Cypress Cove
Community Development District

www.cypresscovecdd.com

Maritza Abstencio, Chair

Jonathan Kraljic, Vice Chair

Allan Wernikoff, Assistant Secretary

Elza Lucius-Robinson, Assistant Secretary

July 7, 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
July 7, 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. Acceptance of Resignation Letter from Mr. Jonathan Kraljic **– Page 3**

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

   C. Oath of Office for Newly Appointed Supervisor(s) **– Page 4**

   D. **Resolution #2026-03** Electing Officers **– Page 5**

3. Approval of the Minutes of the May 5, 2026 Meeting **– Page 7**

4. Consideration of Amendment for Landscape Maintenance Service Proposal with Just Call James Inc. **– Page 12**

5. Staff Reports
   A. Attorney – Memorandum – Legislative Update **– Page 15**

   B. Engineer – Entrance Monument Re-Design

   C. Manager

6. Financial Reports
   A. Approval of Check Run Summary **– Page 21**

   B. Approval of Unaudited Financials **– Page 25**

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

5/26/2026
Date

I, Jonathan Kraljic, wish to resign from the Cypress Cove CDD Board of Supervisors, effective: 11/9/2026.

Jonathan Kraljic
Signature

5/26/2026
Date

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 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** (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 7th DAY OF JULY, 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, 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. Gieger 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

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.

