



Cypress Cove Community Development District

www.cypresscovecdd.com

Maritza Abstencio, Chair

Jonathan Kraljic, Vice Chair

Allan Wernikoff, Assistant Secretary

Elza Lucius-Robinson, Assistant Secretary

April 7, 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
April 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. Consideration of Appointment of Supervisor(s) to Unexpired Term(s) of Office – Seat #2 (11/2026)
 - B. Oath of Office for Newly Appointed Supervisor(s) – **Page 3**
 - C. Election of Officer(s)
3. Approval of the Minutes of the March 3, 2026 Meeting – **Page 4**
4. Consideration of **Resolution #2026-02** Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing – **Page 10**
5. Ratification of City of Margate – April 2026 to March 2027 Hurricane or Other Disaster Debris Removal Agreement – **Page 22**
6. Consideration of Proposals to Install Curb along Santa Monica Drive
 - A. Del Mar Builders – **Page 24**
 - B. 911 Commercial Cleaning – **Page 25**
7. Staff Reports
 - A. Attorney
 - B. Engineer – Monument Sign Refacing Design Example – **Page 26**
 - C. Field Report – Monthly Report – **Page 27**
 - D. Manager
8. Financial Reports
 - A. Approval of Check Run Summary – **Page 33**
 - B. Approval of Unaudited Financials – **Page 36**
9. Supervisors Requests and Audience Comments
10. 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**, _____ County, 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, March 3, 2026, at 7:00 p.m. at 5385 N. Nob Hill Road, Sunrise, Florida.

Present and constituting a quorum were:

Maritza Abstencio	Chairperson
Jonathan Kraljic	Vice Chairperson (far away)
Allan Wernikoff	Assistant Secretary (close to recorder)
Elza Lucius-Robinson	Assistant Secretary (light female voice)

Also present were:

Julio Padilla	District Manager
Patrick Burgess	Governmental Management Services
Liza Smoker	District Counsel
Jonathan Geiger	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

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

THIRD ORDER OR BUSINESS

**Approval of the Minutes of the
November 4, 2025 Meeting**

Mr. Padilla presented the minutes from the November 4, 2025 meeting, asked for any comments 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 November 4, 2025 Meeting were approved.

FOURTH ORDER OR BUSINESS

Ratification of Interlocal Agreement for Uniform Collection of Non-Ad Valorem Special Assessments

Mr. Padilla presented the ratification of the Interlocal Agreement for Uniform Collection of Non-Ad Valorem Special Assessments. He then gave a brief explanation of this item stating the agreement had already been executed and was being brought back to the Board for ratification. He then asked for any questions or comments and upon hearing none, he asked for a motion to ratify the agreement.

On MOTION by Ms. Abstencio seconded by Mr. Kraljic with all in favor, ratifying the Interlocal Agreement for Uniform Collection of Non-Ad Valorem Special Assessments was approved.

FIFTH ORDER OR BUSINESS

Update on:

A. Series 2023 Bond Redemption

Mr. Padilla presented an update to the Series 2023 bond redemption stating this had been completed and was redeemed by the November 1st deadline so he was just bringing that information back to the Board to make them aware.

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

B. Pending City of Margate Traffic Control Agreement

Mr. Padilla presented the pending City of Margate Traffic Control Agreement with The City of Margate stating the agreement has already been executed by the chairman and he was just waiting on the city to execute it which he had emailed to them and he would also provide them with a hard copy once he is able to get in touch with the traffic control officer in charge, so they should expect to hear something from the city within the next two weeks.

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

C. Proposal for Landscaping with Just Call James

Mr. Padilla presented the proposal for landscaping from Just Call James stating the vendor agreed to keep the contract price the same for the current fiscal year, however, the scope of work would need to be revised to exclude anything that was not CDD property, so the agreement would need to be amended and then presented to the Board at the next meeting.

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

Mr. Padilla then asked for a motion to accept the proposal and authorize District Counsel to amend the agreement as discussed.

On MOTION by Mr. Kraljic seconded by Ms. Abstencio with all in favor, accepting the proposal for landscaping from Just Call James at the current price and authorizing staff to amend the agreement relating to the scope of work as discussed was approved.

SIXTH ORDER OR BUSINESS

Discussion of Procedures for the General Election

Mr. Padilla presented the discussion of the procedures for the general election stating there were two seats up for election on November 3, 2026. Those seats would be seat #3, Maritza Abstencio, and seat #2 which is an open seat. He also stated the qualifying period for those seats would be from 12:00 noon on June 8th to 12:00 noon on June 14th.

SEVENTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending in September 30, 2025

Mr. Padilla presented the acceptance of the audit for fiscal year ending September 30, 2025, gave a brief explanation of the audit, stating there were no findings or recommendations and the District was found to be in good financial standing so it was a clean audit. He then asked for any questions or comments and upon hearing none, asked for a motion to accept the audit.

On MOTION by Ms. Abstencio seconded by Mr. Kraljic with all in favor, accepting the audit for Fiscal Year ending September 30, 2025 was approved.

EIGHTH ORDER OF BUSINESS Staff Reports

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

A. Attorney

- 1) Consideration of Request for Adjustment to District Counsel Fee Structure**
- 2) Update and Discussion on Rock Island Road, Royal Palm Blvd., and NW 73rd Avenue Project with Association’s Attorney**

Ms. Smoker gave a brief explanation relating to the request for adjustment to District Counsel fee structure stating the current fee structure had been in place since 2023 and it was necessary for them to adjust their hourly rate by \$25 and would not go into effect until October 1, 2026 for the fiscal year.

