INVESTIGATIVE MEMORANDUM

RE: Undisclosed Income Sources — Circuit Judge Diana Michelle Tennis

Date: March 14, 2026

EXECUTIVE SUMMARY

This memorandum documents evidence of undisclosed income sources flowing to Circuit Judge Diana Michelle Tennis and her husband Michael John Cybrynski. The evidence is straightforward:

In December 2020, the household was cash-strapped enough to borrow $150,000 against their home equity (HELOC).

That same year, they simultaneously found $32,039.48 to give to political campaigns.

On April 9, 2020, she also paid a $6,427.52 judicial qualifying fee from her own funds — bringing documented 2020 political spending to $38,466.52.
Judge Tennis's sworn Form 6 disclosed only $18,200 in liquid checking assets.

The math doesn't work. A household that needs to borrow $150,000 against their home does not have $32,039 in spare cash for political donations. The money had to come from somewhere that isn't disclosed.

THE CENTRAL CONTRADICTION

People take out home equity lines of credit (HELOCs) when they need cash they don't have. A HELOC is borrowing against your house — you don't do it unless you have a pressing need for money you can't otherwise access.

On December 1, 2020, Judge Tennis and her husband borrowed $150,000 against their Winter Park home (Doc #20200647238, Orange County). This tells us they had a significant cash need they couldn't meet from existing resources.

Yet in that same calendar year, FEC records show the household contributed $32,039.48 to political campaigns — $12,740.66 from Judge Tennis personally (321 separate contributions) and $19,298.82 from her husband.

This is contradictory behavior. If you have $32,039 available to give away to politicians, you don't need to borrow $150,000 against your house. If you need to borrow $150,000 against your house, you don't have $32,039 to give away. Unless the money is coming from somewhere else.

THE NUMBERS DON'T ADD UP

Sworn Financial Disclosure (Form 6, Calendar Year 2019)

Judge Tennis's Form 6, filed April 13, 2020, reported:

Item	Amount
Judicial Salary (State of Florida)	$160,688.05
BB&T Checking	$13,500
CFCU Checking	$4,700

TOTAL LIQUID CASH	**$18,200**
Fidelity 401(k)	$1,580,000
Existing Mortgage on Residence	($630,000)

Political Contributions (FEC Records)

Year	Husband	Diana Tennis	Combined
2017	$0.00	$5,175.00	$5,175.00
2018	$0.00	$10,343.10	$10,343.10
2020	$19,298.82	$12,740.66	$32,039.48
2021	$440.00	$896.00	$1,336.00
2022	$600.00	$0.00	$600.00
2024	$725.00	$0.00	$725.00
TOTAL	**$21,063.82**	**$29,154.76**	**$50,218.58**

THE INESCAPABLE QUESTION

Judge Tennis's disclosed liquid assets totaled $18,200. Her personal political contributions from 2017–2024 totaled $29,154.76 — that's 160% of her liquid cash.

In 2020 alone, the household contributed $32,039.48 — approximately 20% of her gross annual salary — while simultaneously borrowing $150,000 against their home. **Where did the money come from?**

2020 CANDIDACY TIMELINE — FOR CONTEXT

The following dates are drawn from the public candidacy record and are provided for context only; no inference is drawn from them. After recording no political contributions in 2019 or in January–February 2020, the household resumed giving on March 1, 2020 (husband) and March 6, 2020 (Judge Tennis).

On March 16, 2020, Judge Tennis signed the Statement of Candidate for Judicial Office (Section 105.031(5), Florida Statutes) — a sworn affirmation that she had received, read, and understood the Florida Code of Judicial Conduct (received by the qualifying officer March 24, 2020; attached as Exhibit E). On March 30–April 2, 2020, she filed her Appointment of Campaign Treasurer (Form DS-DE 9), designating her husband, Michael J. Cybrynski, as campaign treasurer. On April 9, 2020, she paid the $6,427.52 qualifying fee described below. She qualified unopposed and did not appear on the November 2020 ballot.