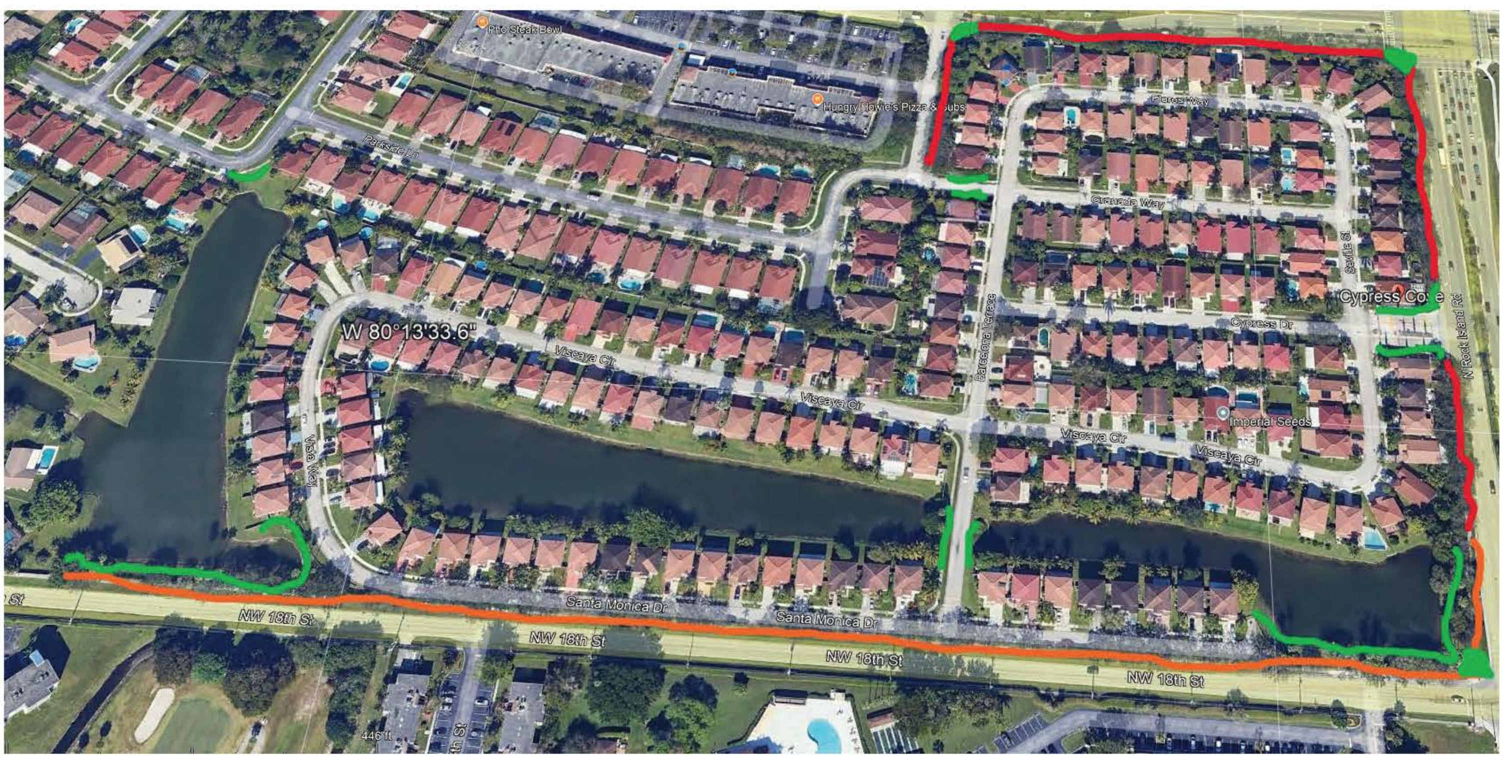
Kind regards,

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.



Hungry Howie's Pizza & Subs
W 80°13'33.6"
Viscaya Cir
Cypress Cove
Cypress Dr
Imperial Seeds
Santa Monica Dr
NW 18th St
446 ft

MEMORANDUM

TO: District Manager

FROM: Billing Cochran, P.A.
District Counsel

DATE: June 11, 2026

RE: 2026 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter [TBD], Laws of Florida (HB 0145). This legislation amends the sovereign-immunity statute to raise liability caps and change tort-claim procedures for government entities. The bill revises Section 768.28, Florida Statutes, increasing the statutory limits on damages recoverable against the state and its agencies/subdivisions (including special districts). For causes of action accruing on or after October 1, 2026, the liability caps increase from $200,000 to $350,000 per person and from $300,000 to $500,000 per incident. The bill also authorizes state agencies and subdivisions to settle claims or judgments in excess of those caps, up to available insurance limits, without requiring a legislative claims bill.

The bill authorizes a state subdivision (e.g. counties, municipalities, special districts including CDDs) to settle a claim or judgment in excess of the statutory cap without requiring a separate legislative claim bill, so long as settlement is within insurance coverage limits. The bill prohibits any insurance policy issued on or after October 1, 2026, from conditioning liability coverage or payment on the later enactment of a legislative claim bill.

In addition, the bill shortens the pre-suit notice period by requiring claimants to present a claim to the appropriate agency within 18 months after accrual of the claim, rather than the current three-year period. It also revises the statute of limitations by requiring most negligence actions against governmental entities to be filed within two (2) years, while maintaining existing limitations periods for medical malpractice, wrongful death, and contribution claims. The bill also reduces the time for an agency or the Department of Financial Services to make a final disposition of a claim before it is deemed denied, from six (6) months to four (4) months.

This law applies directly to CDDs because CDDs are among the “subdivisions” of state government covered by section 768.28, Florida Statutes. As such CDDs may now be subject to higher damage awards for tort claims.

2. Chapter [TBD], Laws of Florida (HB 273). This legislation revises Florida law governing state financial assistance and rural economic development programs to include certain special districts and improve payment processing for eligible rural entities. The bill amends Section 215.971, Florida Statutes to allow state agencies, under certain conditions, to directly facilitate or expedite payment of invoices for counties, municipalities, and qualifying special districts, particularly those located in rural areas or designated rural areas of opportunity. It authorizes agencies to structure agreements so that eligible rural governments and certain special districts, especially those providing water and wastewater services, receive faster payment processing for verified, completed work. The intent is to reduce financial strain and cash flow challenges that rural entities often face when administering state-funded projects, while preserving existing legal and regulatory requirements. The legislation also amends Section 288.0656, Florida Statutes to expand the definition of "rural community" to explicitly include independent special districts that provide water and wastewater services within rural areas of opportunity. This expansion makes those districts eligible for rural economic development support programs and related state assistance. The act takes effect July 1, 2026.