Mr. Padilla then asked for a motion to accept the request for adjustment to District Counsel fee structure.

On MOTION by Ms. Abstencio seconded by Mr. Kraljic with all in favor, accepting the request for adjustment to District Counsel fee structure effective October 1, 2026 was approved.

Ms. Smoker also gave a brief update on the Rock Island Road, Royal Palm Blvd., and NW 73rd Avenue project with the Association’s attorney stating she was recently in contact with their attorney who had stated they were not going to move forward, however, she did encourage him to speak with the association members again, and see if they would be willing to come up with some sort of a plan for doing a joint participation project, so she was waiting for his response on that.

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

B. Engineer – Review and Approval of 5 Year Broward County Surface Water Management Permit Renewal

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

Mr. Geiger gave a brief update on the review and approval of the 5 year Broward County Surface Water Management permit renewal stating the water license would be up for renewal in June, 2026 and it was a requirement of Broward County to be renewed every 5 years. He also gave a brief summary of what would need to be done to renew the license

and certifying everything, such as probing the catch basins, inspecting the lake banks, inspecting the control structures, inspecting the storm drainage pipes, etc.

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

Mr. Padilla also stated there was enough funds in the current budget to cover the cost of this item.

On MOTION by Ms. Abstencio seconded by Mr. Kraljic with all in favor, approving the 5 Year Broward County Surface Water Management Permit Renewal for a one-time fee of \$10,000 plus the permit fee of \$1,125 to Broward County as presented.

C. Field Report

- 1) Monthly Report
- 2) Santa Monica Dr. Curbing Proposals
 - a) 911 Commercial Cleaning
 - b) Anzco Inc.
 - c) Builders Del Mar
 - d) FCC
 - e) Triple Nickel Paving

Mr. Padilla presented the field manager’s monthly report and asked if the Board had any questions relating to landscaping, lake maintenance, or additional District items.

(At this point a brief Q&A session was held among the Board members and Mr. Padilla relating to his report)

Mr. Padilla also presented the Santa Monica Dr. curbing proposals and gave a brief explanation relating to this item stating the reason for getting the proposals was that there was washout from the dirt and mulch and this would prevent the mulch from floating into the street and would also protect the fencing from cars hitting it.

(At this point a discussion was held among the Board members, Mr. Padilla and Mr. Geiger relating to the proposals)(The Board requested Mr. Padilla to have the contractors revise their proposals and include cutting the asphalt and also check with Just Call James about adding a mulch guard)

D. Manager – Update on District Management Services

Mr. Padilla gave a brief update on the District Management services stating Patrick Burgess from GMS would be stepping in as the new District manager going forward starting

with the April meeting. Mr. Padilla also stated Mr. Burgess is very familiar with the property and is aware of the concerns of the District and what needs to be done for Cypress Cove.

(At this point a discussion was held among the Board members, Mr. Padilla and Mr. Geiger relating to the monument repairs)(Mr. Geiger stated he would provide additional information for monument repairs at the next meeting)(Mr. Padilla also stated he was aware the Board wished to lower the assessments for the upcoming fiscal year budget and suggested lowering the assessments by \$200 per household if the Board agreed, and he would bring that back with the proposed budget at the next meeting)(The Board agreed with Mr. Padilla’s suggestion)

NINTH ORDER OF BUSINESS Financial Reports

- A. Approval of Check Run Summary**
- B. Acceptance of Unaudited Financials**

Mr. Padilla presented the check run summary and acceptance of 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.

TENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Padilla asked if there were any Supervisor’s requests or audience comments and stated there was no audience in attendance at the meeting.

Mr. Kraljic requested staff to obtain proposals for upgrading the cameras and software for the gate system.

ELEVENTH ORDER OF BUSINESS Adjournment

Mr. Padilla asked for a motion to adjourn the meeting.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

RESOLUTION 2026-02

A RESOLUTION OF THE CYPRESS COVE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR **FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW**

WHEREAS, the District Manager has prepared the proposed budget for the Fiscal Year 2027; and

WHEREAS, the Board of Supervisors approves the proposed budget for purpose of submitting said budget to the local governing authorities not less than 60 days prior to the public hearing date in accordance with Chapter 190.008(b), Florida Statutes: and

WHEREAS, the Board of Supervisors desires to set the public hearing date;

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

1. The proposed budget for Fiscal Year 2027 is hereby approved for the purpose of conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: _____
Hour: _____
Place: _____

Notice of public hearing shall be published in accordance with Florida Law.

