



Cypress Cove Community Development District

www.cypresscovecdd.com

Maritza Abstencio, Chair

Jonathan Kraljic, Vice Chair

Allan Wernikoff, Assistant Secretary

Elza Lucius-Robinson, Assistant Secretary

August 4, 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
August 4, 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 4**
 - C. Electing Officer(s) – Resolution
3. Approval of the Minutes of the July 7, 2026 Meeting – **Page 5**
4. Public Hearing to Adopt the Fiscal Year 2027 Budget – **Page 10**
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2026-04** Annual Appropriation Resolution – **Page 21**
 - D. Consideration of **Resolution #2026-05** Levy of Non Ad Valorem Assessments – **Page 24**
 - E. Motion to Close the Public Hearing
5. Consideration of Amendment for Landscape Maintenance Service Proposal with Just Call James Inc. – **Page 32**
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - 1) July 20, 2026 Lake Report from Southeast Land and Water Management – **Page 36**
 - 2) Consideration of Proposed Fiscal Year 2027 Meeting Schedule – **Page 40**
 - 3) Form 1 Financial Disclosure Due July 1, 2026 – **everyone has filed** – **Page 41**
 - 4) Reminder to Complete Annual Ethics Training by December 31, 2026
7. Financial Reports
 - A. Approval of Check Run Summary – **Page 42**

8. Supervisors Requests and Audience Comments

9. 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, July 7, 2026, at 7:00 p.m. at 5385 N. Nob Hill Road, Sunrise, Florida.

Present and constituting a quorum were:

Maritza Abstencio
Jonathan Kraljic
Allan Wernikoff
Elza Lucius-Robinson

Chairperson
Vice Chairperson
Assistant Secretary
Assistant Secretary (by phone)

Also present were:

Patrick Burgess
Liza Smoker
Jonathan Geiger
Michael Miller

District Manager
District Counsel
District Engineer
Resident (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. Acceptance of Resignation Letter from Mr. Jonathan Kraljic

Mr. Burgess moved to organizational matters indicating they had received a resignation letter from Mr. Jonathan Kraljic effective November 9, 2026 that was included in the agenda package on page 3. Mr. Burgess then asked the Board for a motion to accept his resignation letter.

On MOTION by Ms. Abstencio seconded by Mr. Wernikoff with all in favor, accepting the resignation letter from Mr. Jonathan Kraljic effective November 9, 2026 was approved.

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)

D. Resolution #2026-03 Electing Officers

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

Mr. Burgess moved on to item No. 2D, resolution #2026-03 electing officers and stated this item was included in the agenda on page 5. He indicated this resolution would add himself to the slate of officers as an assistant secretary to be able to sign documents for the District. Mr. Burgess then read the current slate of officers into the record and asked the Board if they wished to make any changes or just keep the existing slate the same.

Ms. Abstencio stated they could just keep it the same.

Mr. Burgess then asked for a motion to approve the resolution.

On MOTION by Ms. Abstencio seconded by Mr. Kraljic with all in favor, Resolution #2026-03 electing officers, keeping the existing slate of officers the same and adding Patrick Burgess as an assistant secretary was approved.

THIRD ORDER OR BUSINESS

Approval of the Minutes of the May 5, 2026 Meeting

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

On MOTION by Ms. Abstencio seconded by Mr. Kraljic with all in favor, the Minutes of the May 5, 2026 Meeting were approved.

FOURTH ORDER OR BUSINESS

Consideration of Amendment for Landscape Maintenance Service Proposal with Just Call James, Inc.

Mr. Burgess presented item No. 4, consideration of amendment for landscape maintenance service proposal with Just Call James and indicated some adjustments needed to be done to the current landscaping maintenance agreement. He then pulled up on the screen the lawn and tree maintenance contract revision request submitted by Just Call

James to review with the Board and indicated this was included in the agenda on page 14. Mr. Burgess then gave a brief explanation relating to the contract revision request along with revised services map that was provided by the vendor.

(At this point a lengthy discussion was held among the Board members, Mr. Burgess, Mr. Geiger and Ms. Smoker relating to this item)(The Board agreed they needed additional clarification relating to specific areas of land that the CDD will be maintaining and agreed to table this item to the next meeting)

On MOTION by Ms. Abstencio seconded by Mr. Kraljic with all in favor, tabling the amendment for landscape maintenance service proposal from Just Call James, Inc. and also giving authority to the District Manager to continue to maintain the landscaping areas as needed was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

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

A. Attorney – Memorandum – Legislative Update

Ms. Smoker gave a brief summary relating to the 2026 legislative update memorandum that was included in the agenda package. Ms. Smoker also stated the Board members Form 1 financial disclosures were due by July 1, 2026 and if they haven't done so, they should get that done as quickly as possible, and their annual 4 hours of ethics training needed to be completed by December 31, 2026.

B. Engineer – Entrance Monument Re-Design

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

Mr. Geiger gave a brief update relating to the entrance monument re-design stating they did not receive any comments from the Board members relating to Mr. Burgess' email that was sent out. He also stated the landscape architect was not able to attend the meeting, so he didn't have any further updates other than they were still working on the concept designs but would have something for the Board at the next meeting for comments.

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

Mr. Geiger also gave an update on the Santa Monica curbing stating they are still working on executing the contract with the contractor but he did provide the District manager

with the as-builts for 18th Street and Santa Monica and the contractor would need to mark those with the placement of the curbing to get that in for permitting. Mr. Geiger also indicated he would need to get the NOC and a building form signed off by the District for the project. He then gave a brief update on the Broward County surface water renewal permit stating that was currently underway and they would keep up with their inspections and would submit a report once all issues are completed.

C. Manager

Mr. Burgess moved on to the manager's report stating the District engineer covered everything he had in his update. He also stated they received an email from the HOA property manager inquiring about when the CDD plans on renovating the monuments and doing landscaping enhancements and stated he indicated to the HOA they would not be doing the landscaping until the monuments were upgraded.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Approval of Unaudited Financials

Mr. Burgess presented the check run summary starting on page 21, and the unaudited financials started on page 25. He then asked for any comments or questions, and upon not hearing any, asked for a motion to accept the financial reports.

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

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Burgess asked if there were any Supervisor's requests or audience comments.

Ms. Abstencio made a comment relating to the cameras at the front gate stating two of them were not working and they could not be upgraded because the system was too old and they need to be replaced.

Mr. Burgess stated he would speak to Grace and would prioritize the item so he could get proposals for enhancements or upgrades and bring back information to the next meeting.

Ms. Abstencio also stated she had put her house up for sale and would be resigning from the Board in the future when the time comes. She also commented on an email she

received from a resident concerning oil on asphalt indicating the CDD should clean that up. Mr. Burgess stated he would check it out, do an inspection of the area and also speak to the HOA manager as well.

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

Mr. Wernikoff made a few comments relating to tree trimming, landscaping issues and maintenance of the trees near his home off Rock Island Road. Mr. Burgess stated he would talk to the city and bring back some clarity on that for the next meeting, and he also suggested Mr. Wernikoff speak to his HOA to see what they were doing in terms of mowing, lifting trees, and trimming the hedges in that area.

Mr. Burgess then asked if there were any audience comments, there were no comments at this time.

