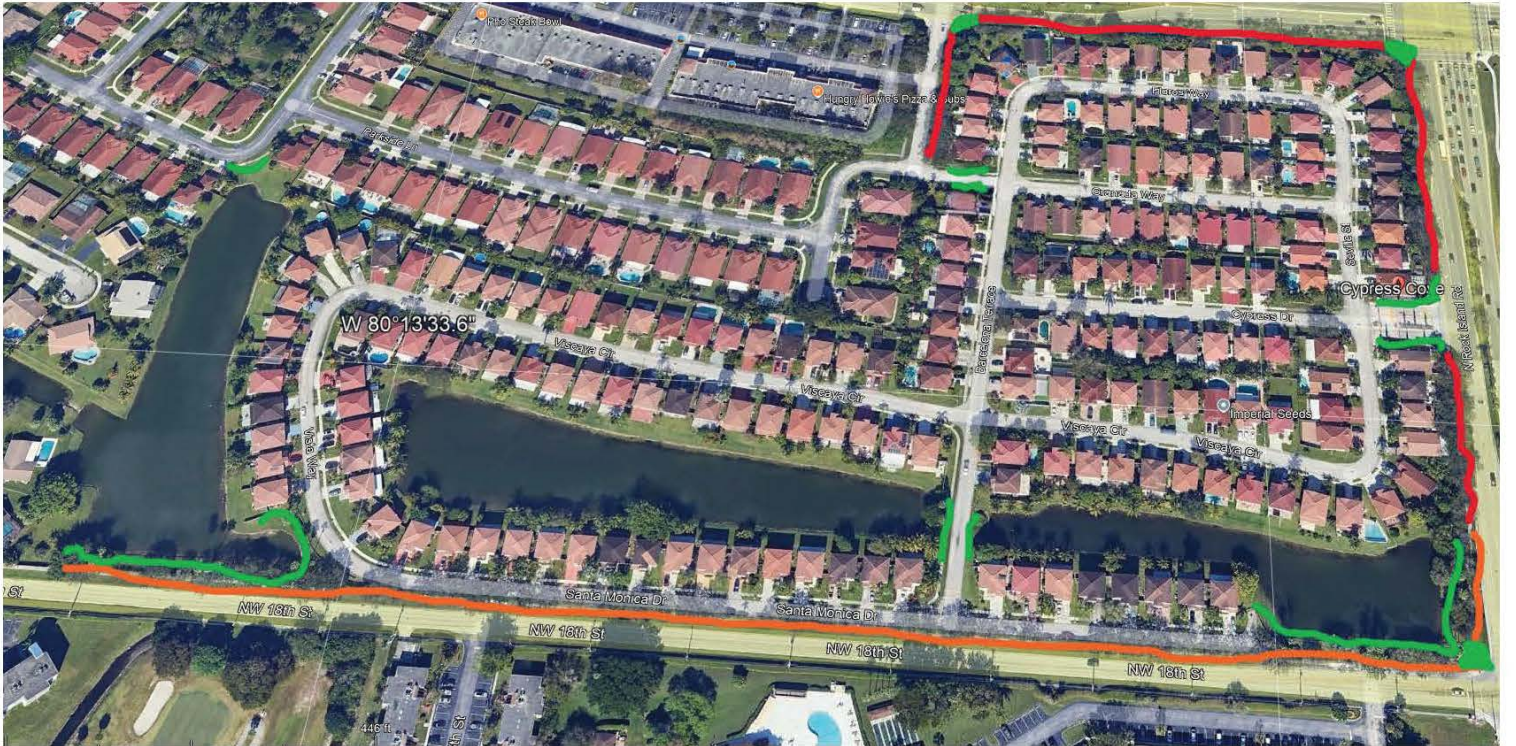
Kind regards,

James Dumas

(CEO)

Note: I have attached a map of the CDD. Marked out in orange, green and red.

1. Orange- Additional work added to the contract.
2. Green- Areas that we will continue to maintain.
3. Red- Areas where we will discontinue work.