Adopted this ____ day of _____, 2026

Chairman/Vice Chairman

Secretary/Assistant Secretary

Cypress Cove
Community Development District

Proposed Budget
FY 2027



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Cypress Cove
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Proposed Budget
	FY2026	2/28/26	7 Months	9/30/26	FY 2027
REVENUES:					
Special Assessments - On Roll	\$ 481,076	\$ 418,846	\$ 62,230	\$ 481,076	\$ 444,416
Interest income	6,000	2,881	3,119	6,000	5,000
TOTAL REVENUES	\$ 487,076	\$ 421,728	\$ 65,349	\$ 487,076	\$ 449,416
EXPENDITURES:					
Administrative					
Engineering	\$ 15,000	\$ 10,480	\$ 9,520	\$ 20,000	\$ 20,000
Attorney	30,000	10,453	14,548	25,000	25,000
Annual Audit	3,600	3,600	-	3,600	3,700
Management Fees	18,599	7,750	10,849	18,599	19,715
Website Maintenance	1,113	464	649	1,113	1,180
Trustee Fees	4,434	-	4,434	4,434	4,434
Telephone	100	-	100	100	100
Postage & Delivery	250	139	111	250	250
Printing & Binding	1,200	93	1,107	1,200	1,200
Insurance General Liability	8,918	7,932	-	7,932	8,725
Legal Advertising	1,000	-	1,000	1,000	1,000
Other Current Charges	1,000	958	542	1,500	1,618
Office Supplies	250	42	208	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	\$ 42,484	\$ 128,069	\$ 170,553	\$ 155,237
Field Expenditures					
Field Management	\$ 6,890	\$ 2,871	\$ 4,019	\$ 6,890	\$ 7,303
Gate Maintenance	15,500	3,047	12,453	15,500	15,500
Cable	4,800	1,249	3,551	4,800	4,800
Phone	3,000	1,118	1,882	3,000	3,000
Electric	12,500	5,250	7,250	12,500	13,125
Lake Maintenance	7,500	2,875	4,025	6,900	7,500
Landscape Maintenance	56,000	22,222	31,112	53,333	56,000
Landscape - Other	10,000	260	9,740	10,000	10,000
Irrigation Repairs	10,000	3,200	6,800	10,000	10,000
Stormwater Drainage Maintenance	10,000	4,250	3,250	7,500	7,500
Repairs & Maintenance	12,000	-	12,000	12,000	10,000
Janitorial / Porter Services	7,500	1,950	5,550	7,500	9,450
Pressure Cleaning	10,000	7,000	3,000	10,000	10,000
Contingency	5,347	2,000	9,600	11,600	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	\$ 57,291	\$ 154,232	\$ 211,523	\$ 189,178
TOTAL EXPENDITURES	\$ 382,076	\$ 99,776	\$ 282,301	\$ 382,077	\$ 344,416

Cypress Cove
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<u>Other Sources/(Uses)</u>					
Interfund Transfer In/(Out) - Capital Reserves	\$ (105,000)	\$ -	\$ (105,000)	\$ (105,000)	\$ (105,000)
TOTAL OTHER SOURCES/(USES)	\$ (105,000)	\$ -	\$ (105,000)	\$ (105,000)	\$ (105,000)
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 321,952	\$ (321,952)	\$ -	\$ 1

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.

	Amount:	Frequency:	Yearly :
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
			<hr/>
			\$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
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<u>REVENUES:</u>					
Interest Income	\$ -	\$ 3,204	\$ 3,904	\$ 7,107	\$ 4,500
Carry Forward Balance	190,000	190,849	-	190,849	142,456
TOTAL REVENUES	\$ 190,000	\$ 194,053	\$ 3,904	\$ 197,956	\$ 146,956
<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	105,000	\$ 105,000
TOTAL OTHER SOURCES/(USES)	\$ 105,000	\$ -	\$ 105,000	\$ 105,000	\$ 105,000
EXCESS REVENUES (EXPENDITURES)	\$ 134,500	\$ 194,053	\$ (51,596)	\$ 142,456	\$ 201,456

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

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<u>REVENUES:</u>					
Special Assessments-On Roll	\$ 160,389	\$ 139,525	\$ 20,864	\$ 160,389	\$ 160,389
Interest Earnings	1,500	2,386	700	3,086	2,000
Carry Forward Surplus ⁽¹⁾	59,392	63,037	-	63,037	68,655
TOTAL REVENUES	\$ 221,281	\$ 204,948	\$ 21,564	\$ 226,512	\$ 231,044
<u>EXPENDITURES:</u>					
Interest - 11/1	\$ 41,949	\$ 41,949	\$ -	\$ 41,949	\$ 40,172
Special Call - 11/1	-	545,000	-	545,000	-
Interest - 5/1	41,949	-	41,949	41,949	40,172
Principal - 5/1	75,000	-	75,000	75,000	80,000
TOTAL EXPENDITURES	\$ 158,898	\$ 586,949	\$ 116,949	\$ 703,898	\$ 160,343
<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	\$ 40,908	\$ 116,949	\$ 157,857	\$ 160,343
EXCESS REVENUES (EXPENDITURES)	\$ 62,383	\$ 164,040	\$ (95,385)	\$ 68,655	\$ 70,701

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	\$ 38,276
	\$ 38,276

Product	Assessable Units	Net Assessment	Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase / (Decrease)
Single Family	195	\$ 160,389	\$ 170,627	\$ 875.01	\$ 875.01	-
TOTAL	195	\$ 160,389	\$ 170,627			

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%	-	41,949	155,557
05/01/26	1,770,000	4.74%	75,000	41,949	
11/01/26	1,695,000	4.74%	-	40,172	157,121
05/01/27	1,695,000	4.74%	80,000	40,172	
11/01/27	1,615,000	4.74%	-	38,276	158,447
05/01/28	1,615,000	4.74%	85,000	38,276	
11/01/28	1,530,000	4.74%	-	36,261	159,537
05/01/29	1,530,000	4.74%	90,000	36,261	
11/01/29	1,440,000	4.74%	-	34,128	160,389
05/01/30	1,440,000	4.74%	90,000	34,128	
11/01/30	1,350,000	4.74%	-	31,995	156,123
05/01/31	1,350,000	4.74%	95,000	31,995	
11/01/31	1,255,000	4.74%	-	29,744	156,739
05/01/32	1,255,000	4.74%	100,000	29,744	
11/01/32	1,155,000	4.74%	-	27,374	157,117
05/01/33	1,155,000	4.74%	105,000	27,374	
11/01/33	1,050,000	4.74%	-	24,885	157,259
05/01/34	1,050,000	4.74%	110,000	24,885	
11/01/34	940,000	4.74%	-	22,278	157,163
05/01/35	940,000	4.74%	115,000	22,278	
11/01/35	825,000	4.74%	-	19,553	156,831
05/01/36	825,000	4.74%	120,000	19,553	
11/01/36	705,000	4.74%	-	16,709	156,261
05/01/37	705,000	4.74%	130,000	16,709	
11/01/37	575,000	4.74%	-	13,628	160,336
05/01/38	575,000	4.74%	135,000	13,628	
11/01/38	440,000	4.74%	-	10,428	159,056
05/01/39	440,000	4.74%	140,000	10,428	
11/01/39	300,000	4.74%	-	7,110	157,538
05/01/40	300,000	4.74%	145,000	7,110	
11/01/40	155,000	4.74%	-	3,674	155,784
05/01/41	155,000	4.74%	155,000	3,674	158,674
Total			\$ 1,910,000	\$ 980,357	\$ 2,890,357