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Burgess 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.
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Secretary / Assistant Secretary

Chairman / Vice Chairman

Cypress Cove
Community Development District

Approved Proposed Budget
FY 2027



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Cypress Cove
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
<u>REVENUES:</u>					
Special Assessments - On Roll	\$ 481,076	\$ 447,069	\$ 34,008	\$ 481,076	\$ 444,416
Interest income	6,000	6,538	2,179	8,718	5,000
TOTAL REVENUES	\$ 487,076	\$ 453,607	\$ 36,187	\$ 489,794	\$ 449,416
<u>EXPENDITURES:</u>					
<u>Administrative</u>					
Engineering	\$ 15,000	\$ 28,811	\$ 9,604	\$ 38,415	\$ 20,000
Attorney	30,000	20,885	\$ 6,962	27,847	25,000
Annual Audit	3,600	3,600	-	3,600	3,700
Management Fees	18,599	13,949	4,650	18,599	19,715
Website Maintenance	1,113	835	278	1,113	1,180
Trustee Fees	4,434	4,041	-	4,041	4,434
Telephone	100	-	25	25	100
Postage & Delivery	250	316	105	421	250
Printing & Binding	1,200	224	75	299	1,200
Insurance General Liability	8,918	7,932	-	7,932	8,725
Legal Advertising	1,000	487	513	1,000	1,000
Other Current Charges	1,000	1,345	448	1,794	1,618
Office Supplies	250	66	185	250	250
Property Appraiser	400	400	-	400	400
Dues, Licenses & Subscriptions	175	175	-	175	175
First Quarter Operating Capital	85,000	-	85,000	85,000	67,490
TOTAL ADMINISTRATIVE	\$ 171,039	\$ 83,066	\$ 107,844	\$ 190,910	\$ 155,237
<u>Field Expenditures</u>					
Field Management	\$ 6,890	\$ 5,168	\$ 1,723	\$ 6,890	\$ 7,303
Gate Maintenance	15,500	4,365	1,455	5,821	15,500
Cable	4,800	2,248	749	2,998	4,800
Phone	3,000	2,012	671	2,683	3,000
Electric	12,500	9,328	3,109	12,438	13,125
Lake Maintenance	7,500	5,175	1,725	6,900	7,500
Landscape Maintenance	56,000	40,000	13,334	53,333	56,000
Landscape - Other	10,000	8,710	2,903	11,613	10,000
Irrigation Repairs	10,000	3,550	1,183	4,733	10,000
Stormwater Drainage Maintenance	10,000	4,250	1,417	5,667	7,500
Repairs & Maintenance	12,000	-	12,000	12,000	10,000
Janitorial / Porter Services	7,500	4,500	1,500	6,000	9,450
Pressure Cleaning	10,000	7,000	-	7,000	10,000
Contingency	5,347	1,400	467	1,867	10,000
Capital Outlay	20,000	-	20,000	20,000	-
Emergency Reserves	20,000	-	20,000	20,000	15,000
TOTAL FIELD EXPENDITURES	\$ 211,037	\$ 97,706	\$ 82,236	\$ 179,942	\$ 189,178
TOTAL EXPENDITURES	\$ 382,076	\$ 180,772	\$ 190,080	\$ 370,852	\$ 344,416

Cypress Cove
Community Development District
Approved Proposed Budget
General Fund

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Approved Proposed Budget
Description	FY2026	6/30/26	3 Months	9/30/26	FY 2027

Other Sources/(Uses)

Interfund Transfer In/(Out) - Capital Reserves	\$	(105,000)	\$	(105,000)	\$	(13,942)	\$	(118,942)	\$	(105,000)
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TOTAL OTHER SOURCES/(USES)	\$	(105,000)	\$	(105,000)	\$	(13,942)	\$	(118,942)	\$	(105,000)
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EXCESS REVENUES (EXPENDITURES)	\$	-	\$	167,835	\$	(167,835)	\$	-	\$	-
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Product	Assessable Units	Net	Assessment	Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)				
Single Family	195	\$	444,416	\$	472,783	\$	2,624.53	\$	2,424.53	\$	(200.00)

Cypress Cove
Community Development District
Budget Narrative
Fiscal Year 2027

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest Income

The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - Administrative

Engineering

The District contracted with KCI TECHNOLOGIES, INC. to provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested

Attorney

The District's Attorney, BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. GRAU & ASSOCIATES have been engaged to provide this annual audit service from FY24 to FY33 at a cost of \$3,600.00 for the FY24 with \$100 increase annually.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Trustee Fees

The District holds bonds with US Bank and these bonds are administered by a Trustee. This represents the trustee annual fee.

Communication - Telephone

Any phone, internet and Wi-Fi services the District may incur.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with EGIS INSURANCE & RISK ADVISORS that specializes in providing insurance coverage to governmental agencies. This amount is provided by the Insurance Carrier each

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Property Appraiser

The Broward County Board of Commissioners provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District pays the County for the necessary administrative costs incurred to provide this service.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to Florida Department of Commerce for \$175.

Cypress Cove

Community Development District

Budget Narrative

Fiscal Year 2027

Expenditures - Field

Field Management

The District has contracted with Governmental Management Services-Central Florida, LLC at an annual cost of \$6,890.00 to provide on-site field management of contracts for the District services such as landscape and lake maintenance. Services to include weekly onsite inspections, meetings with contractors and monitoring of utility accounts.

Vendor:	Monthly :	Yearly :
Governmental Mgmt Services S-FL, LLC.	\$608.62	\$7,303

Gate Maintenance

The District has a contract with ASAP Gate Plus, LLC. for ongoing gate repairs & maintenance, on-site welding, electronic gate access control systems, tele-entry system changes and CCTV camera installation.

Cable

The District has a contract with Comcast for monthly cables services

Comcast	Amount:	Frequency:	Yearly :
Acct # 8495 75 241 0489547	\$250.00	monthly	\$3,000
Acct # 8495 75 241 1027759	\$150.00	monthly	\$1,800
			\$4,800

Phone

The District has a contract with ATT for monthly phone services.

ATT	Amount:	Frequency:	Yearly :
Acct # 330145441	\$250.00	monthly	\$3,000
			\$3,000

Utilities - Electric

The monthly cost of electricity for Cypress Cove CDD thru FPL.

		Frequency:	
Acct # 42952-75012 - Streetlights	\$971.25	monthly	\$11,655
Acct # 22331-83371 - Wall Lights	\$79.88	monthly	\$959
Acct # 73212-04260 - Gate Lights	\$42.60	monthly	\$511
			\$13,125

Lake Maintenance

The District has contracted with Solitude Lake Management to provide complete, high quality, maintenance of the lakes and aquatic Maintenance Areas of the District in accordance with the executed agreement.

Vendor / Services:	Amount:	Frequency:	Yearly :
Solitude Lake Management	\$575.00	monthly	\$6,900
Contingencies			\$600
			\$7,500

Landscape Maintenance

The District has contracted with JUST CALL JAMES, INC. Landscaping company to provide monthly landscaping services including Turt mowing, edging, Debris&Trash, pruning, shrubs, trees, palms and annual fertilization services throughout all common areas of the District at the below rate:

Vendor / Services:	Amount:	Frequency:	Yearly :
Just Call James, Inc.	\$4,666.66	monthly	\$56,000
			\$56,000

Landscape - Other

The District has contracted with JUST CALL JAMES, INC. Landscaping company for additional landscaping services as needed.