CONTRIBUTIONS RECORDED AFTER THE SWORN STATEMENT

For the reviewer's convenience, the contribution record is also stated relative to the March 16, 2020 signature date. On or before that date, Judge Tennis's 2020 giving consisted of four contributions totaling $120.00 (all dated March 6, 2020). Dated after that signature — between March 18, 2020 and January 31, 2021 — the FEC record shows 343 further contributions by Judge Tennis personally, totaling $13,516.66. Counting the household, 773 contributions totaling $34,490.48 are dated after March 16, 2020. These figures are stated as fact; no inference is drawn.

AN ADDITIONAL KNOWN EXPENDITURE — THE QUALIFYING FEE

Beyond the political contributions, the record documents another significant 2020 cash outlay by Judge Tennis personally. On April 9, 2020, she paid a single self-funded contribution of $6,427.52 to her own 2020 campaign account (Florida Division of Elections; contributor listed as "Tennis, Diana Michelle"; type: check).

Under Section 105.031, Florida Statutes, the nonpartisan judicial qualifying fee is fixed at 4% of the office's annual salary — here, 4% of the $160,688 circuit-judge salary. Her husband, Michael J. Cybrynski, served as her designated campaign treasurer (Form DS-DE 9, accepted March 30, 2020; received by the qualifying officer April 2, 2020).

Judge Tennis qualified unopposed and did not appear on the November 2020 ballot. This $6,427.52 is a documented, out-of-pocket expenditure that adds to the household's known 2020 political outlays: $32,039.48 in contributions plus $6,427.52 in qualifying costs — $38,466.52 in the same year the household borrowed $150,000 against its home and disclosed only $18,200 in liquid checking assets.

HOUSEHOLD RANKING — 3RD OF ALL HOUSEHOLDS IN TWO CITIES

An independent household-by-household analysis of 2020 Federal Election Commission records places this household near the very top of political giving in the region. Consolidating every contribution filed under the two names at 1701 Walnut Avenue, the Tennis–Cybrynski household gave a combined $32,039 in 2020 — $19,299 by her husband, Michael Cybrynski, and $12,740.66 by Judge Tennis herself — across 725 contributions. That total ranks 3rd of all Winter Park and Orlando households by 2020 political-contribution dollars, behind only two others across two cities.

Because the ranking captures the region's significant political donors (the thousands of households that gave little do not appear), a 3rd-place placement is 3rd among all households by 2020 political dollars. Judge Tennis filed her share from the same home under two ZIP forms (32789 and 32804); as filed under a single ZIP the household shows $25,565 (4th), and consolidated by name it is $32,039 (3rd). Her personal share — $12,740.66 in 2020, $29,154.76 since 2017 — is itself a Canon 7 violation, independent of the household's rank. The volume — 725 household contributions in 2020, directed to national party committees (the DNC and DCCC), the Biden campaign, and a voter-mobilization PAC — reflects sustained political activity, which Canon 7 restrains for a sitting judge. The full ranking and methodology are attached as Exhibit F.

A STEADY CADENCE THAT STOPPED AT EXPOSURE

Through the spring and summer of 2024, the household's giving ran on a regular cadence — a contribution roughly every seventeen days. The record of the final contributions of that pattern is as follows:

Contribution date	Days since prior contribution
May 30, 2024	—
June 28, 2024	+29
July 15, 2024	+17
July 21, 2024	+6
August 6, 2024 — final contribution of record	+16
None in the 730+ days since	— pattern ends

On that cadence, the next contribution was due in late August or early September 2024. Instead, on August 12, 2024 the Final Motion to Recuse — placing the primary-source FEC record of the judge's own contributions into the public court file — was filed, and the judge was disqualified on August 15. In the more than 730 days since the August 6, 2024 contribution, the household has recorded none. An active, years-long pattern of giving ended precisely at the moment the conduct was exposed of record. The timing is offered as documented fact; the inference is for the Commission.

REAL ESTATE TRANSACTION TIMELINE

The following Orange County Comptroller records document the household's real estate activity during the period of heavy political contributions:

1. December 1, 2020 — $150,000 HELOC (Home Equity Line of Credit)

Lender: BB&T/Truist Bank

Property: 1701 Walnut Ave, Winter Park

Doc #20200647238, Orange County, FL

2. October 2021 — Sale of Winter Park Property

Sale price: $1,300,000 (Doc #20210605059)

All mortgages and HELOC satisfied

3. November 22, 2021 — Purchase of Orlando Property

Address: 1306 Bahama Dr, Orlando 32806

Purchase price: ~$1,050,000 (per deed doc tax)