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	\$875.01	\$875.01	\$0.00	\$3,299.54	\$3,499.54	-\$200.00
Total	195	195									

Please supply the following insurance information:

Insurance Company: Florida Insurance Alliance

Insurance Agent Name: Sue Newport (EGIS Insurance & Risk Advisor)

Policy#: 100118112

Insurance Agent Phone#: 561-717-2927 or 855-332-3656

Special instructions (i.e., gates, locks, major cross streets and special directions contractors will need for site access): Near N. RockIsland Rd & Royal Palm Blvd. & NW 18th St.

Gate Code on (Rock Island Entrance) * 8363 or use PA (Public Access Code at Call Box.

Mailing address for Association: For District (CDD) Cypress Cove Community Development District, GMS, SF

Do you have a management company: No: Yes (if yes, list below)

Name of Management Company: GMS, SF - Governmental Management Services, South Florida

Address: 5385 N. Nob Hill Road, Sunrise, FL 33351

Contact Person: Patrick Burges

Phone Number: 540-303-9619

Facsimile Number: _____ E-mail Address: pburgess@gmssf.com

Please return signed Agreement to:

City of Margate
City Manager's Office
5790 Margate Boulevard,
Margate, Florida 33063
Facsimile: (954) 935-5304
citymanager@margatefl.com

For City of Margate Office Use Only

Received by: _____

Date: _____

Exhibit "A"

Hurricane or Other Disaster Debris Removal
April 1, 2026– March 31, 2027 (One-Year Period)

Name of Community: Cypress Cove Community Development District (CDD)

Address: 1822 Seville Street, Margate, FL 33063

I hereby grant the City of Margate right-of-entry for the purpose of hurricane or other disaster debris removal for the above referenced period pursuant to the Right-of-Entry Agreement.

In the case of a hurricane or other disaster event and debris removal by the City, the Owner acknowledges and agrees to submit to the City documentation from your insurance company as to whether or not your policy includes coverage for debris removal. If your policy includes coverage for debris removal, Owner will provide to the City a copy of the claim. If the claim is approved and paid, the payment shall be forwarded to the City to off-set City's debris removal costs.

Signed by:
Maritza Abstencio
E8BBCE8A1CF643E...
Owner or Designated Agent

Print Name: Maritza Abstencio

Title: Chairwoman

Print Name of Management Company: GMS, SF-Governmental Management Services, South FL

(if applicable)

Date: 2026-03-19

Please return a signed copy of Exhibit "A" to:

City of Margate
City Manager's Office
5790 Margate Blvd.
Margate, Florida 33063
Facsimile: (954) 935-5304
citymanager@margatefl.com

Note: Property owner or designee is responsible to provide any updates regarding property management information and/or insurance information to the City if a change has occurred.

For City of Margate Office Use Only

Received by: _____

Date: _____

Name(s) of Hurricane(s) or Other Disaster(s)*: _____

*This Exhibit "A" shall be updated by City of Margate staff for any and all events that occur during the designated one-year period.

ESTIMATE

CYPRESS COVE CDD

Cypress Dr, Margate FL, 33063



Scope of Work

- Prep and install approx. 1,100 LF of new D CURB along perimeter fence on Santa Monica Dr.
- Area to be trenched about 12" down on asphalt and poured with concrete, final pour of Dcurb to be 18x6
- Curb to be finished with a brush to match shape and texture of existing end curb.
- **This revised Estimate is based on specs sent on 05/10 from the district engineer.**

TOTAL:

\$ 21,450.00 (\$19.00 per LF)

***Price above reflectes labor and materials only, no permit facilitation included in this estimate.**

- license use and permit facilitation fees are separate.

THANK YOU FOR YOUR BUSINESS

Cristhian Sotelo

Del Mar Builders



911 Commercial Cleaning PROPOSAL

6344 Ocean Dr

Margate FL, 33063 United States

Phone: (888)500-9110

Email: 911commercialcleaningcorp@gmail.com

Date: 3/30/2026

PROPOSAL

To: Cypress Cove CDD

Cypress Dr Margate, FL 33063 United States

Date of Service: 00/00/0000

Description of Services Provided

Service	Description	Amount
Curb-wall Concrete adding total of 1,100 feet for Cypress Cove Santa Monica DR	Provide all labor, materials, and equipment for the installation of approximately 1,100 LF of Type D concrete curb (6" x 18"), using 4,000 PSI concrete, per applicable standards. Per District Engineer direction, curb alignment is shifted to the asphalt side along the fence line; scope includes saw-cutting asphalt approximately 6" from the curb line and excavating to a minimum depth of 12", or as required to achieve proper sub-grade, in lieu of trenching in dirt to ensure proper tie-in with the roadway. Unit Cost: \$28.25 per LF	\$31,075.00

SCOPE OF WORK: Removal of existing defective units with the necessary tools.