Cypress Cove
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2026

<i>Date:</i>	<i>Check #:</i>	<i>Amount:</i>
Apr 2026	Check# 371 - 380	\$16,232.50
	ACH Utilities	\$1,255.81
TOTAL		\$17,488.31

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/06/26	00048	3/28/26	APR26-04	202604	320	54100	43000		REAR GT CABLE 04/08-05/07	*	124.90		
									COMCAST			124.90	000371
4/06/26	00017	4/01/26	155	202604	320	54100	34000		APR 26 - FIELD MANAGEMENT	*	574.17		
		4/01/26	156	202604	310	51300	34000		APR 26 - MGMT FEES	*	1,549.92		
		4/01/26	156	202604	310	51300	35100		APR 26 - WEBSITE ADMIN	*	92.75		
		4/01/26	156	202604	310	51300	42000		APR 26 - POSTAGE	*	5.92		
		4/01/26	156	202604	310	51300	42500		APR 26 - COPIES	*	3.00		
									GMS - SO FLORIDA, LLC			2,225.76	000372
4/06/26	00050	3/20/26	5566	202603	320	54100	46300		REP. BROKEN VALVE WITH NEW	*	350.00		
		4/01/26	5579	202604	320	54100	46200		APR 26 - LANDSCAPE MAINT.	*	4,444.44		
									JUST CALL JAMES, INC.			4,794.44	000373
4/06/26	00035	4/03/26	ARIV1058	202603	310	51300	31100		MAR 26 - ENGINEERING SVCS	*	3,595.00		
									KCI TECHNOLOGIES, INC.			3,595.00	000374
4/20/26	00005	3/31/26	198163	202603	310	51300	31500		MAR 26 - GENERAL COUNSEL	*	2,492.50		
									BILLING COCHRAN, P.A.			2,492.50	000375
4/20/26	00048	4/09/26	APR26-10	202604	320	54100	43000		FRNT GT CABLE 04/13-05/12	*	124.90		
									COMCAST			124.90	000376
4/20/26	00050	4/08/26	5588	202604	320	54100	46201		FERT. YNGPLANTS-NW 18TH ST	*	1,100.00		
									JUST CALL JAMES, INC.			1,100.00	000377
4/20/26	00035	4/06/26	ARIV1058	202603	310	51300	31100		5YR BC SWM RENEW. 2025/26	*	600.00		
									KCI TECHNOLOGIES, INC.			600.00	000378
4/20/26	00054	4/15/26	1991	202604	320	54100	46800		APR 26 - LAKE MAINTENANCE	*	575.00		
									SOUTHEAST LAND AND WATER			575.00	000379

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/20/26	00047	4/01/26 2004	202603 320-54100-46400	MAR 26 - PORTER SERVICES	*	600.00		
							911 COMMERCIAL CLEANING CORP.	600.00 000380
TOTAL FOR BANK B						16,232.50		
TOTAL FOR REGISTER						16,232.50		

CCOV CYPRESS COVE SNEEROOA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/28/26	00049	3/22/26 33014544	202604 320-54100-41000	APR 26 - INTERNET SVC	*	185.00		
		3/22/26 33014544	202604 320-54100-41000	APR 26 - PHONE SVC	*	38.62		
							AT&T (AUTOPAY)	223.62 030037
4/28/26	00007	3/24/26 22331-83	202603 320-54100-43000	WALL LIGHTS-(02/23-03/24)	*	94.76		
		3/24/26 73212-04	202603 320-54100-43000	GATE LIGHTS-(02/23-03/24)	*	38.24		
		3/30/26 42952-75	202603 320-54100-43000	STREETLIGHTS- 02/27-03/30	*	899.19		
							FPL	1,032.19 030038
TOTAL FOR BANK Z						1,255.81		
TOTAL FOR REGISTER						1,255.81		