New mortgage: $450,000 (Cardinal Financial)

Down payment: ~$600,000

POSSIBLE EXPLANATIONS

There are limited explanations for how a household needing a $150,000 home equity loan could simultaneously contribute $32,039 to political campaigns:

1. Undisclosed Income: Money flowing into the household from sources not reported on Form 6 financial disclosures.

2. Third-Party Funding: Someone else providing funds for political contributions — a potential straw donor arrangement.

3. Unreported Side Income: Cash payments, consulting fees, or other income not appearing on official disclosures.

4. Gifts: Monetary gifts from individuals or entities who may have had interests before Judge Tennis's court.

Each of these explanations raises serious concerns about judicial ethics, financial disclosure requirements, and potential conflicts of interest.

CANON 7 VIOLATIONS — ALREADY REPORTED

Judge Tennis was advised of Canon 7 violations by August 10, 2024. Canon 7 of the Florida Code of Judicial Conduct restricts political activity by judges. The $29,154.76 in personal contributions (913+ individual donations) and $50,218.58 in household contributions represent extraordinary political engagement for a sitting judge.

However, the Canon 7 violations are secondary to the core issue: the source of the funds. A judge violating Canon 7 with her own disclosed money is one thing. A judge making contributions with money from undisclosed sources raises far more serious questions about who is funding her political activity and why.

CONCLUSION

The documented financial record presents an irreconcilable contradiction:

A household that borrowed $150,000 against their home in December 2020

Simultaneously gave away $32,039 to politicians that same year

While the judge disclosed only $18,200 in liquid checking assets

This does not compute. People who need to borrow $150,000 against their homes do not have $32,039 in spare cash to give to political campaigns. The money came from somewhere — and that somewhere is not reflected in Judge Tennis's sworn financial disclosures.

The Florida Judicial Qualifications Commission should investigate:

The source of funds used for political contributions

Whether Form 6 disclosures were complete and accurate

Whether any undisclosed income sources created conflicts of interest

Whether third parties funded contributions to a sitting judge

EXHIBITS ATTACHED:

A. Form 6 Financial Disclosure (Calendar Year 2019)

B. Political Contributions Summary — Husband/Wife Combined (2012–2024)

C. Orange County Comptroller Documents — HELOC (Dec 2020)

D. Orange County Comptroller Documents — Property Sale/Purchase (2021)

E. Statement of Candidate for Judicial Office (Section 105.031(5), Fla. Stat.) — signed March 16, 2020

F. Top Political-Donor Households — Winter Park & Orlando (2020) — household ranking placing the Tennis household 3rd (consolidated; 4th as filed by single ZIP), with methodology.

FORM 6 FULL AND PUBLIC DISCLOSURE OF FINANCIAL INTERESTS 2019

RECEIVED
DEPARTMENT OF STATE
2020 APR 13 AM 9:22
DEPARTMENT OF STATE
DIVISION OF ELECTIONS

Please print or type your name, mailing address, agency name, and position below:

FOR OFFICE USE ONLY:

LAST NAME — FIRST NAME — MIDDLE NAME:
Tennis Diana Michelle

MAILING ADDRESS:
[redacted]

CITY: [redacted] ZIP: COUNTY: Orange

NAME OF AGENCY:
Ninth Circuit Court of Florida

NAME OF OFFICE OR POSITION HELD OR SOUGHT:
Circuit Judge, Ninth Circuit, Seat 32

CHECK IF THIS IS A FILING BY A CANDIDATE ☑

Exhibit A

PART A -- NET WORTH

Please enter the value of your net worth as of December 31, 2019 or a more current date. [Note: Net worth is not calculated by subtracting your *reported* liabilities from your *reported* assets, so please see the instructions on page 3.]

My net worth as of 12/31, 20 19 was $ 2,661,200.

PART B -- ASSETS

HOUSEHOLD GOODS AND PERSONAL EFFECTS:
Household goods and personal effects may be reported in a lump sum if their aggregate value exceeds $1,000. This category includes any of the following, if not held for investment purposes: jewelry; collections of stamps, guns, and numismatic items; art objects; household equipment and furnishings; clothing, other household items; and vehicles for personal use, whether owned or leased.