Transport and installation of new units, ensuring their safety.

Clearing the site and disposing of trash in a safe location, away from the removed units.

Pricing includes required Maintenance of Traffic (MOT) and site restoration of all disturbed areas.

DOES NOT INCLUDE PERMITS, PROCEDURES, OR CITY FEES. This would incur other costs beyond those listed in this offer according to the city's inspection plan.



AFTER



BEFORE

CYPRESS COVE CDD

CONCEPTUAL
ENTRY
MONUMENT
DESIGN

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE	04-25-2025	DRAWING NO.	1
SCALE			
DESIGNED BY			
DRAWN BY			

This exhibit was prepared for conceptual and illustrative purposes only and is subject to change without notice. All concepts are subject to, and not limited to, final engineering, permitting, constructability review and site analysis.

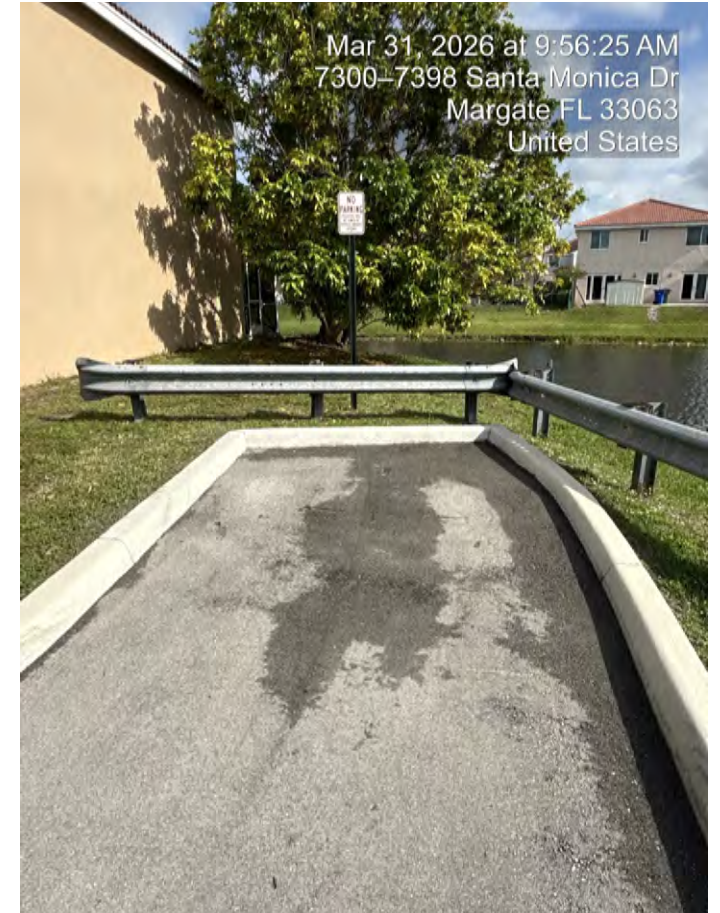
Cypress Cove CDD

Field Report

DISTRICT MANAGER: PATRICK BURGESS

Guard rail painting/plantings

- Proposals for painting the guard rails or plantings in front of them to block the view can be obtained if the board is interested



Guard rail painting/plantings

- Proposals for painting the guard rails or plantings in front of them to block the view can be obtained if the board is interested



Santa Monica Dr – Curb Install Area

- Pictures to help support and visualize the curb install project on Santa Monica Dr