Irrigation Repairs

The District uses JUST CALL JAMES, INC. Landscaping company to provide irrigation repairs and maintenance throughout all common areas within the District.

Stormwater Drainage Maintenance

The District has contracted with INDUSTRIAL DIVERS CORP. INC., to provide certain vacuum, clearing, desilting, dredging, and repair services with respect to certain District drainage structures that constitute part of the District's stormwater management system.

Cypress Cove
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures - Field (Cont.)

Repairs & Maintenance

This expense represents any repairs and maintenance the District may incur throughout the fiscal year.

Janitorial / Porter Services

The District incurs janitorial / Cleaning / Porter Services as needed during the Fiscal Year.

Vendor / Services:	Amount:	Frequency:	Yearly :
911 Commercial Cleaning	\$787.50	monthly	\$9,450
			\$9,450

Contingency

Miscellaneous and unforeseen expenses the District may incur during the fiscal year.

Capital Outlay

This expense represents any major repairs or purchase of capital assets that the District may need.

Emergency Reserves

This Reserve funding is for any emergency expenditures the District may occur.

Cypress Cove
Community Development District
Approved Proposed Budget
Capital Reserve Fund

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Approved Proposed Budget
Description	FY2026	6/30/26	3 Months	9/30/26	FY 2027
<u>REVENUES:</u>					
Interest Income	\$ -	\$ 6,780	\$ 3,904	\$ 10,683	\$ 4,500
Carry Forward Balance	190,000	190,849	-	190,849	159,974
TOTAL REVENUES	\$ 190,000	\$ 197,628	\$ 3,904	\$ 201,532	\$ 164,474
<u>EXPENDITURES:</u>					
<u>Capital Outlay</u>					
Sidewalk Repairs	\$ 40,000	\$ -	\$ 40,000	\$ 40,000	\$ -
Monument Repairs	70,000	-	70,000	70,000	-
Landscaping - Entrance Enhancement	50,000	-	50,000	50,000	-
Capital Improvement	-	-	-	-	50,000
Other Current Charges	500	-	500	500	500
TOTAL EXPENDITURES	\$ 160,500	\$ -	\$ 160,500	\$ 160,500	\$ 50,500
<u>Other Sources/(Uses)</u>					
Transfer In/(Out) - Reserves	\$ 105,000	\$ 105,000	\$ 13,942	\$ 118,942	\$ 105,000
TOTAL OTHER SOURCES/(USES)	\$ 105,000	\$ 105,000	\$ 13,942	\$ 118,942	\$ 105,000
EXCESS REVENUES (EXPENDITURES)	\$ 134,500	\$ 302,628	\$ (142,654)	\$ 159,974	\$ 218,974

Cypress Cove
Community Development District
Approved Proposed Budget
Debt Service Series 2023 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
<u>REVENUES:</u>					
Special Assessments-On Roll	\$ 160,389	\$ 148,815	\$ 11,574	\$ 160,389	\$ 111,666
Interest Earnings	1,500	3,883	700	4,583	2,000
Carry Forward Surplus ⁽¹⁾	59,392	63,037	-	63,037	108,070
TOTAL REVENUES	\$ 221,281	\$ 215,736	\$ 12,274	\$ 228,010	\$ 221,736
<u>EXPENDITURES:</u>					
Interest - 11/1	\$ 41,949	\$ 41,949	\$ -	\$ 41,949	\$ 27,848
Special Call - 11/1	-	545,000	-	545,000	-
Interest - 5/1	41,949	29,033	-	29,033	27,848
Principal - 5/1	75,000	50,000	-	50,000	55,000
TOTAL EXPENDITURES	\$ 158,898	\$ 665,982	\$ -	\$ 665,982	\$ 110,695
<u>Other Sources/(Uses)</u>					
Interfund transfer In/(Out)	\$ -	\$ 546,041	\$ -	\$ 546,041	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ 546,041	\$ -	\$ 546,041	\$ -
TOTAL EXPENDITURES	\$ 158,898	\$ 119,941	\$ -	\$ 119,941	\$ 110,695
EXCESS REVENUES (EXPENDITURES)	\$ 62,383	\$ 95,795	\$ 12,274	\$ 108,070	\$ 111,041

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	\$ 26,544
	<u>\$ 26,544</u>

Product	Assessable Units	Net	Assessment	Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase / (Decrease)
Single Family	195	\$	111,666	\$ 118,794	\$ 875.01	\$ 609.20	\$ (265.81)
TOTAL	195	\$	111,666	\$ 118,794			

Cypress Cove
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2023 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
04/06/23	\$ 1,910,000	4.74%	\$ -	\$ -	\$ -
11/01/23	1,910,000	4.74%	-	51,554	51,554
05/01/24	1,910,000	4.74%	70,000	45,267	
11/01/24	1,840,000	4.74%	-	43,608	158,875
05/01/25	1,840,000	4.74%	70,000	43,608	
11/01/25	1,770,000	4.74%	545,000	41,949	700,557
05/01/26	1,225,000	4.74%	50,000	29,033	
11/01/26	1,175,000	4.74%	-	27,848	106,880
05/01/27	1,175,000	4.74%	55,000	27,848	
11/01/27	1,120,000	4.74%	-	26,544	109,392
05/01/28	1,120,000	4.74%	60,000	26,544	
11/01/28	1,060,000	4.74%	-	25,122	111,666
05/01/29	1,060,000	4.74%	60,000	25,122	
11/01/29	1,000,000	4.74%	-	23,700	108,822
05/01/30	1,000,000	4.74%	65,000	23,700	
11/01/30	935,000	4.74%	-	22,160	110,860
05/01/31	935,000	4.74%	65,000	22,160	
11/01/31	870,000	4.74%	-	20,619	107,779
05/01/32	870,000	4.74%	70,000	20,619	
11/01/32	800,000	4.74%	-	18,960	109,579
05/01/33	800,000	4.74%	75,000	18,960	
11/01/33	725,000	4.74%	-	17,183	111,143
05/01/34	725,000	4.74%	75,000	17,183	
11/01/34	650,000	4.74%	-	15,405	107,588
05/01/35	650,000	4.74%	80,000	15,405	
11/01/35	570,000	4.74%	-	13,509	108,914
05/01/36	570,000	4.74%	85,000	13,509	
11/01/36	485,000	4.74%	-	11,495	110,004
05/01/37	485,000	4.74%	90,000	11,495	
11/01/37	395,000	4.74%	-	9,362	110,856
05/01/38	395,000	4.74%	95,000	9,362	
11/01/38	300,000	4.74%	-	7,110	111,472
05/01/39	300,000	4.74%	95,000	7,110	
11/01/39	205,000	4.74%	-	4,859	106,969
05/01/40	205,000	4.74%	100,000	4,859	
11/01/40	105,000	4.74%	-	2,489	107,347
05/01/41	105,000	4.74%	105,000	2,489	107,489
Total			\$ 1,910,000	\$ 747,742	\$ 2,657,742

Cypress Cove
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	O&M Units	Bonds Units 2023	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)
Single Family	195	195	\$2,424.53	\$2,624.53	-\$200.00	\$609.20	\$875.01	-\$265.81	\$3,033.73	\$3,499.54	-\$465.81
Total	195	195									

RESOLUTION 2026-04
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE CYPRESS COVE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“FY 2027”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Cypress Cove Community Development District (“**District**”) prior to June 15, 2026, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. RECITALS

The foregoing recitals are hereby incorporated as findings of fact of the Board.