The aggregate value of my household goods and personal effects (described above) is $ 100,000

ASSETS INDIVIDUALLY VALUED AT OVER $1,000:

DESCRIPTION OF ASSET (specific description is required - see instructions p.4)	VALUE OF ASSET
See Attached Schedule Part B	

PART C -- LIABILITIES

LIABILITIES IN EXCESS OF $1,000 (See instructions on page 4):

NAME AND ADDRESS OF CREDITOR	AMOUNT OF LIABILITY
See Attached Schedule Part C	

JOINT AND SEVERAL LIABILITIES NOT REPORTED ABOVE:

NAME AND ADDRESS OF CREDITOR	AMOUNT OF LIABILITY
None	

PART D -- INCOME

Identify each separate source and amount of income which exceeded $1,000 during the year, including secondary sources of income. Or attach a complete copy of your 2019 federal income tax return, including all W2s, schedules, and attachments. Please redact any social security or account numbers before attaching your returns, as the law requires these documents be posted to the Commission's website.

Exhibit A

☐ I elect to file a copy of my 2019 federal income tax return and all W2's, schedules, and attachmer
[If you check this box and attach a copy of your 2019 tax return, you need not complete the rema

PRIMARY SOURCES OF INCOME (See instructions on page 5):

NAME OF SOURCE OF INCOME EXCEEDING $1,000	ADDRESS OF SOURCE OF INCOME	AMOUNT
State of Florida	200 E. Gaines St. Tallahassee, Fl 32399	$160,688.05

SECONDARY SOURCES OF INCOME [Major customers, clients, etc., of businesses owned by reporting person--see instructions on page 5]:

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE

PART E -- INTERESTS IN SPECIFIED BUSINESSES [Instructions on page 6]

	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2	BUSINESS ENTITY # 3
NAME OF BUSINESS ENTITY	NONE		
ADDRESS OF BUSINESS ENTITY			
PRINCIPAL BUSINESS ACTIVITY			
POSITION HELD WITH ENTITY			
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS			
NATURE OF MY OWNERSHIP INTEREST			

PART F - TRAINING

For officers required to complete annual ethics training pursuant to section 112.3142, F.S.

☐ **I CERTIFY THAT I HAVE COMPLETED THE REQUIRED TRAINING.**

OATH

I, the person whose name appears at the beginning of this form, do depose on oath or affirmation and say that the information disclosed on this form and any attachments hereto is true, accurate, and complete.

SIGNATURE OF REPORTING OFFICIAL OR CANDIDATE

STATE OF FLORIDA
COUNTY OF Orange

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 9th day of April 2020 by Luisa Fernanda Nunez

(Signature of Notary Public--State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

LUISA-FERNANDA NUNEZ
Notary Public, State of Florida
Commission# GG 939911
My comm. expires Dec. 15, 2023

Personally Known _____ *OR* Produced Identification ✓

Type of Identification Produced FLDL

If a certified public accountant licensed under Chapter 473, or attorney in good standing with the Florida Bar prepared this form for you, he or she must complete the following statement:

I, _____, prepared the CE Form 6 in accordance with Art. II, Sec. 8, Florida Constitution, Section 112.3144, Florida Statutes, and the instructions to the form. Upon my reasonable knowledge and belief, the disclosure herein is true and correct.

Signature _____ Date _____

Preparation of this form by a CPA or attorney does not relieve the filer of the responsibility to sign the form under oath.

IF ANY OF PARTS A THROUGH E ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE ☐

Exhibit A

Part A **Net Worth**

Part B **Assets**

Household Goods	Aggregate	$100,000
[redacted]	Residence	$1,150,000
	Real Property	$273,000
Mazda	Automobile	$20,000
BMW	Automobile	$35,000
Nationwide	457 (b)	$78,000
Fidelity	401k	$1,580,000
Northwestern	IRA	$12,500
Putnam	IRA	$7,500
BB&T	Checking	$13,500
CFCU	Checking	$4,700
CFCU	Savings	$45,000
Total		**$3,319,200**

Part C **Liabilities**

[redacted]	Mortgage	$630,000
	Mortgage	$0
BMW	Auto Loan	$20,000
Mazda	Auto Loan	$8,000
Total		**$658,000**