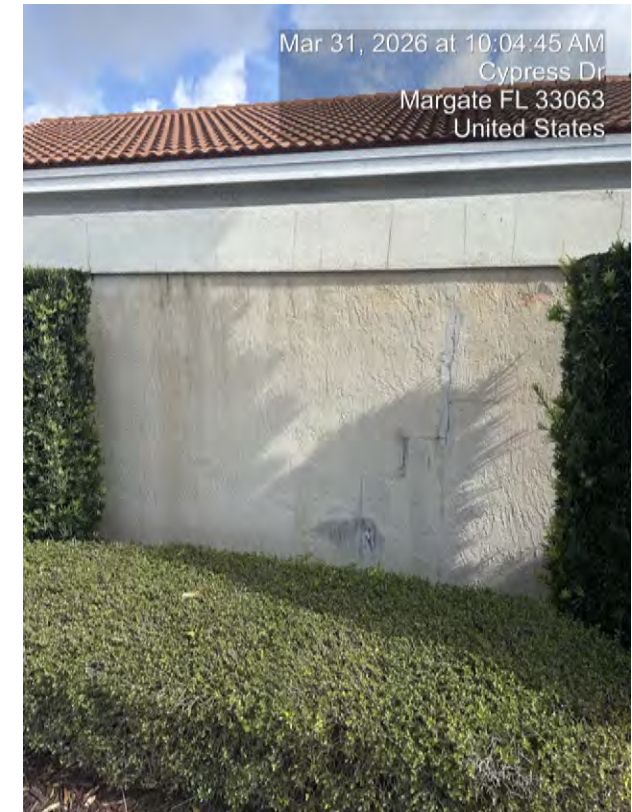
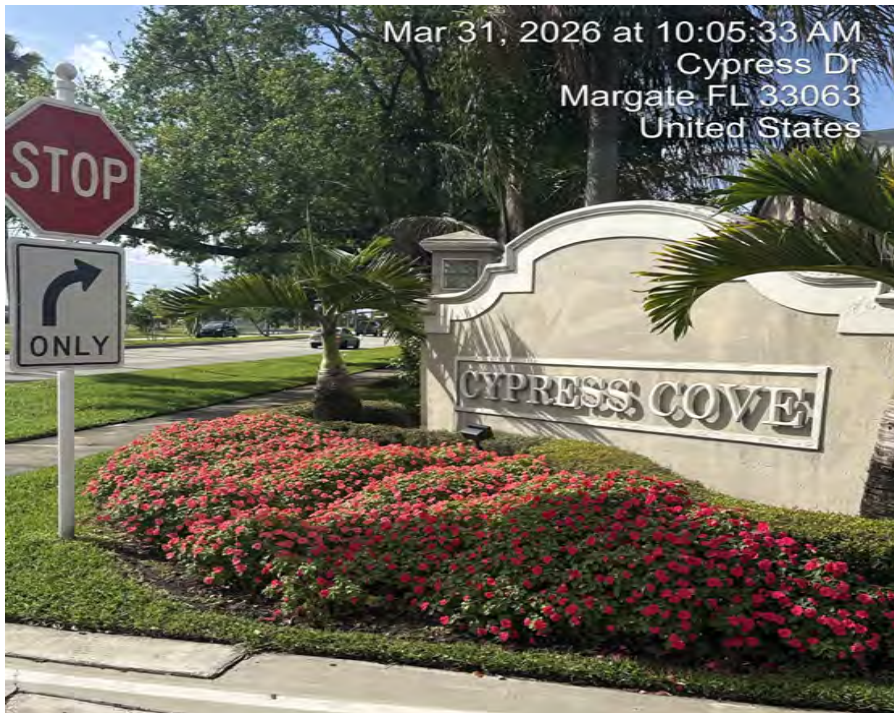
Vista Way/Santa Monica Dr - Landscaping

- Recommended to remove dead Pittosporum, stump grind old palm stump, sod area



Monument Repairs/Landscape Enhancement at Rock Island

- KCI to present monument enhancement renderings at the meeting
- Management recommends monument enhancements and wall repairs to be completed first followed by and landscape enhancements



Cypress Cove
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2026

<i>Date:</i>	<i>Payment Details:</i>	<i>Amount:</i>
Feb 2026	Check# 351 - 360 ACH Utilities	\$11,351.41 \$1,297.86
TOTAL		\$12,649.27

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/17/26	00001	1/27/26	26222798	202601	320	54100	34500		ASAP GATE PLUS, LLC.	*	140.00	140.00	000351
2/17/26	00005	1/31/26	197039	202601	310	51300	31500		BILLING COCHRAN, P.A.	*	1,170.00	1,170.00	000352
2/17/26	00048	1/28/26	FEB26-04	202602	320	54100	34000		COMCAST	*	124.90	124.90	000353
2/17/26	00048	2/09/26	FEB26-10	202602	320	54100	43000		COMCAST	*	124.90	124.90	000354
2/17/26	00017	2/01/26	151	202602	320	54100	33000		GMS - SO FLORIDA, LLC	*	574.17	2,222.17	000355
		2/01/26	152	202602	310	51300	34000			*	1,549.92		
		2/01/26	152	202602	310	51300	35100			*	92.75		
		2/01/26	152	202602	310	51300	42000			*	5.18		
		2/01/26	152	202602	310	51300	42500			*	.15		
		2/01/26	152	202602	310	51300	42500			*	.15		
2/17/26	00035	2/05/26	ARIV1051	202601	310	51300	31100		KCI TECHNOLOGIES, INC.	*	1,705.00	1,705.00	000356
2/17/26	00054	2/09/26	1829	202602	320	54100	46800		SOUTHEAST LAND AND WATER	*	575.00	575.00	000357
2/17/26	00047	2/04/26	2002	202601	320	54100	46400		911 COMMERCIAL CLEANING CORP.	*	750.00	750.00	000358
2/25/26	00001	2/19/26	26223041	202602	320	54100	34500		ASAP GATE PLUS, LLC.	*	95.00	95.00	000359
2/25/26	00050	2/13/26	5522	202602	320	54100	46200		JUST CALL JAMES, INC.	*	4,444.44	4,444.44	000360
TOTAL FOR BANK B											11,351.41		
CCOV CYPRESS COVE SNEEROOA													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/25/26	00049	1/22/26	33014544	202602 320-54100-41000	FEB 26 - INTERNET SVC	*	185.00		
		1/22/26	33014544	202602 320-54100-41000	FEB 26 - PHONE SVC	*	38.62		
								223.62	030033

2/25/26	00007	1/22/26	22331-83	202601 320-54100-43000	GATE LIGHTS-(12/19-01/22)	*	135.34		
		1/22/26	73212-04	202601 320-54100-43000	GATE LIGHTS-(12/19-01/22)	*	39.71		
		1/28/26	42952-75	202601 320-54100-43000	STREETLIGHTS- 12/29-01/28	*	899.19		
								1,074.24	030034