SECTION 2. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Cypress Cove Community Development District for the Fiscal Year Ending September 30, 2027."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 3. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 4. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 4th DAY OF August, 2026.

ATTEST:

**CYPRESS COVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair

Exhibit A: FY 2027 Budget

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS COVE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cypress Cove Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in [Broward County, Florida](#) (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“Adopted Budget”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“Fiscal Year 2027”), attached hereto as Exhibit A and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a special and peculiar benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose non-ad valorem special assessments (the “Assessments”) on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the Assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such Assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Cypress Cove Community Development District ("Assessment Roll") attached to this Resolution as Exhibit B and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. RECITALS. The foregoing recitals are hereby incorporated as findings of fact of the Board.

SECTION 2. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in Exhibit A confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the Assessments. The allocation of the Assessments to the specially benefitted lands, as shown in Exhibits A and B, is hereby found to be fair and reasonable.

SECTION 3. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection

of non-ad valorem special assessments, an Assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with Exhibits A and B. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance Assessments.

SECTION 4. COLLECTION. The collection of the operation and maintenance special Assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on Exhibits A and B. The decision to collect non-ad valorem special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect such special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 5. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as Exhibit B, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 4th day of August 2026.

ATTEST:

**CYPRESS COVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____
Chair / Vice Chair

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll

Exhibit B

Folio Number	O&M	Debt	2026 Tax Bill
484126180011	\$2,424.53	\$609.20	\$3,033.73
484126180020	\$2,424.53	\$609.20	\$3,033.73
484126180030	\$2,424.53	\$609.20	\$3,033.73
484126180040	\$2,424.53	\$609.20	\$3,033.73
484126180050	\$2,424.53	\$609.20	\$3,033.73
484126180060	\$2,424.53	\$609.20	\$3,033.73
484126180070	\$2,424.53	\$609.20	\$3,033.73
484126180080	\$2,424.53	\$609.20	\$3,033.73
484126180090	\$2,424.53	\$609.20	\$3,033.73
484126180100	\$2,424.53	\$609.20	\$3,033.73
484126180110	\$2,424.53	\$609.20	\$3,033.73
484126180120	\$2,424.53	\$609.20	\$3,033.73
484126180130	\$2,424.53	\$609.20	\$3,033.73
484126180140	\$2,424.53	\$609.20	\$3,033.73
484126180150	\$2,424.53	\$609.20	\$3,033.73
484126180160	\$2,424.53	\$609.20	\$3,033.73
484126180170	\$2,424.53	\$609.20	\$3,033.73
484126180180	\$2,424.53	\$609.20	\$3,033.73
484126180190	\$2,424.53	\$609.20	\$3,033.73
484126180200	\$2,424.53	\$609.20	\$3,033.73
484126180210	\$2,424.53	\$609.20	\$3,033.73
484126180220	\$2,424.53	\$609.20	\$3,033.73
484126180230	\$2,424.53	\$609.20	\$3,033.73
484126180240	\$2,424.53	\$609.20	\$3,033.73
484126180250	\$2,424.53	\$609.20	\$3,033.73
484126180260	\$2,424.53	\$609.20	\$3,033.73
484126180270	\$2,424.53	\$609.20	\$3,033.73
484126180280	\$2,424.53	\$609.20	\$3,033.73
484126180290	\$2,424.53	\$609.20	\$3,033.73
484126180300	\$2,424.53	\$609.20	\$3,033.73
484126180310	\$2,424.53	\$609.20	\$3,033.73
484126180320	\$2,424.53	\$609.20	\$3,033.73
484126180330	\$2,424.53	\$609.20	\$3,033.73
484126180340	\$2,424.53	\$609.20	\$3,033.73
484126180350	\$2,424.53	\$609.20	\$3,033.73
484126180360	\$2,424.53	\$609.20	\$3,033.73
484126180370	\$2,424.53	\$609.20	\$3,033.73
484126180380	\$2,424.53	\$609.20	\$3,033.73
484126180390	\$2,424.53	\$609.20	\$3,033.73
484126180400	\$2,424.53	\$609.20	\$3,033.73
484126180410	\$2,424.53	\$609.20	\$3,033.73
484126180420	\$2,424.53	\$609.20	\$3,033.73
484126180430	\$2,424.53	\$609.20	\$3,033.73
484126180440	\$2,424.53	\$609.20	\$3,033.73
484126180450	\$2,424.53	\$609.20	\$3,033.73
484126180460	\$2,424.53	\$609.20	\$3,033.73
484126180470	\$2,424.53	\$609.20	\$3,033.73
484126180480	\$2,424.53	\$609.20	\$3,033.73
484126180490	\$2,424.53	\$609.20	\$3,033.73

Folio Number	O&M	Debt	2026 Tax Bill
484126180500	\$2,424.53	\$609.20	\$3,033.73
484126180510	\$2,424.53	\$609.20	\$3,033.73
484126180520	\$2,424.53	\$609.20	\$3,033.73
484126180530	\$2,424.53	\$609.20	\$3,033.73
484126180540	\$2,424.53	\$609.20	\$3,033.73
484126180550	\$2,424.53	\$609.20	\$3,033.73
484126180560	\$2,424.53	\$609.20	\$3,033.73
484126180570	\$2,424.53	\$609.20	\$3,033.73
484126180580	\$2,424.53	\$609.20	\$3,033.73
484126180590	\$2,424.53	\$609.20	\$3,033.73
484126180600	\$2,424.53	\$609.20	\$3,033.73
484126180610	\$2,424.53	\$609.20	\$3,033.73
484126180620	\$2,424.53	\$609.20	\$3,033.73
484126180630	\$2,424.53	\$609.20	\$3,033.73
484126180640	\$2,424.53	\$609.20	\$3,033.73
484126180650	\$2,424.53	\$609.20	\$3,033.73
484126180660	\$2,424.53	\$609.20	\$3,033.73
484126180670	\$2,424.53	\$609.20	\$3,033.73
484126180680	\$2,424.53	\$609.20	\$3,033.73
484126180690	\$2,424.53	\$609.20	\$3,033.73
484126180700	\$2,424.53	\$609.20	\$3,033.73
484126180710	\$2,424.53	\$609.20	\$3,033.73
484126180720	\$2,424.53	\$609.20	\$3,033.73
484126180730	\$2,424.53	\$609.20	\$3,033.73
484126180740	\$2,424.53	\$609.20	\$3,033.73
484126180750	\$2,424.53	\$609.20	\$3,033.73
484126180760	\$2,424.53	\$609.20	\$3,033.73
484126180770	\$2,424.53	\$609.20	\$3,033.73
484126180780	\$2,424.53	\$609.20	\$3,033.73
484126180790	\$2,424.53	\$609.20	\$3,033.73
484126180800	\$2,424.53	\$609.20	\$3,033.73
484126180810	\$2,424.53	\$609.20	\$3,033.73
484126180820	\$2,424.53	\$609.20	\$3,033.73
484126180830	\$2,424.53	\$609.20	\$3,033.73
484126180840	\$2,424.53	\$609.20	\$3,033.73
484126180850	\$2,424.53	\$609.20	\$3,033.73
484126180860	\$2,424.53	\$609.20	\$3,033.73
484126180870	\$2,424.53	\$609.20	\$3,033.73
484126180880	\$2,424.53	\$609.20	\$3,033.73
484126180890	\$2,424.53	\$609.20	\$3,033.73
484126180900	\$2,424.53	\$609.20	\$3,033.73
484126180910	\$2,424.53	\$609.20	\$3,033.73
484126180920	\$2,424.53	\$609.20	\$3,033.73
484126180930	\$2,424.53	\$609.20	\$3,033.73
484126180940	\$2,424.53	\$609.20	\$3,033.73
484126180950	\$2,424.53	\$609.20	\$3,033.73
484126180960	\$2,424.53	\$609.20	\$3,033.73
484126180970	\$2,424.53	\$609.20	\$3,033.73
484126180980	\$2,424.53	\$609.20	\$3,033.73
484126180990	\$2,424.53	\$609.20	\$3,033.73
484126181000	\$2,424.53	\$609.20	\$3,033.73