EXHIBIT B

POLITICAL CONTRIBUTIONS SUMMARY FOR DIANA TENNIS

Year	HUSBAND	DIANA TENNIS	COMBINED	Notes
	PRIVATE PRACTICE			
2012	$0.00	$382.00	$382.00	
2013	$0.00	$55.00	$55.00	
Subtotal 2012-2013	**$0.00**	**$437.00**	**$437.00**	
	JUDGE FROM JAN 2015			
2017	$0.00	$5,175.00	$5,175.00	
2018	$0.00	$10,343.10	$10,343.10	
2020	$19,298.82	$12,740.66	$32,039.48	
2021	$440.00	$896.00	$1,336.00	
2022	$600.00	$0.00	$600.00	
2024	$725.00	$0.00	$725.00	ends Aug 6, 2024 as Judge is advised by Aug 10, 2024 of Canon 7 violations
Subtotal 2017-2024	**$21,063.82**	**$29,154.76**	**$50,218.58**	
TOTAL	**$21,063.82**	**$29,591.76**	**$50,655.58**	

DOC # 20200647238
12/10/2020 15:55 PM Page 1 of 6
Rec Fee: $52.50
Deed Doc Tax: $0.00
Mortgage Doc Tax: $525.00
Intangible Tax: $300.00
Phil Diamond, Comptroller
Orange County, FL
Ret To: SIMPLIFILE LC

EXHIBIT C

State of Florida

Mortgage of Real Estate

Prepared by and return to:
Jose Lopez-Torres
Data Search Inc
801 Cromwell Park Dr #112
Glen Burnie MD 21061

908870250605998916

THIS MORTGAGE is dated December 1st, 2020.

THE "MORTGAGOR" referred to in this Mortgage is

MICHAEL JOHN CYBRYNSKI - HUSBAND AND DIANA MICHELLE TENNIS - WIFE.

1701 WALNUT AVE, WINTER PARK, FL 32789.

THE "MORTGAGEE" is TRUIST BANK ("BB&T now Truist"), whose address is P.O. Box 1290, Whiteville, North Carolina 28472.

THE "AGREEMENT" is a BB&T Home Equity Line Agreement dated December 1st, 2020, under which Mortgagee may make certain advances of credit to MICHAEL J CYBRYNSKI AND DIANA M TENNIS.

The Agreement and any documents renewing, extending or modifying it and any items or documents evidencing future advances are all referred to as the "Agreement" and are considered to be a part of this Mortgage. The amount of debt secured by this Mortgage, including the outstanding amount advanced and the Agreement and all Future Advances under paragraph 12, below, shall at no time exceed $ 150,000.00, plus interest, attorneys' fees, and court costs incurred in collection of amounts due hereunder,and Expenditures by the Mortgagee under paragraph 5 below. Interest under the Agreement will be deferred, accrued or capitalized, but Mortgagee shall not be required to defer, accrue or capitalize any interest except as may be provided in the Agreement. The maturity of the debt secured hereby is December 1st, 2045.

EXHIBIT C

IN WITNESS WHEREOF, Mortgagor has executed this Mortgage under seal the day and year first above written.
Signed, sealed and delivered in the presence of:

_____ (SEAL)	_____ (SEAL)
June Torres	MICHAEL JOHN CYBRYNSKI
(Print Name)	
_____ (SEAL)	_____ (SEAL)
June Torres	DIANA MICHELLE TENNIS
(Print Name)	
_____ (SEAL)	_____ (SEAL)
_____	_____
(Print Name)	
_____ (SEAL)	_____ (SEAL)
_____	_____
(Print Name)	

Notarization of Acknowledgement in an Individual Capacity

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence, this 1st day of Dec, 2020, by Michael John Cybrynski & Diana Michelle Tennis
(Name of Person Acknowledging)

in physical presence

JULIE SHELDON
Notary Public, State of Florida
Commission# HH 27201
My comm. expires Aug. 3, 2024

Julie Sheldon
(Signature of Notary Public - State of Florida)

JULIE SHELDON
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known _____ OR
Produced Identification ✓

Type of Identification Produced FLDL

Notarization of Acknowledgement in a Representative Capacity

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence, this _____ day of _____, _____, by _____ as
(Name of Person)
_____ for _____.
(Type of Authority) (Name of Party on Behalf of Whom Instrument Was Executed)