							TOTAL FOR BANK Z	1,297.86	
							TOTAL FOR REGISTER	1,297.86	

Cypress Cove
Community Development District

Unaudited Financial Reporting
February 28, 2026



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8	<u>Long Term Debt Report</u>
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Cypress Cove
Community Development District
Combined Balance Sheet
February 28, 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	\$ 52,828	\$ -	\$ -	\$ 52,828
Due from General Fund	-	-	6,618	6,618
<u>Investments:</u>				
State Board of Administration (SBA)	383,249	194,053	-	577,302
<u>Series 2023</u>				
Revenue	-	-	156,381	156,381
Prepayment	-	-	1,041	1,041
Total Assets	\$ 436,077	\$ 194,053	\$ 164,040	\$ 794,169
Liabilities:				
Accounts Payable	\$ 7,345	\$ -	\$ -	\$ 7,345
Due to Debt Service	6,618	-	-	6,618
Total Liabilities	\$ 13,963	\$ -	\$ -	\$ 13,963
Fund Balance:				
Restricted for:				
Debt Service - Series 2023	\$ -	\$ -	\$ 164,040	\$ 164,040
Assigned for:				
Capital Reserves	40,000	194,053	-	234,053
Emergency Reserves	60,000	-	-	60,000
Unassigned	322,114	-	-	322,114
Total Fund Balances	\$ 422,114	\$ 194,053	\$ 164,040	\$ 780,207
Total Liabilities & Fund Balance	\$ 436,077	\$ 194,053	\$ 164,040	\$ 794,169

Cypress Cove

Community Development District General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 481,076	\$ 418,846	\$ 418,846	\$ -
Interest Income	6,000	2,500	2,881	381
Total Revenues	\$ 487,076	\$ 421,346	\$ 421,728	\$ 381
Expenditures:				
General & Administrative:				
Engineering	\$ 15,000	\$ 6,250	\$ 10,480	\$ (4,230)
Attorney	30,000	12,500	10,453	2,048
Annual Audit	3,600	3,600	3,600	-
Management Fees	18,599	7,750	7,750	(0)
Website Maintenance	1,113	464	464	-
Trustee Fees	4,434	-	-	-
Telephone	100	42	-	42
Postage & Delivery	250	104	139	(35)
Printing & Binding	1,200	500	93	407
Insurance General Liability	8,918	8,918	7,932	986
Legal Advertising	1,000	417	-	417
Other Current Charges	1,000	417	958	(541)
Office Supplies	250	104	42	63
Property Appraiser	400	400	400	-
Dues, Licenses & Subscriptions	175	175	175	-
First Quarter Operating Capital	85,000	-	-	-
Total General & Administrative	\$ 171,039	\$ 41,640	\$ 42,484	\$ (845)
Operations & Maintenance				
Field Expenditures				
Field Management	\$ 6,890	\$ 2,871	\$ 2,871	\$ 0
Gate Maintenance	15,500	6,458	3,047	3,411
Cable	4,800	2,000	1,249	751
Phone	3,000	1,250	1,118	132
Electric	12,500	5,208	5,250	(41)
Lake Maintenance	7,500	3,125	2,875	250
Landscape Maintenance	56,000	23,333	22,222	1,112
Landscape - Other	10,000	4,167	260	3,907
Irrigation Repairs	10,000	4,167	3,200	967
Stormwater Drainage Maintenance	10,000	4,167	4,250	(83)
Repairs & Maintenance	12,000	5,000	-	5,000
Janitorial / Porter Services	7,500	3,125	1,950	1,175
Pressure Cleaning	10,000	7,000	7,000	-
Contingency	5,347	2,228	2,000	228
Capital Reserves	20,000	20,000	-	20,000
Emergency Reserves	20,000	20,000	-	20,000
Subtotal Field Expenditures	\$ 211,037	\$ 114,099	\$ 57,291	\$ 56,807
Total Expenditures	\$ 382,076	\$ 155,738	\$ 99,776	\$ 55,963
Excess (Deficiency) of Revenues over Expenditures	\$ 105,000	\$ 265,608	\$ 321,952	\$ 56,344
Other Financing Sources/(Uses):				
Transfer in/(Out)	\$ (105,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (105,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ 265,608	\$ 321,952	\$ 56,344
Fund Balance - Beginning	\$ -		\$ 100,162	
Fund Balance - Ending	\$ -		\$ 422,114	

Cypress Cove
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 3,204	\$ 3,204
Total Revenues	\$ -	\$ -	\$ 3,204	\$ 3,204
Expenditures:				
Sidewalk Repairs	\$ 40,000	\$ -	\$ -	\$ -
Monument Repairs	70,000	-	-	-
Landscaping - Entrance Enhancement	50,000	-	-	-
Other Current Charges	500	208	-	208
Total Expenditures	\$ 160,500	\$ 208	\$ -	\$ 208
Excess (Deficiency) of Revenues over Expenditures	\$ (160,500)	\$ (208)	\$ 3,204	\$ 3,412
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 105,000	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 105,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (55,500)	\$ (208)	\$ 3,204	\$ 3,412
Fund Balance - Beginning	\$ 190,000		\$ 190,849	
Fund Balance - Ending	\$ 134,500		\$ 194,053	

Cypress Cove
Community Development District
Debt Service Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 160,389	\$ 139,525	\$ 139,525	\$ -
Interest Income	1,500	625	2,386	1,761
Total Revenues	\$ 161,889	\$ 140,150	\$ 141,911	\$ 1,761
Expenditures:				
Interest - 11/1	\$ 41,949	\$ 41,949	\$ 41,949	\$ -
Special Call - 11/1	-	-	545,000	(545,000)
Interest - 5/1	41,949	-	-	-
Principal - 5/1	75,000	-	-	-
Total Expenditures	\$ 158,898	\$ 41,949	\$ 586,949	\$ (545,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 2,991	\$ 98,201	\$ (445,038)	\$ (543,239)
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	\$ 98,201	\$ 101,002	\$ 2,801
Fund Balance - Beginning	\$ 59,392		\$ 63,037	
Fund Balance - Ending	\$ 62,383		\$ 164,040	