This legislation applies CDDs in a limited and conditional way, depending on the type of CDD and the services it provides. CDDs that are involved in state-funded infrastructure projects, such as water, wastewater, drainage, or utility improvements, may benefit from the amendment to Section 215.971, Florida Statutes. If a CDD is acting as a recipient or sub recipient of state financial assistance, the law allows state agencies to structure agreements so that invoices can be processed and paid more quickly for verified work. This can improve cash flow for CDDs building infrastructure, particularly smaller or rural CDDs that rely on this type of reimbursement funding. Second, the bill's expansion of the definition of "rural community" under Section 288.0656, Florida Statutes generally does not directly include most CDDs, because eligibility is tied primarily to counties, municipalities, and independent special districts providing water and wastewater services in rural areas of opportunity. A typical CDD would only benefit if it meets those narrow conditions, meaning it operates in a qualifying rural area and functions in a way that aligns with the statutory definition (or is structured similarly to an independent utility-focused district).

3. Chapter [TBD], Laws of Florida (HB 0655). This legislation creates a new exemption under Florida law (Section 70.90, Florida Statutes) that allows agencies to hold closed attorney-client meetings during the 90-day notice period for claims brought under the Bert J. Harris, Jr., Private Property Rights Protection Act. These closed meetings are limited to discussions between the agency and its attorney for purposes of settlement strategy or negotiation of private property rights claims. While the meetings are exempt from Florida's Sunshine Law, they must still be recorded by a certified court reporter, fully transcribed, and later released as a public record once the claim is resolved or the statute of limitations expires if no settlement or litigation occurs.

The law also creates a temporary public records exemption for the transcripts, recordings, minutes, and related materials generated during these closed sessions, ensuring confidentiality during active negotiations. However, this exemption is not permanent; it is subject to future legislative review and sunsets in 2031 unless reenacted. The act takes effect July 1, 2026.

The law allows a CDD Board of Supervisors to hold closed attorney-client sessions when the CDD is facing a pre-suit claim under the Bert J. Harris, Jr., Private Property Rights Protection Act regarding topics such as land use impacts, infrastructure construction, easement disputes, and development-related claims that can trigger property rights assertions under the Bert Harris Act.

During these closed sessions, the CDD can privately discuss settlement strategy with its attorney without public disclosure of sensitive legal positions. However, the exemption is narrow and procedural. The CDD must still provide public notice of the meeting, the session must begin and end in an open meeting, and a certified court reporter must record everything discussed. Although the discussion is confidential at the time, the transcript becomes a public record once the claim is resolved or the statutory timeframe expires if no settlement or lawsuit is filed.

4. Chapter 2026-115, Laws of Florida (HB 1085). This legislation creates the Local Government Cybersecurity Protection Program within the Florida Digital Service to assist local governments in strengthening cybersecurity defenses, particularly against threats such as ransomware. It establishes a statewide grant and procurement program that allows eligible local governments to access cybersecurity-related information technology commodities and services through contracts managed by the Florida Digital Service, with a preference for fiscally constrained counties. The program also requires data-sharing agreements between the state and participating local governments to support threat detection, prevention, and incident response.

Local governments may either apply for grants or independently purchase cybersecurity services through state-negotiated contracts, though the local government remains responsible for any associated costs. The law further requires annual reporting to the Governor and Legislature on program participation, funding, and outcomes, ensuring oversight and transparency. The program is set to operate through 2031 unless reenacted. The act takes effect July 1, 2026.

This law applies to CDDs because CDDs are local governments for many operational purposes, including infrastructure, procurement, and administrative functions, and therefore fall within the category of eligible participants under the Local Government Cybersecurity Protection Program. CDDs would be able to access state-negotiated cybersecurity contracts and services through the Florida Digital Service to improve protection of district systems. Even if a CDD does not apply for a cybersecurity grant, it may still purchase cybersecurity commodities and services through the state contracts, which could help reduce costs and improve security standards. However, participation is optional rather than mandatory, and CDDs remain responsible for all costs associated with any purchases or services obtained under the program.