_____
(Signature of Notary Public - State of Florida)

_____
(Print, Type, or Stamp Commissioned Name of Notary Public)

DOC # 20210605059
10/05/2021 08:38 AM Page 1 of 2
Rec Fee: $18.50
Deed Doc Tax: $9,100.00
Mortgage Doc Tax: $0.00
Intangible Tax: $0.00
Phil Diamond, Comptroller
Orange County, FL
Ret To: SIMPLIFILE LC

EXHIBIT D

Prepared by and return to:
Sandi J. Kracht, Esq.
Attorney at Law
Kracht Law Firm, P.A.
831 W. Morse Blvd.
Winter Park, FL 32789
407-966-4554
File Number: **Tennis-Gault**
Purchase Price: $1,300,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **1st** day of **October, 2021** between **Michael John Cybrynski and Diana Michelle Tennis, husband and wife** whose post office address is **840 Nottingham Street, Orlando, FL 32803**, grantor, and **Simone Cristina Dela Coleta Gault, a married woman** whose post office address is **1701 Walnut Ave., Winter Park, FL 32789**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Orange County**, **Florida** to-wit:

Lot 9, Block B, CONWILL ESTATES, according to the map or plat thereof as recorded in Plat Book S, Page 13 of the Public Records of Orange County, Florida.

Parcel Identification Number: 32-21-30-1708-02090

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to the Following: Restrictions, easements and encumbrances of record; however, this reference shall not act to reimpose the same.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Signed, sealed and delivered in our presence:

Witness Name: Brian M. Kracht

Witness Name: Sandi J. Kracht

Michael John Cybrynski (Seal)

Diana Michelle Tennis (Seal)

State of Florida
County of Orange

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 28th day of September, 2021 by Michael John Cybrynski and Diana Michelle Tennis, who [_] are personally known or [X] have produced driver's licenses as identification.

[Notary Seal]

SANDI J. KRACHT
Commission # GG 152706
Expires October 23, 2021
Bonded Thru Budget Notary Services

Notary Public

Printed Name: Sandi J. Kracht, Esq.

My Commission Expires: October 23, 2021

EXHIBIT D

EXHIBIT D

DOC # 20210628722
10/14/2021 09:47 AM Page 1 of 1
Rec Fee: $10.00
Deed Doc Tax: $0.00
Mortgage Doc Tax: $0.00
Intangible Tax: $0.00
Phil Diamond, Comptroller
Orange County, FL
Ret To: SIMPLIFILE LC

Loan Number 6931619290

Document Prepared By:
Dave LaRose/NTC, 2100 Alt.
19 North, Palm Harbor, FL
34683 (800)346-9152

When Recorded Return To:
SunTrust Bank
C/O Nationwide Title Clearing,
Inc. 2100 Alt. 19 North
Palm Harbor, FL 34683

SATISFACTION OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, that **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (''MERS''), AS MORTGAGEE, AS NOMINEE FOR BRANCH BANKING AND TRUST COMPANY, ITS SUCCESSORS AND ASSIGNS**, is the lienholder of a certain Mortgage Deed executed by **MICHAEL JOHN CYBRYNSKI AND DIANA MICHELLE TENNIS** recorded in Official Records **Doc # 20160374505**, in the office of the Clerk of the Circuit Court of **ORANGE** County, **Florida**, upon the property situated in said State and County as more fully described in said Mortgage.

The present lienholder of the mortgage hereby acknowledges full payment and satisfaction of said note and Mortgage Deed, and hereby directs the Clerk of the said Circuit Court to cancel the same of record.

IN WITNESS WHEREOF, said lienholder has caused this instrument to be executed by its VICE PRESIDENT **this 13th day of October in the year 2021**.
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (''MERS''), AS MORTGAGEE, AS NOMINEE FOR BRANCH BANKING AND TRUST COMPANY, ITS SUCCESSORS AND ASSIGNS

By: S Elliott
SIERRA ELLIOTT
VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. CORPORATE SEAL 1999 DELAWARE

S Hicks
SUSAN HICKS
WITNESS

B. Borkowski
JUSTIN BORKOWSKI
WITNESS

STATE OF FLORIDA
COUNTY OF PINELLAS
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization on this 13th day of October in the year 2021, by Sierra Elliott as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (''MERS''), AS MORTGAGEE, AS NOMINEE FOR BRANCH BANKING AND TRUST COMPANY, ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

Julie Martens
JULIE MARTENS
COMM EXPIRES: 5/22/2022

JULIE MARTENS
Notary Public - State of Florida
Commission # GG 221059
My Comm. Expires May 22, 2022
Bonded through National Notary Assn.