Folio Number	O&M	Debt	2026 Tax Bill
484126181010	\$2,424.53	\$609.20	\$3,033.73
484126181020	\$2,424.53	\$609.20	\$3,033.73
484126181030	\$2,424.53	\$609.20	\$3,033.73
484126181040	\$2,424.53	\$609.20	\$3,033.73
484126181050	\$2,424.53	\$609.20	\$3,033.73
484126181060	\$2,424.53	\$609.20	\$3,033.73
484126181070	\$2,424.53	\$609.20	\$3,033.73
484126181080	\$2,424.53	\$609.20	\$3,033.73
484126181090	\$2,424.53	\$609.20	\$3,033.73
484126181100	\$2,424.53	\$609.20	\$3,033.73
484126181110	\$2,424.53	\$609.20	\$3,033.73
484126181120	\$2,424.53	\$609.20	\$3,033.73
484126181130	\$2,424.53	\$609.20	\$3,033.73
484126181140	\$2,424.53	\$609.20	\$3,033.73
484126181150	\$2,424.53	\$609.20	\$3,033.73
484126181160	\$2,424.53	\$609.20	\$3,033.73
484126181170	\$2,424.53	\$609.20	\$3,033.73
484126181180	\$2,424.53	\$609.20	\$3,033.73
484126181190	\$2,424.53	\$609.20	\$3,033.73
484126181200	\$2,424.53	\$609.20	\$3,033.73
484126181210	\$2,424.53	\$609.20	\$3,033.73
484126181220	\$2,424.53	\$609.20	\$3,033.73
484126181230	\$2,424.53	\$609.20	\$3,033.73
484126181240	\$2,424.53	\$609.20	\$3,033.73
484126181250	\$2,424.53	\$609.20	\$3,033.73
484126181260	\$2,424.53	\$609.20	\$3,033.73
484126181270	\$2,424.53	\$609.20	\$3,033.73
484126181280	\$2,424.53	\$609.20	\$3,033.73
484126181290	\$2,424.53	\$609.20	\$3,033.73
484126181300	\$2,424.53	\$609.20	\$3,033.73
484126181310	\$2,424.53	\$609.20	\$3,033.73
484126181320	\$2,424.53	\$609.20	\$3,033.73
484126181330	\$2,424.53	\$609.20	\$3,033.73
484126181340	\$2,424.53	\$609.20	\$3,033.73
484126181350	\$2,424.53	\$609.20	\$3,033.73
484126181360	\$2,424.53	\$609.20	\$3,033.73
484126181370	\$2,424.53	\$609.20	\$3,033.73
484126181380	\$2,424.53	\$609.20	\$3,033.73
484126181390	\$2,424.53	\$609.20	\$3,033.73
484126181400	\$2,424.53	\$609.20	\$3,033.73
484126181410	\$2,424.53	\$609.20	\$3,033.73
484126181420	\$2,424.53	\$609.20	\$3,033.73
484126181430	\$2,424.53	\$609.20	\$3,033.73
484126181440	\$2,424.53	\$609.20	\$3,033.73
484126181450	\$2,424.53	\$609.20	\$3,033.73
484126181460	\$2,424.53	\$609.20	\$3,033.73
484126181470	\$2,424.53	\$609.20	\$3,033.73
484126181480	\$2,424.53	\$609.20	\$3,033.73
484126181490	\$2,424.53	\$609.20	\$3,033.73
484126181500	\$2,424.53	\$609.20	\$3,033.73
484126181510	\$2,424.53	\$609.20	\$3,033.73

Folio Number	O&M	Debt	2026 Tax Bill
484126181520	\$2,424.53	\$609.20	\$3,033.73
484126181530	\$2,424.53	\$609.20	\$3,033.73
484126181540	\$2,424.53	\$609.20	\$3,033.73
484126181550	\$2,424.53	\$609.20	\$3,033.73
484126181560	\$2,424.53	\$609.20	\$3,033.73
484126181570	\$2,424.53	\$609.20	\$3,033.73
484126181580	\$2,424.53	\$609.20	\$3,033.73
484126181590	\$2,424.53	\$609.20	\$3,033.73
484126181600	\$2,424.53	\$609.20	\$3,033.73
484126181610	\$2,424.53	\$609.20	\$3,033.73
484126181620	\$2,424.53	\$609.20	\$3,033.73
484126181630	\$2,424.53	\$609.20	\$3,033.73
484126181640	\$2,424.53	\$609.20	\$3,033.73
484126181650	\$2,424.53	\$609.20	\$3,033.73
484126181660	\$2,424.53	\$609.20	\$3,033.73
484126181670	\$2,424.53	\$609.20	\$3,033.73
484126181680	\$2,424.53	\$609.20	\$3,033.73
484126181690	\$2,424.53	\$609.20	\$3,033.73
484126181700	\$2,424.53	\$609.20	\$3,033.73
484126181710	\$2,424.53	\$609.20	\$3,033.73
484126181720	\$2,424.53	\$609.20	\$3,033.73
484126181730	\$2,424.53	\$609.20	\$3,033.73
484126181740	\$2,424.53	\$609.20	\$3,033.73
484126181750	\$2,424.53	\$609.20	\$3,033.73
484126181760	\$2,424.53	\$609.20	\$3,033.73
484126181770	\$2,424.53	\$609.20	\$3,033.73
484126181780	\$2,424.53	\$609.20	\$3,033.73
484126181790	\$2,424.53	\$609.20	\$3,033.73
484126181800	\$2,424.53	\$609.20	\$3,033.73
484126181810	\$2,424.53	\$609.20	\$3,033.73
484126181820	\$2,424.53	\$609.20	\$3,033.73
484126181830	\$2,424.53	\$609.20	\$3,033.73
484126181840	\$2,424.53	\$609.20	\$3,033.73
484126181850	\$2,424.53	\$609.20	\$3,033.73
484126181860	\$2,424.53	\$609.20	\$3,033.73
484126181870	\$2,424.53	\$609.20	\$3,033.73
484126181880	\$2,424.53	\$609.20	\$3,033.73
484126181890	\$2,424.53	\$609.20	\$3,033.73
484126181900	\$2,424.53	\$609.20	\$3,033.73
484126181910	\$2,424.53	\$609.20	\$3,033.73
484126181920	\$2,424.53	\$609.20	\$3,033.73
484126181930	\$2,424.53	\$609.20	\$3,033.73
484126181940	\$2,424.53	\$609.20	\$3,033.73
484126181950	\$2,424.53	\$609.20	\$3,033.73
	\$472,783.35	\$118,794.00	\$591,577.35

Just Call James inc.