5. Chapter [TBD], Laws of Florida (SB 1180). This legislation makes several targeted but significant changes to the law governing CDDs under Chapter 190, Florida Statutes, with the most important impact being the creation of a formal recall process for elected board members. The bill's primary feature is the creation of a new statutory section establishing a detailed procedure that allows qualified electors within a CDD to remove elected members of the board of supervisors through a recall process. The law limits recall to specific grounds such as malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. It sets out a structured, multi-step process that begins with a petition signed by at least 10 percent of eligible voters, followed by verification of signatures, the preparation of a formal record of recall proceedings, and then a second petition requiring 15 percent of electors to trigger a recall referendum. If the referendum proceeds, a majority vote determines whether the board member is removed from office, and any resulting vacancy is filled according to existing statutory procedures. The legislation also imposes campaign finance requirements on recall efforts, establishes timelines, governs petition form and verification, allows limited withdrawal of signatures, and creates penalties for fraud or misconduct in the petition process. In addition to the recall framework, the bill clarifies that CDD board members elected by residents are subject to recall, aligning CDD governance more closely with other forms of local government accountability. It also provides that individuals removed by recall, or who resign after a recall petition is filed, are ineligible for reappointment to the board for two years.

The legislation further revises the definition of "compact, urban, mixed-use district" under Section 190.003, Florida Statutes. The revised definition applies to districts consisting of a maximum of 75 acres located within a municipality and within either a qualified opportunity zone or a community redevelopment area. The amendment clarifies qualifying development thresholds by providing that such districts must include either at least 400,000 square feet of retail development and 500 residential units, or at least 250,000 square feet of commercial development and 500 affordable residential rental units for very-low-income, low-income, or moderate-income persons. This revision is significant for developers because it affects eligibility and structuring considerations for the creation of certain community development districts.

The legislation clarifies that restrictions on local regulation of synthetic turf do not prevent a CDD from enforcing private deed restrictions, preserving a CDD's ability to uphold community standards through covenants. The act takes effect July 1, 2026.

This law applies directly to CDDs because it creates, for the first time, a formal statutory process that allows residents to recall elected members of a CDD board of supervisors. It introduces clear procedures, thresholds, and legal standards for removal, thereby increasing accountability of board members to district electors. The law also clarifies that CDDs may continue enforcing deed restrictions despite broader limits on local regulation of synthetic turf and updates certain statutory definitions affecting district formation and development. Overall, the most significant impact is the shift toward greater resident oversight and governance accountability within CDDs.

5. Chapter 2026-3, Laws of Florida (SB 290). This legislation revises multiple areas of state law, with a primary focus on agriculture, public safety, contractor regulation, and consumer protection. A significant component of the legislation strengthens contractor and vendor accountability by requiring contractors to pay subcontractors and suppliers within 45 days of receiving payment, or in accordance with contractual terms, and authorizing disciplinary action for noncompliance. Additionally, vendors that default on contracts, fail to pay subcontractors, or demonstrate repeated poor performance may be suspended or barred from public contracting for up to five years.

The bill further clarifies and reinforces how public entities may lawfully spend funds and administer contracts for public purposes. The legislation affirms that public funds may be used for core governmental infrastructure and improvements, such as public buildings, emergency shelters, affordable housing, and energy efficiency projects, thereby helping to define the scope of permissible capital projects and expenditures. At the same time, it places limitations on the use of public funds for certain privately owned facilities, reinforcing the principle that expenditures must primarily serve a valid public purpose rather than confer a disproportionate private benefit. The act takes effect July 1, 2026.

This law applies directly to CDDs because CDDs function as local units of special-purpose government that procure services, manage infrastructure, and enter into public contracts. Since a CDD regularly contracts for construction, maintenance, and infrastructure improvements, the new requirement that contractors timely pay subcontractors and suppliers directly affects how a CDD administers its contracts. In addition, the provisions allowing suspension or disqualification of nonperforming vendors from public contracting are relevant to CDD procurement practices, especially where the district adopts or mirrors state purchasing standards. CDDs routinely finance and construct infrastructure such as roadways, utilities, stormwater systems, and public facilities. Clarifications regarding allowable public expenditures, such as for government buildings, emergency shelters, and infrastructure, help define the scope of permissible CDD projects and may influence how CDDs' structure future capital plans and bond-funded improvements.

Portions of the bill related to consumer protection and fraud prevention, including prohibitions on misrepresentation (such as impersonating officials), have indirect relevance. CDDs and District Management interact with residents, property owners, and contractors, so these provisions reinforce broader legal standards around transparency, proper representation, and avoidance of deceptive practices in district operations.