SMRCN 428133520 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) BB&T-IMAGES MIN 100159969316192908 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T132110-08:15:44 [C-1] ERCNFL1

D0085717458

EXHIBIT D

DOC # 20210642040
10/20/2021 15:01 PM Page 1 of 1
Rec Fee: $10.00
Deed Doc Tax: $0.00
Mortgage Doc Tax: $0.00
Intangible Tax: $0.00
Phil Diamond, Comptroller
Orange County, FL
Ret To: SIMPLIFILE LC

SATISFACTION OF MORTGAGE

Truist Bank, a North Carolina Co., whose address is PO BOX 1290, Whiteville, NC 28472, the holder of that certain mortgage executed by MICHAEL JOHN CYBRYNSKI AND DIANA MICHELLE TENNIS, whose address is 1701 WALNUT AVE WINTER PARK, Florida 32789 dated 12/01/2020 and recorded 12/10/2020 in the official Records INSTRUMENT 20200647238 of the public records of Orange, Florida, hereby on this 10/19/2021 , acknowledges full payment in satisfaction of that Mortgage.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS SET HIS/HER HAND AND SEAL BELOW ON THE DATE STATED ABOVE.

Truist Bank

Glenda P Gerrald Vice President

STATE OF NORTH CAROLINA
COUNTY OF COLUMBUS

The foregoing instrument was acknowledged before me, Kelly Tyson, this 19th day of October , 2021 , by Glenda P Gerrald, Vice President OF TRUIST BANK, A NORTH CAROLINA CORPORATION, ON BEHALF OF THE CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME.

SIGNATURE OF NOTARY PUBLIC
STATE OF NORTH CAROLINA

KELLY TYSON
Electronic Notary Public
Columbus Co., North Carolina
My Commission Expires Sep. 8, 2025

Electronically Notarized in Simplifile

TRUIST BANK TRUIST NORTH CAROLINA

Notary

THIS INSTRUMENT WAS PREPARED BY
Khushboo Meghwani
AND SHOULD BE RETURNED TO:
Truist Bank
PO Box 1290
Whiteville, NC 28472-9962

9169088702 05998

APPOINTMENT OF CAMPAIGN TREASURER AND DESIGNATION OF CAMPAIGN DEPOSITORY FOR CANDIDATES

(Section 106.021(1), F.S.)

(PLEASE PRINT OR TYPE)

NOTE: This form must be on file with the qualifying officer before opening the campaign account.

RECEIVED
2020 APR -2 AM 10:45

OFFICE USE ONLY

1. CHECK APPROPRIATE BOX(ES):

☒ Initial Filing of Form Re-filing to Change: ☐ Treasurer/Deputy ☐ Depository ☐ Office ☐ Party

2. **Name of Candidate** (in this order: First, Middle, Last)
Diana M Tennis

3. Address (include post office box or street, city, state, zip code)
[redacted]

4. Telephone
[redacted]

5. E-mail address
dmtennis@cfl.rr.com

6. **Office sought** (include district, circuit, group number)
Ninth Judicial Circuit, Circuit Court Judge, Seat 32

7. **If a candidate for a nonpartisan office, check if applicable:**
☐ My intent is to run as a Write-In candidate.

8. **If a candidate for a partisan office, check block and fill in name of party as applicable:** My intent is to run as a
☐ Write-In ☐ No Party Affiliation ☐ _____ Party candidate.

9. **I have appointed the following person to act as my** ☐ Campaign Treasurer ☐ Deputy Treasurer

10. Name of Treasurer or Deputy Treasurer
Michael J. Cybrynski

11. Mailing Address
[redacted]

12. Telephone
[redacted]

13. City
[redacted]

14. County

15. State

16. Zip Code

17. E-mail address
mikecybrynski@gmail.com

18. **I have designated the following bank as my** ☒ Primary Depository ☐ Secondary Depository

19. Name of Bank
BB&T

20. Address
605 N. Orlando Ave

21. City
Winter Park

22. County
Orange

23. State
Fl

24. Zip Code
32789

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING FORM FOR APPOINTMENT OF CAMPAIGN TREASURER AND DESIGNATION OF CAMPAIGN DEPOSITORY AND THAT THE FACTS STATED IN IT ARE TRUE.