Justcalljamesclm@gmail.com

PH. 754-245-2069

DETAILED SCOPE OF WORK AND LANDSCAPE BREAKDOWN.

Cypress Cove CDD

Prepared for: Patrick Burgess, CDD Property Manager

July17,2026

SECTION 1: Base Monthly Landscape Maintenance

Monthly Base Service Investment: \$2,900 / Month (Total Annual Investment: \$34,800). *This fixed monthly investment covers all core routine maintenance services outlined below.*

A. Turf Management & Mowing Schedule

To ensure the district grounds maintain a high standard of curb appeal year-round while aligning with regional growing seasons, mowing cycles are broken down as follows:

- **Busy Season (May – October):** Four (4) cuts per month (weekly service) to manage rapid summer growth.
- **Slower Season (November – April):** Two (2) cuts per month (bi-weekly service) during the cooler, slower growing period.
- **Total Annual Cycles:** 36 cycles per year.
- *Includes:* Precision string-trimming around all obstacles, mechanical edging of all hardscapes/curbs, and thorough blowing

SECTION 2: Scheduled Services & Landscape Enhancements

These services are scheduled at key times of the year and billed upon completion or wrapped into an annual schedule as requested.

A. Annual Flower Installations

- **Frequency:** 3 times per year – Oct / Feb / June
- **Details:** Full removal and disposal of spent seasonal color and installation of fresh, premium seasonal annuals. Areas include the following, the front of all 3 monument signs, front entrance gated area and rear entrance gated area. All beds will be completely covered with annual flowers leaving no voids within. A Bloom booster will be added at the time of planting.

Cost Per Rotation: \$1,400 (Total Annual Investment: \$4,200)

B. Premium Mulch Installation

- **Frequency:** 2 times per year
- **Details:** To maintain soil moisture, suppress weed growth, and preserve sharp aesthetics, mulch will be installed two times a year at all designated common area beds and tree rings: Does not include areas around the lake unless requested by CDD.
 - **Rotation 1:** March – Spring refresh ahead of the heavy growing season.
 - **Rotation 2:** August – Mid-summer touch-up to retain moisture and combat heavy rains.

Cost Per Application: \$3,150 (Total Annual Investment: \$6,300)

C. Scheduled Canopy & Palm Pruning

- **Hardwood Trees:** Canopy thinning, and clearance elevation will be performed **once per year in October** (at the tail end of the heavy rainy season).
- **Palms:** Complete pruning (removal of dead fronds, seed pods, and structural cleanup) will be performed **two (2) times per year, specifically in May and August** to ensure maximum storm readiness and safety throughout the peak of hurricane season.

VISIT 1: Cost for Hardwood and Palm Pruning \$3,500.

VISIT 2: Cost for Palm Pruning \$2,100.

TOTAL: Annual Investment: \$5,600

D. Fertilizer and Pest control (IPM)

- **Frequency:** Quarterly
- **Details:** Quarterly application of LESCO® branded granular fertilizer to all lawn and shrub areas in accordance with Florida Green Industries Best Management Practices (GI-BMP) to promote optimum color, growth, and overall plant health. Fertilizer guaranteed analysis will vary based on the time of year and any observed nutrient deficiencies.

Quarterly pest control treatments for insects in entrance features and monument sign areas.

Monthly Integrated Pest Management (IPM) inspections to monitor landscape health, identify pest activity, and recommend or implement corrective measures as needed while minimizing pesticide use.

Cost per Quarter: \$1,875 (Toal Annual Investment: \$7,500)

SECTION 3: Investment Summary & Acceptance

<u>Service Category</u>	<u>Billing Frequency</u>	<u>Investment Amount</u>
Base Monthly Maintenance <i>(Includes Mowing, Wet Checks, Weeds, Hedging, & 111 Trees)</i>	Monthly Recurring	\$2,900 / Month
Annual Flower Installations	Per Rotation X3 (Billed Upon Completion)	\$ 1,400/ Rotation
Premium Mulch Installation	Per Rotation X2 Per Year (Billed upon completion)	\$3,150 / Rotation
Fertilizer & Pest Control (LESCO®/IPM)	Progress Billed Quarterly	\$1,875 / Quarter
Scheduled Canopy & Palm Pruning <i>(October Hardwoods / May & Aug Palms)</i>	Billed Upon Completion of Each Event	Hardwoods & palms 1st visit = \$3,500 2nd visit = \$2,100 <i>2nd visit = Palms Only</i>

TOTAL ESTIMATED ANNUAL INVESTMENT/ ANNUAL
CONTRACT VALUE: 58,400

General Information:

Date	7-20-26
Location	Cypress Cove

Technician(s):

Joey

Weather Conditions:

Temperature	89	Wind Speed	5-12	Wind Direction	N/A
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SITE/ LAKE #	INSPEC- TION	TREAT- MENT	SKIFF	SIDE-BY- SIDE	BACK- PACK	ALGAE	GRASSES	SUB- MERGED	FLOATING	WATER LEVEL
1	✓	✓	✓			✓			✓	Norm
2	✓	✓	✓			✓			✓	Norm
3	✓		✓							Norm

Wildlife Observations:

Fish, Ducks, Birds

Comments:

Today we inspected and treated for surface algae, mixed with floating aquatic plants. Water levels are normal at this time.







BOARD OF SUPERVISORS MEETING DATES
CYPRESS COVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

The Board of Supervisors of the Cypress Cove Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 at 7:00 p.m. at the offices of Governmental Management Services, South Florida, at 5385 N. Nob Hill Road, Sunrise, Florida 33351 on the first Tuesday of each month as follows:

October 6, 2026
November 3, 2026
December 1, 2026
January 5, 2027
February 2, 2027
March 2, 2027
April 6, 2027
May 4, 2027
June 1, 2027
July 6, 2027
August 3, 2027
September 7, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 5385 North Nob Hill Road, Sunrise, Florida 33351, (954) 721-8681, or on the District's website at <http://www.cypresscovecdd.com>

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Patrick Burgess
Manager

Public Search Results

In the search results grid, organization names are linked to coordinator contact information. The ⓘ links display the relevant contact information. The coordinator is the person who is responsible for adding/removing individuals from the filer list.

When a form is logged, the status will contain the date received and the message "Form Available Soon". When the Form becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form" for electronic forms and (not available online) for any paper forms.

Section 112.31445, Florida Statutes, requires that all forms filed in the Electronic Financial Disclosure Management System (EFDMs) be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. This process is not automated and may take up to five business days.