6. Chapter 2026-7, Laws of Florida (HB 399). This legislation is a comprehensive land use and development reform measure that primarily limits local government discretion in permitting, zoning, and development regulation while promoting consistency, affordability, and predictability in the development process. A central component of the legislation requires that application fees for development permits and orders imposed by counties and municipalities must be directly tied to the actual costs of reviewing and processing applications, must be publicly listed, and may not be based on construction value or project cost, thereby preventing fee structures that scale with development size rather than administrative expense. The act takes effect upon becoming law.

Even though CDDs do not exercise zoning or land use regulatory authority, the law applies to CDDs as infrastructure and service providers within the framework established by counties and municipalities. As a result, the bill's restrictions on local governments, particularly those related to development permitting, zoning, and land development regulations, will shape the regulatory environment in which CDDs plan, finance, and construct infrastructure.

The provisions limiting development application fees to actual administrative costs may reduce overall project costs for developments within CDD boundaries, which can influence the scope and timing of infrastructure financed by the CDD, including roads, utilities, and stormwater systems. Similarly, the requirement for more objective and clearly defined compatibility standards, along with limits on discretionary denials, may create a more predictable entitlement process, allowing CDDs to better coordinate infrastructure planning with approved development timelines and reduce delays that can affect bond issuances or capital improvement programs.

Although Chapter 2026-7 does not directly regulate CDD powers or governance, it significantly affects the local government land use framework that CDDs rely on, thereby affecting development timing, infrastructure planning, financing, and overall project feasibility within district boundaries.

7. Chapter [TBD], Laws of Florida (HB 967). This legislation establishes a clear legislative intent that local governments must accept electronic forms of payment, including credit cards, debit cards, charge cards, and electronic funds transfers, and specifically requires units of local government to offer online payment options. This applies broadly to counties, municipalities, special districts, and other local government entities, as well as constitutional officers such as clerks of court and tax collectors, unless another form of payment is required by law.

The legislation also preserves existing authority allowing local governments to pass along processing fees to users who choose electronic payment methods and confirms that governments are not liable for verifying card validity or available funds when processing such transactions. Importantly, it mandates that if a local government accepts electronic payments, it must also maintain an online system for doing so, reinforcing a statewide push toward digital accessibility and standardized payment options.

This legislation requires CDDs that collect any type of payment, such as fees, user charges, amenity payments, permit-related charges, or other CDD revenues, to offer electronic payment options, including credit cards, debit cards, and electronic funds transfers. It also specifically requires that if a CDD accepts electronic payments at all, it must maintain a system for accepting those payments online, which may require updates to CDD websites, billing platforms, or third-party payment processors. The legislation also allows CDDs to continue passing through processing fees associated with electronic payments (such as credit card convenience fees), and it preserves their ability to require verification of payment validity and sufficient funds. However, it removes discretion in practice by making online payment capability a mandatory feature for any CDD that accepts electronic payments in any form.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: http://laws.flrules.org/.

Cypress Cove

COMMUNITY DEVELOPMENT DISTRICT

Check Register

Fiscal Year 2026

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

*** CHECK DATES 04/01/2026 - 04/30/2026 *** 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	#
4/20/26	00047	4/01/26	2004	202603	320-54100-46400		*	600.00		
			MAR 26 - PORTER SERVICES							
						911 COMMERCIAL CLEANING CORP.			600.00	000380

TOTAL FOR BANK B	16,232.50
TOTAL FOR REGISTER	16,232.50

*** CHECK DATES 04/01/2026 - 04/30/2026 *** 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 #
4/28/26	00049	3/22/26	33014544	202604	320-54100-41000		*	185.00		
			APR 26 - INTERNET SVC							
		3/22/26	33014544	202604	320-54100-41000		*	38.62		
			APR 26 - PHONE SVC							
						AT&T (AUTOPAY)			223.62	030037
4/28/26	00007	3/24/26	22331-83	202603	320-54100-43000		*	94.76		
			WALL LIGHTS-(02/23-03/24)							
		3/24/26	73212-04	202603	320-54100-43000		*	38.24		
			GATE LIGHTS-(02/23-03/24)							
		3/30/26	42952-75	202603	320-54100-43000		*	899.19		
			STREETLIGHTS- 02/27-03/30							
						FPL			1,032.19	030038