Cypress Cove

Community Development District Capital Projects Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual		Variance
	Budget	Thru 02/28/26	Thru 02/28/26		
Revenues					
Interest Income	\$ -	\$ -	\$ 2,221	\$	2,221
Total Revenues	\$ -	\$ -	\$ 2,221	\$	2,221
Expenditures:					
Capital Outlay	\$ -	\$ -	\$ -	\$	-
Total Expenditures	\$ -	\$ -	\$ -	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 2,221	\$	2,221
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ -	\$ (546,041)	\$	(546,041)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (546,041)	\$	(546,041)
Net Change in Fund Balance	\$ -	\$ -	\$ (543,820)	\$	(543,820)
Fund Balance - Beginning	\$ -	\$ -	\$ 543,820	\$	-
Fund Balance - Ending	\$ -	\$ -	\$ -	\$	-

Cypress Cove
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 21,635	\$ 377,011	\$ 14,836	\$ 5,365	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 418,846
Interest Income	250	155	349	1,002	1,124	-	-	-	-	-	-	-	2,881
Total Revenues	\$ 250	\$ 21,791	\$ 377,360	\$ 15,837	\$ 6,489	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 421,728
Expenditures:													
<u>General & Administrative:</u>													
Engineering	\$ 4,520	\$ 2,498	\$ -	\$ 3,000	\$ 463	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,480
Attorney	5,013	2,075	1,213	1,170	983	-	-	-	-	-	-	-	10,453
Annual Audit	-	-	-	3,600	-	-	-	-	-	-	-	-	3,600
Management Fees	1,550	1,550	1,550	1,550	1,550	-	-	-	-	-	-	-	7,750
Website Maintenance	93	93	93	93	93	-	-	-	-	-	-	-	464
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	19	5	2	107	5	-	-	-	-	-	-	-	139
Printing & Binding	30	51	12	-	0	-	-	-	-	-	-	-	93
Insurance General Liability	7,932	-	-	-	-	-	-	-	-	-	-	-	7,932
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	117	617	97	55	72	-	-	-	-	-	-	-	958
Office Supplies	16	13	13	-	-	-	-	-	-	-	-	-	42
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,484

Cypress Cove
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Field Expenditures													
Field Management	\$ 574	\$ 574	\$ 574	\$ 574	\$ 574	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,871
Gate Maintenance	768	1,297	380	507	95	-	-	-	-	-	-	-	3,047
Cable	250	250	250	250	250	-	-	-	-	-	-	-	1,249
Phone	223	224	224	224	224	-	-	-	-	-	-	-	1,118
Electric	1,041	1,035	1,050	1,074	1,050	-	-	-	-	-	-	-	5,250
Lake Maintenance	575	575	575	575	575	-	-	-	-	-	-	-	2,875
Landscape Maintenance	4,444	4,444	4,444	4,444	4,444	-	-	-	-	-	-	-	22,222
Landscape - Other	-	-	-	260	-	-	-	-	-	-	-	-	260
Irrigation Repairs	-	1,700	1,500	-	-	-	-	-	-	-	-	-	3,200
Stormwater Drainage Maintenance	-	-	-	-	4,250	-	-	-	-	-	-	-	4,250
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial / Porter Services	-	-	600	750	600	-	-	-	-	-	-	-	1,950
Pressure Cleaning	-	-	7,000	-	-	-	-	-	-	-	-	-	7,000
Contingency	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Capital Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Emergency Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	\$ 9,875	\$ 10,100	\$ 16,597	\$ 8,658	\$ 12,062	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,291
Total Expenditures	\$ 29,339	\$ 17,001	\$ 19,975	\$ 18,233	\$ 15,227	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 99,776
Net Change in Fund Balance	\$ (29,089)	\$ 4,790	\$ 357,384	\$ (2,396)	\$ (8,738)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 321,952

Cypress Cove
Community Development District
Long Term Debt Report

Special Assessment Bonds		
Series 2023		
Original Bond Issue Amount:		\$1,910,000
Interest Rate:	4.74%	
Maturity Date:	May 1, 2041	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$0	
Reserve Fund Balance	\$0	
Bonds Outstanding - 4/6/2023		\$1,910,000
Less: Principal Payment - 5/1/24		(\$70,000)
Less: Principal Payment - 5/1/25		(\$70,000)
Less: Special Call - 11/1/25		(\$545,000)
Current Bonds Outstanding		\$1,225,000

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

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

Date	Gross Amount	Discount/ (Penalty)	Commission	Interest	Net Receipts	2023		Total
						O&M Portion	Debt Service	
11/21/25	\$ 30,374	\$ 1,234	\$ 291	\$ -	\$ 28,848	\$ 21,635	\$ 7,213	\$ 28,848
12/05/25	64,675	2,587	621	-	61,467	46,098	15,369	61,467
12/19/25	464,183	18,489	4,457	-	441,238	330,913	110,325	441,238
01/02/26	9,006	253	88	-	8,665	6,499	2,167	8,665
01/16/26	11,071	315	108	-	10,649	7,986	2,663	10,649
01/23/26	-	-	-	351	351	351	-	351
02/13/26	7,352	126	72	-	7,154	5,365	1,789	7,154
TOTAL	\$ 586,661	\$ 23,004	\$ 5,637	\$ 351	\$ 558,372	\$ 418,846	\$ 139,525	\$ 558,372

86%	Percent Collected
\$ 95,749	Balance Remaining to Collect