Export to Excel

SuborganizationBoard of Supervisors

Sort by:PIDForm YearFiler NameFiling Requirement

PID	FORM YEAR	NAME	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
258314	2025	Maritza Abstencio	Cypress Cove Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/11/2026	View Filings
263208	2025	Jonathan Kraljic	Cypress Cove Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/2/2026	View Filings
319214	2025	Elza Lucius-Robinson	Cypress Cove Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/28/2026	View Filings
311628	2025	Allan Wernikoff	Cypress Cove Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/24/2026	View Filings

1-4 of 4Rows per page: 25<><1>>>

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Cypress Cove
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2026

<i>Date:</i>	<i>Check #:</i>	<i>Amount:</i>
Jun 2026	Check# 392 - 400	\$14,248.77
	ACH Utilities	\$1,237.98
TOTAL		\$15,486.75

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	 #
6/02/26	00001	5/21/26	26224084	202605	320-54100-34500					*	132.41		
			05/20- VISITOR SWING GATE						ASAP GATE PLUS, LLC.			132.41	000392
6/02/26	00048	5/09/26	JUN26-10	202605	320-54100-34000					*	124.90		
			FRNT GT CABLE 05/13-06/12										
		5/28/26	JUN26-04	202606	320-54100-34000					*	124.90		
			REAR GT CABLE 06/08-07/07						COMCAST			249.80	000393
6/02/26	00017	6/01/26	159	202606	320-54100-33000					*	574.17		
			JUN 26 - FIELD MANAGEMENT										
		6/01/26	160	202606	310-51300-34000					*	1,549.92		
			JUN 26 - MGMT FEES										
		6/01/26	160	202606	310-51300-35100					*	92.75		
			JUN 26 - WEBSITE ADMIN										
		6/01/26	160	202606	310-51300-51000					*	10.60		
			JUN 26 - OFFICE SUPPLIES										
		6/01/26	160	202606	310-51300-42000					*	5.92		
			JUN 26 - POSTAGE										
		6/01/26	160	202606	310-51300-42500					*	20.25		
			JUN 26 - COPIES										
		6/01/26	160	202606	310-51300-48000					*	117.52		
			JUN 26 - LEGAL&PUB NOTICE										
		6/01/26	160	202606	310-51300-48000					*	369.84		
			JUN 26 - LEGAL&PUB NOTICE						GMS - SO FLORIDA, LLC			2,740.97	000394
6/02/26	00047	5/31/26	2006	202605	320-54100-46400					*	750.00		
			MAY 26 - PORTER SERVICES						911 COMMERCIAL CLEANING CORP.			750.00	000395
6/17/26	00001	6/15/26	26224357	202606	320-54100-34500					*	143.75		
			06/12-VSTOR EXIT GATE ARM						ASAP GATE PLUS, LLC.			143.75	000396
6/17/26	00048	6/09/26	JUN26-10	202606	320-54100-34000					*	124.90		
			FRNT GT CABLE 06/13-07/12						COMCAST			124.90	000397
6/17/26	00050	6/04/26	5636	202606	320-54100-46200					*	4,444.44		
			JUN 26 - LANDSCAPE MAINT						JUST CALL JAMES, INC.			4,444.44	000398
6/17/26	00035	6/12/26	ARIV1065	202605	310-51300-31100					*	5,087.50		
			MAY 26 - ENGINEERING SVCS						KCI TECHNOLOGIES, INC.			5,087.50	000399
									CCOV CYPRESS COVE SNEER00A				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/17/26	00054	6/11/26 2123 JUN 26 - LAKE MAINTENANCE	202606 320-54100-46800	SOUTHEAST LAND AND WATER	*	575.00	575.00 000400

TOTAL FOR BANK B						14,248.77	
TOTAL FOR REGISTER						14,248.77	

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/30/26	00049	5/22/26 33014544	202606 320-54100-41000		*	185.00	
		JUN 26 - INTERNET SVC					
		5/22/26 33014544	202606 320-54100-41000		*	38.50	
		JUN 26 - PHONE SVC					
			AT&T (AUTOPAY)				223.50 030041
6/30/26	00007	5/22/26 22331-83	202605 320-54100-43000		*	76.79	
		WALL LIGHTS-(04/22-05/22)					
		5/22/26 73212-04	202605 320-54100-43000		*	38.50	
		GATE LIGHTS-(04/22-05/22)					
		5/29/26 42952-75	202605 320-54100-43000		*	899.19	
		STREETLIGHTS- 04/28-05/29					
			FPL				1,014.48 030042
TOTAL FOR BANK Z						1,237.98	
TOTAL FOR REGISTER						1,237.98	

Cypress Cove
Community Development District

Unaudited Financial Reporting
June 30, 2026



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4	<u>Debt Service Fund Series 2023</u>
5	<u>Capital Project Fund Series 2023</u>
6-7	<u>Month to Month</u>
8	<u>Long Term Debt Report</u>
9	<u>Assessment Receipt Schedule</u>

Cypress Cove
Community Development District
Combined Balance Sheet
June 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	\$ 81,739	\$ -	\$ -	\$ 81,739
Due from General Fund	-	-	2,084	2,084
<u>Investments:</u>				
State Board of Administration (SBA)	201,906	302,628	-	504,535
<u>Series 2023</u>				
Revenue	-	-	92,670	92,670
Prepayment	-	-	1,041	1,041
Total Assets	\$ 283,646	\$ 302,628	\$ 95,795	\$ 682,069
Liabilities:				
Accounts Payable	\$ 13,565	\$ -	\$ -	\$ 13,565
Due to Debt Service	2,084	-	-	2,084
Total Liabilities	\$ 15,649	\$ -	\$ -	\$ 15,649
Fund Balance:				
Restricted for:				
Debt Service - Series 2023	\$ -	\$ -	\$ 95,795	\$ 95,795
Assigned for:				
Capital Reserves	40,000	302,628	-	342,628
Emergency Reserves	60,000	-	-	60,000
Unassigned	167,997	-	-	167,997
Total Fund Balances	\$ 267,997	\$ 302,628	\$ 95,795	\$ 666,420
Total Liabilities & Fund Balance	\$ 283,646	\$ 302,628	\$ 95,795	\$ 682,069