TOTAL FOR BANK Z 1,255.81

TOTAL FOR REGISTER 1,255.81

Cypress Cove

Community Development District

Unaudited Financial Reporting

May 31, 2026

Table of Contents

Cypress Cove

Community Development District

Combined Balance Sheet

May 31, 2026

	General Fund	Capital Reserve Fund	Debt Service Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account-South State	$ 7,753	$ -	$ -	$ 7,753
Investments:				
State Board of Administration (SBA)	281,206	301,679	-	582,885
Series 2023				
Revenue	-	-	92,435	92,435
Prepayment	-	-	1,041	1,041
Total Assets	**$ 288,959**	**$ 301,679**	**$ 93,476**	**$ 684,114**
Liabilities:				
Accounts Payable	$ 9,607	$ -	$ -	$ 9,607
Total Liabilites	**$ 9,607**	**$ -**	**$ -**	**$ 9,607**
Fund Balance:				
Restricted for:				
Debt Service - Series 2023	$ -	$ -	$ 93,476	$ 93,476
Assigned for:				
Capital Reserves	40,000	301,679	-	341,679
Emergency Reserves	60,000	-	-	60,000
Unassigned	179,352	-	-	179,352
Total Fund Balances	**$ 279,352**	**$ 301,679**	**$ 93,476**	**$ 674,507**
Total Liabilities & Fund Balance	$ 288,959	$ 301,679	$ 93,476	$ 684,114

Cypress Cove

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 481,076	$ 481,076	$ 440,818	$ (40,259)
Interest Income	6,000	4,000	5,838	1,838
Total Revenues	**$ 487,076**	**$ 485,076**	**$ 446,656**	**$ (38,421)**
Expenditures:				
General & Administrative:				
Engineering	$ 15,000	$ 10,000	$ 23,079	$ (13,079)
Attorney	30,000	20,000	17,818	2,183
Annual Audit	3,600	3,600	3,600	-
Management Fees	18,599	12,399	12,399	(0)
Website Maintenance	1,113	742	742	-
Trustee Fees	4,434	4,434	4,041	394
Telephone	100	67	-	67
Postage & Delivery	250	167	310	(143)
Printing & Binding	1,200	800	204	596
Insurance General Liability	8,918	8,918	7,932	986
Legal Advertising	1,000	667	-	667
Other Current Charges	1,000	667	1,245	(579)
Office Supplies	250	167	55	112
Property Appraiser	400	400	400	-
Dues, Licenses & Subscriptions	175	175	175	-
First Quarter Operating Capital	85,000	-	-	-
Total General & Administrative	**$ 171,039**	**$ 63,202**	**$ 71,999**	**$ (8,797)**
Operations & Maintenance				
Field Expenditures				
Field Management	$ 6,890	$ 4,593	$ 4,593	$ 0
Gate Maintenance	15,500	10,333	4,222	6,112
Cable	4,800	3,200	1,998	1,202
Phone	3,000	2,000	1,789	211
Electric	12,500	8,333	8,299	34
Lake Maintenance	7,500	5,000	4,600	400
Landscape Maintenance	56,000	37,333	35,555	1,778
Landscape - Other	10,000	6,667	8,710	(2,043)
Irrigation Repairs	10,000	6,667	3,550	3,117
Stormwater Drainage Maintenance	10,000	6,667	4,250	2,417
Repairs & Maintenance	12,000	8,000	-	8,000
Janitorial / Porter Services	7,500	5,000	4,500	500
Pressure Cleaning	10,000	7,000	7,000	-
Contingency	5,347	3,565	1,400	2,165
Capital Reserves	20,000	20,000	-	20,000
Emergency Reserves	20,000	20,000	-	20,000
Subtotal Field Expenditures	**$ 211,037**	**$ 154,358**	**$ 90,466**	**$ 63,892**
Total Expenditures	**$ 382,076**	**$ 217,560**	**$ 162,466**	**$ 55,094**
Excess (Deficiency) of Revenues over Expenditures	$ 105,000	$ 267,516	$ 284,190	$ 16,673
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	**$ -**	**$ 162,516**	**$ 179,190**	**$ 16,673**
Fund Balance - Beginning	$ -		$ 100,162	
Fund Balance - Ending	$ -		$ 279,352	