CCOV CYPRESS COVE SNEEROOA

Cypress Cove
Community Development District

Unaudited Financial Reporting
April 30, 2026



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Cypress Cove
Community Development District
Combined Balance Sheet
April 30, 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	\$ 47,412	\$ -	\$ -	\$ 47,412
Due from General Fund	-	-	13,824	13,824
<u>Investments:</u>				
State Board of Administration (SBA)	280,299	300,706	-	581,004
<u>Series 2023</u>				
Revenue	-	-	157,219	157,219
Prepayment	-	-	1,041	1,041
Total Assets	\$ 327,711	\$ 300,706	\$ 172,083	\$ 800,500
Liabilities:				
Accounts Payable	\$ 6,009	\$ -	\$ -	\$ 6,009
Due to Debt Service	13,824	-	-	13,824
Total Liabilities	\$ 19,833	\$ -	\$ -	\$ 19,833
Fund Balance:				
Restricted for:				
Debt Service - Series 2023	\$ -	\$ -	\$ 172,083	\$ 172,083
Assigned for:				
Capital Reserves	40,000	300,706	-	340,706
Emergency Reserves	60,000	-	-	60,000
Unassigned	207,878	-	-	207,878
Total Fund Balances	\$ 307,878	\$ 300,706	\$ 172,083	\$ 780,668
Total Liabilities & Fund Balance	\$ 327,711	\$ 300,706	\$ 172,083	\$ 800,500

Cypress Cove

Community Development District General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 481,076	\$ 481,076	\$ 440,818	\$ (40,259)
Interest Income	6,000	3,500	4,931	1,431
Total Revenues	\$ 487,076	\$ 484,576	\$ 445,748	\$ (38,828)
Expenditures:				
General & Administrative:				
Engineering	\$ 15,000	\$ 8,750	\$ 16,675	\$ (7,925)
Attorney	30,000	17,500	15,445	2,055
Annual Audit	3,600	3,600	3,600	-
Management Fees	18,599	10,849	10,849	(0)
Website Maintenance	1,113	649	649	-
Trustee Fees	4,434	-	-	-
Telephone	100	58	-	58
Postage & Delivery	250	146	299	(153)
Printing & Binding	1,200	700	199	501
Insurance General Liability	8,918	8,918	7,932	986
Legal Advertising	1,000	583	-	583
Other Current Charges	1,000	583	1,149	(565)
Office Supplies	250	146	55	91
Property Appraiser	400	400	400	-
Dues, Licenses & Subscriptions	175	175	175	-
First Quarter Operating Capital	85,000	-	-	-
Total General & Administrative	\$ 171,039	\$ 53,058	\$ 57,427	\$ (4,369)
Operations & Maintenance				
Field Expenditures				
Field Management	\$ 6,890	\$ 4,019	\$ 4,019	\$ 0
Gate Maintenance	15,500	9,042	3,639	5,402
Cable	4,800	2,800	1,749	1,051
Phone	3,000	1,750	1,565	185
Electric	12,500	7,292	7,287	5
Lake Maintenance	7,500	4,375	4,025	350
Landscape Maintenance	56,000	32,667	31,111	1,556
Landscape - Other	10,000	5,833	2,860	2,973
Irrigation Repairs	10,000	5,833	3,550	2,283
Stormwater Drainage Maintenance	10,000	5,833	4,250	1,583
Repairs & Maintenance	12,000	7,000	-	7,000
Janitorial / Porter Services	7,500	4,375	3,150	1,225
Pressure Cleaning	10,000	7,000	7,000	-
Contingency	5,347	3,119	1,400	1,719
Capital Reserves	20,000	20,000	-	20,000
Emergency Reserves	20,000	20,000	-	20,000
Subtotal Field Expenditures	\$ 211,037	\$ 140,938	\$ 75,605	\$ 65,333
Total Expenditures	\$ 382,076	\$ 193,996	\$ 133,032	\$ 60,964
Excess (Deficiency) of Revenues over Expenditures	\$ 105,000	\$ 290,580	\$ 312,716	\$ 22,136
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	\$ -	\$ 185,580	\$ 207,716	\$ 22,136
Fund Balance - Beginning	\$ -		\$ 100,162	
Fund Balance - Ending	\$ -		\$ 307,878	

Cypress Cove
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 4,857	\$ 4,857
Total Revenues	\$ -	\$ -	\$ 4,857	\$ 4,857
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 Expenditures	\$ (160,500)	\$ -	\$ 4,857	\$ 4,857
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	\$ 109,857	\$ 4,857
Fund Balance - Beginning	\$ 190,000		\$ 190,849	
Fund Balance - Ending	\$ 134,500		\$ 300,706	