Cypress Cove
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 481,076	\$ 481,076	\$ 447,069	\$ (34,008)
Interest Income	6,000	4,500	6,538	2,038
Total Revenues	\$ 487,076	\$ 485,576	\$ 453,607	\$ (31,969)
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Engineering	\$ 15,000	\$ 11,250	\$ 28,811	\$ (17,561)
Attorney	30,000	22,500	20,885	1,615
Annual Audit	3,600	3,600	3,600	-
Management Fees	18,599	13,949	13,949	(0)
Website Maintenance	1,113	835	835	-
Trustee Fees	4,434	4,434	4,041	394
Telephone	100	75	-	75
Postage & Delivery	250	188	316	(128)
Printing & Binding	1,200	900	224	676
Insurance General Liability	8,918	8,918	7,932	986
Legal Advertising	1,000	750	487	263
Other Current Charges	1,000	750	1,345	(595)
Office Supplies	250	188	66	122
Property Appraiser	400	400	400	-
Dues, Licenses & Subscriptions	175	175	175	-
First Quarter Operating Capital	85,000	-	-	-
Total General & Administrative	\$ 171,039	\$ 68,911	\$ 83,066	\$ (14,155)
<u>Operations & Maintenance</u>				
<u>Field Expenditures</u>				
Field Management	\$ 6,890	\$ 5,168	\$ 5,168	\$ 0
Gate Maintenance	15,500	11,625	4,365	7,260
Cable	4,800	3,600	2,248	1,352
Phone	3,000	2,250	2,012	238
Electric	12,500	9,375	9,328	47
Lake Maintenance	7,500	5,625	5,175	450
Landscape Maintenance	56,000	42,000	40,000	2,000
Landscape - Other	10,000	7,500	8,710	(1,210)
Irrigation Repairs	10,000	7,500	3,550	3,950
Stormwater Drainage Maintenance	10,000	7,500	4,250	3,250
Repairs & Maintenance	12,000	9,000	-	9,000
Janitorial / Porter Services	7,500	5,625	4,500	1,125
Pressure Cleaning	10,000	7,000	7,000	-
Contingency	5,347	4,010	1,400	2,610
Capital Reserves	20,000	20,000	-	20,000
Emergency Reserves	20,000	20,000	-	20,000
Subtotal Field Expenditures	\$ 211,037	\$ 167,778	\$ 97,706	\$ 70,071
Total Expenditures	\$ 382,076	\$ 236,689	\$ 180,772	\$ 55,917
Excess (Deficiency) of Revenues over Expenditures	\$ 105,000	\$ 248,887	\$ 272,835	\$ 23,947
<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	\$ -	\$ 143,887	\$ 167,835	\$ 23,947
Fund Balance - Beginning	\$ -		\$ 100,162	
Fund Balance - Ending	\$ -		\$ 267,997	

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

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 6,780	\$ 6,780
Total Revenues	\$ -	\$ -	\$ 6,780	\$ 6,780
<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)	\$ -	\$ 6,780	\$ 6,780
<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	\$ 111,780	\$ 6,780
Fund Balance - Beginning	\$ 190,000		\$ 190,849	
Fund Balance - Ending	\$ 134,500		\$ 302,628	

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

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 160,389	\$ 160,389	\$ 148,815	\$ (11,574)
Interest Income	1,500	1,125	3,883	2,758
Total Revenues	\$ 161,889	\$ 161,514	\$ 152,698	\$ (8,816)
<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	\$ 2,616	\$ (513,283)	\$ (515,899)
<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	\$ 2,616	\$ 32,758	\$ 30,141
Fund Balance - Beginning	\$ 59,392		\$ 63,037	
Fund Balance - Ending	\$ 62,383		\$ 95,795	

Cypress Cove
Community Development District
Capital Projects Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	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	\$ -	\$ -	\$ -	\$ 447,069
Interest Income	250	155	349	1,002	1,124	1,168	881	907	701	-	-	-	6,538
Total Revenues	\$ 250	\$ 21,791	\$ 377,360	\$ 15,837	\$ 6,489	\$ 6,480	\$ 17,541	\$ 907	\$ 6,951	\$ -	\$ -	\$ -	\$ 453,607
Expenditures:													
<u>General & Administrative:</u>													
Engineering	\$ 4,520	\$ 2,498	\$ -	\$ 3,000	\$ 463	\$ 4,195	\$ 3,316	\$ 5,088	\$ 5,733	\$ -	\$ -	\$ -	\$ 28,811
Attorney	5,013	2,075	1,213	1,170	983	2,493	2,373	1,978	3,590	-	-	-	20,885
Annual Audit	-	-	-	3,600	-	-	-	-	-	-	-	-	3,600
Management Fees	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	-	-	-	13,949
Website Maintenance	93	93	93	93	93	93	93	93	93	-	-	-	835
Trustee Fees	-	-	-	-	-	-	4,041	-	-	-	-	-	4,041
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	19	5	2	107	5	155	6	11	6	-	-	-	316
Printing & Binding	30	51	12	-	0	102	3	5	20	-	-	-	224
Insurance General Liability	7,932	-	-	-	-	-	-	-	-	-	-	-	7,932
Legal Advertising	-	-	-	-	-	-	-	-	487	-	-	-	487
Other Current Charges	117	617	97	55	72	95	96	96	100	-	-	-	1,345
Office Supplies	16	13	13	-	-	13	-	-	11	-	-	-	66
Property Appraiser	-	-	400	-	-	-	-	-	-	-	-	-	400
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
First Quarter Operating Capital	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative	\$ 19,464	\$ 6,901	\$ 3,379	\$ 9,575	\$ 3,165	\$ 8,696	\$ 11,477	\$ 8,820	\$ 11,589	\$ -	\$ -	\$ -	\$ 83,066

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	\$ -	\$ -	\$ -	\$ 5,168
Gate Maintenance	768	1,297	380	507	95	95	497	583	144	-	-	-	4,365
Cable	250	250	250	250	250	250	250	250	250	-	-	-	2,248
Phone	223	224	224	224	224	224	224	224	224	-	-	-	2,012
Electric	1,041	1,035	1,050	1,074	1,043	1,032	1,012	1,014	1,027	-	-	-	9,328
Lake Maintenance	575	575	575	575	575	575	575	575	575	-	-	-	5,175
Landscape Maintenance	4,444	4,444	4,444	4,444	4,444	4,444	4,444	4,444	4,444	-	-	-	40,000
Landscape - Other	-	-	-	260	-	1,500	1,100	5,850	-	-	-	-	8,710
Irrigation Repairs	-	1,700	1,500	-	-	350	-	-	-	-	-	-	3,550
Stormwater Drainage Maintenance	-	-	-	-	4,250	-	-	-	-	-	-	-	4,250
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial / Porter Services	600	-	600	750	600	600	-	1,350	-	-	-	-	4,500
Pressure Cleaning	-	-	7,000	-	-	-	-	-	-	-	-	-	7,000
Contingency	1,400	-	-	-	-	-	-	-	-	-	-	-	1,400
Capital Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Emergency Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	\$ 9,875	\$ 10,100	\$ 16,597	\$ 8,658	\$ 12,055	\$ 9,644	\$ 8,676	\$ 14,864	\$ 7,238	\$ -	\$ -	\$ -	\$ 97,706
Total Expenditures	\$ 29,339	\$ 17,001	\$ 19,975	\$ 18,233	\$ 15,220	\$ 18,340	\$ 20,153	\$ 23,684	\$ 18,827	\$ -	\$ -	\$ -	\$ 180,772
Excess (Deficiency) of Revenues over Exper	\$ (29,089)	\$ 4,790	\$ 357,384	\$ (2,396)	\$ (8,731)	\$ (11,859)	\$ (2,613)	\$ (22,777)	\$ (11,875)	\$ -	\$ -	\$ -	\$ 272,835
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (105,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (105,000)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (105,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (105,000)
Net Change in Fund Balance	\$ (29,089)	\$ 4,790	\$ 357,384	\$ (2,396)	\$ (8,731)	\$ (116,859)	\$ (2,613)	\$ (22,777)	\$ (11,875)	\$ -	\$ -	\$ -	\$ 167,835

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
TOTAL	\$ 624,110	\$ 22,923	\$ 6,012	\$ 709	\$ 595,884	\$ 447,069	\$ 148,815	\$	595,884

91%	Percent Collected
\$ 58,300	Balance Remaining to Collect