Cypress Cove

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
Revenues				
Interest Income	$ -	$ -	$ 5,830	$ 5,830
Total Revenues	**$ -**	**$ -**	**$ 5,830**	**$ 5,830**
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)**	**$ -**	**$ 5,830**	**$ 5,830**
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**	**$ 110,830**	**$ 5,830**
Fund Balance - Beginning	$ 190,000		$ 190,849	
Fund Balance - Ending	$ 134,500		$ 301,679	

Cypress Cove

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 160,389	$ 160,389	$ 146,731	$ (13,658)
Interest Income	1,500	1,000	3,649	2,649
Total Revenues	**$ 161,889**	**$ 161,389**	**$ 150,379**	**$ (11,010)**
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	$ 2,491	$ (515,602)	$ (518,093)
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**	**$ 2,491**	**$ 30,439**	**$ 27,947**
Fund Balance - Beginning	$ 59,392		$ 63,037	
Fund Balance - Ending	$ 62,383		$ 93,476	

Cypress Cove

Community Development District

Capital Projects Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	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	$	-	$	-	$	-	$	-	$	-	$	440,818
Interest Income		250		155		349		1,002		1,124		1,168		881		907		-		-		-		-		5,838
Total Revenues	**$**	**250**	**$**	**21,791**	**$**	**377,360**	**$**	**15,837**	**$**	**6,489**	**$**	**6,480**	**$**	**17,541**	**$**	**907**	**$**	**-**	**$**	**-**	**$**	**-**	**$**	**-**	**$**	**446,656**
Expenditures:																										
General & Administrative:																										
Engineering	$	4,520	$	2,498	$	-	$	3,000	$	463	$	4,195	$	3,316	$	5,088	$	-	$	-	$	-	$	-	$	23,079
Attorney		5,013		2,075		1,213		1,170		983		2,493		2,373		2,500		-		-		-		-		17,818
Annual Audit		-		-		-		3,600		-		-		-		-		-		-		-		-		3,600
Management Fees		1,550		1,550		1,550		1,550		1,550		1,550		1,550		1,550		-		-		-		-		12,399
Website Maintenance		93		93		93		93		93		93		93		93		-		-		-		-		742
Trustee Fees		-		-		-		-		-		-		4,041		-		-		-		-		-		4,041
Telephone		-		-		-		-		-		-		-		-		-		-		-		-		-
Postage & Delivery		19		5		2		107		5		155		6		11		-		-		-		-		310
Printing & Binding		30		51		12		-		0		102		3		5		-		-		-		-		204
Insurance General Liability		7,932		-		-		-		-		-		-		-		-		-		-		-		7,932
Legal Advertising		-		-		-		-		-		-		-		-		-		-		-		-		-
Other Current Charges		117		617		97		55		72		95		96		96		-		-		-		-		1,245
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**	**$**	**11,477**	**$**	**9,342**	**$**	**-**	**$**	**-**	**$**	**-**	**$**	**-**	**$**	**71,999**

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	$ -	$ -	$ -	$ -	$ 4,593
Gate Maintenance	768	1,297	380	507	95	95	497	583	-	-	-	-	4,222
Cable	250	250	250	250	250	250	250	250	-	-	-	-	1,998
Phone	223	224	224	224	224	224	224	224	-	-	-	-	1,789
Electric	1,041	1,035	1,050	1,074	1,043	1,032	1,012	1,012	-	-	-	-	8,299
Lake Maintenance	575	575	575	575	575	575	575	575	-	-	-	-	4,600
Landscape Maintenance	4,444	4,444	4,444	4,444	4,444	4,444	4,444	4,444	-	-	-	-	35,555
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**	**$ 14,862**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 90,466**
Total Expenditures	**$ 29,339**	**$ 17,001**	**$ 19,975**	**$ 18,233**	**$ 15,220**	**$ 18,340**	**$ 20,153**	**$ 24,204**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 162,466**
Excess (Deficiency) of Revenues over Exper	$ (29,089)	$ 4,790	$ 357,384	$ (2,396)	$ (8,731)	$ (11,859)	$ (2,613)	$ (23,297)	$ -	$ -	$ -	$ -	$ 284,190
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)**	**$ (23,297)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 179,190**

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
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**