Cypress Cove
Community Development District
Debt Service Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 160,389	\$ 160,389	\$ 146,731	\$ (13,658)
Interest Income	1,500	875	3,223	2,348
Total Revenues	\$ 161,889	\$ 161,264	\$ 149,954	\$ (11,310)
Expenditures:				
Interest - 11/1	\$ 41,949	\$ 41,949	\$ 41,949	\$ -
Special Call - 11/1	-	-	545,000	(545,000)
Interest - 5/1	41,949	-	-	-
Principal - 5/1	75,000	-	-	-
Total Expenditures	\$ 158,898	\$ 41,949	\$ 586,949	\$ (545,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 2,991	\$ 119,315	\$ (436,995)	\$ (556,310)
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	\$ 119,315	\$ 109,046	\$ (10,269)
Fund Balance - Beginning	\$ 59,392		\$ 63,037	
Fund Balance - Ending	\$ 62,383		\$ 172,083	

Cypress Cove

Community Development District Capital Projects Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual		Variance
	Budget	Thru 04/30/26	Thru 04/30/26		
Revenues					
Interest Income	\$ -	\$ -	\$ 2,221	\$	2,221
Total Revenues	\$ -	\$ -	\$ 2,221	\$	2,221
Expenditures:					
Capital Outlay	\$ -	\$ -	\$ -	\$	-
Total Expenditures	\$ -	\$ -	\$ -	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 440,818
Interest Income	250	155	349	1,002	1,124	1,168	881	-	-	-	-	-	4,931
Total Revenues	\$ 250	\$ 21,791	\$ 377,360	\$ 15,837	\$ 6,489	\$ 6,480	\$ 17,541	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 445,748
Expenditures:													
<u>General & Administrative:</u>													
Engineering	\$ 4,520	\$ 2,498	\$ -	\$ 3,000	\$ 463	\$ 4,195	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,675
Attorney	5,013	2,075	1,213	1,170	983	2,493	2,500	-	-	-	-	-	15,445
Annual Audit	-	-	-	3,600	-	-	-	-	-	-	-	-	3,600
Management Fees	1,550	1,550	1,550	1,550	1,550	1,550	1,550	-	-	-	-	-	10,849
Website Maintenance	93	93	93	93	93	93	93	-	-	-	-	-	649
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	19	5	2	107	5	155	6	-	-	-	-	-	299
Printing & Binding	30	51	12	-	0	102	3	-	-	-	-	-	199
Insurance General Liability	7,932	-	-	-	-	-	-	-	-	-	-	-	7,932
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	117	617	97	55	72	95	96	-	-	-	-	-	1,149
Office Supplies	16	13	13	-	-	13	-	-	-	-	-	-	55
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	\$ 6,248	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,427

Cypress Cove
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Field Expenditures													
Field Management	\$ 574	\$ 574	\$ 574	\$ 574	\$ 574	\$ 574	\$ 574	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,019
Gate Maintenance	768	1,297	380	507	95	95	497	-	-	-	-	-	3,639
Cable	250	250	250	250	250	250	250	-	-	-	-	-	1,749
Phone	223	224	224	224	224	224	224	-	-	-	-	-	1,565
Electric	1,041	1,035	1,050	1,074	1,043	1,032	1,012	-	-	-	-	-	7,287
Lake Maintenance	575	575	575	575	575	575	575	-	-	-	-	-	4,025
Landscape Maintenance	4,444	4,444	4,444	4,444	4,444	4,444	4,444	-	-	-	-	-	31,111
Landscape - Other	-	-	-	260	-	1,500	1,100	-	-	-	-	-	2,860
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	-	-	-	-	-	-	3,150
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,605
Total Expenditures	\$ 29,339	\$ 17,001	\$ 19,975	\$ 18,233	\$ 15,220	\$ 18,340	\$ 14,924	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 133,032
Excess (Deficiency) of Revenues over Exper	\$ (29,089)	\$ 4,790	\$ 357,384	\$ (2,396)	\$ (8,731)	\$ (11,859)	\$ 2,617	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 312,716
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)	\$ 2,617	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 207,716

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)
Current Bonds Outstanding		\$1,225,000

Cypress Cove
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Broward County
Fiscal Year 2026

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

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
TOTAL	\$ 615,936	\$ 23,169	\$ 5,928	\$ 709	\$ 587,549	\$ 440,818	\$ 146,731	\$ 587,549

90%	Percent Collected
\$ 66,474	Balance Remaining to Collect