25. Date
3/31/2020

26. Signature of Candidate
X [signature]

27. **Treasurer's Acceptance of Appointment** (fill in the blanks and check the appropriate block)

I, Michael J. Cybrynski, do hereby accept the appointment
(Please Print or Type Name)

designated above as: ☒ Campaign Treasurer ☐ Deputy Treasurer.

3/30/2020
Date

X [signature]
Signature of Campaign Treasurer or Deputy Treasurer

PUBLIC RECORDS ANALYSIS · FEDERAL ELECTION COMMISSION

Top Political-Donor Households

Winter Park & Orlando, Florida — Calendar Year 2020

The household of sitting Circuit Judge **Diana M. Tennis** ranks **#3 among all households** in Winter Park and Orlando by 2020 political giving — a combined **$32,039**.

*Combined 2020 household giving: **$19,299 by her husband, Michael Cybrynski**, and **$12,741 by Judge Tennis herself** — 725 contributions in all. The ranking is built from the region's significant political donors; the thousands of households that gave little do not appear, so **#3 here is #3 among all households**. Judge Tennis filed her share from the same home under two ZIP forms (32789 and 32804); consolidated, the household places 3rd — ahead of every household in the two cities but two.*

Florida Code of Judicial Conduct, Canon 7A(1) restricts a judge's political activity, and Canon 7A(1)(e) prohibits political contributions outright. Judge Tennis's **personal** 2020 giving — $12,740.66 across 321 contributions ($29,154.76 across 913 since 2017) — is by itself a Canon 7 violation, independent of the household's rank.

This is not the profile of an occasional donor. 725 household contributions in 2020, directed to national party infrastructure (the DNC and DCCC), the Biden presidential campaign, and a voter-mobilization PAC (Let America Vote). Volume and cadence at this level reflect **sustained partisan political activity**, not incidental support — the very activity Canon 7 restrains for a sitting judge.

Household ranking — top 20 by 2020 dollars

#	RESIDENTIAL ADDRESS	HOUSEHOLD DONOR(S) — INDIVIDUAL $ / COUNT	COMBINED $	CONTRIBS
1	101 S New York Ave Unit 308 Winter Park 32789	ESTENSON, DAVID ($50,500 / 100)	$50,500	100
2	Po Box 1234 Winter Park 32790	TOMLINSON, CYNTHIA ($32,652 / 1,813)	$32,652	1,813
3	**1701 Walnut Ave* Winter Park 32789**	**CYBRYNSKI, MICHAEL ($19,299 / 404) TENNIS, DIANA ($12,741 / 321)**	**$32,039**	**725**

#	RESIDENTIAL ADDRESS	HOUSEHOLD DONOR(S) — INDIVIDUAL $ / COUNT	COMBINED $	CONTRIBS
4	2305 Edgewater Dr Unit 1415 Orlando 32804	TOMLINSON, CYNTHIA ($31,030 / 1,469)	$31,030	1,469
5	5850 T G Lee Blvd Orlando 32822	DYER, TOM ($22,446 / 439)	$22,446	439
6	634 E Harwood St Orlando 32803	BOSSERMAN, WILL ($21,122 / 438)	$21,122	438
7	14243 Wingfoot Rd Orlando 32826	KIJEK, JEAN ($20,127 / 1,143)	$20,127	1,143
8	4211 Conway Pl Cir Orlando 32812	DUNCAN, DARCY ($19,652 / 215)	$19,652	215
9	1000 Cordova Dr Orlando 32804	HAGEDORN, GRACE ($18,616 / 215)	$18,616	215
10	1214 Gelwood Ave Orlando 32807	LOCKINGTON, JEANETTE ($18,383 / 1,744)	$18,383	1,744
11	255 S Orange Ave Unit 800 Orlando 32801	BOWDOIN, DOUGLAS ($18,157 / 362)	$18,157	362
12	5923 Winchester Isle Rd Orlando 32829	DAVE, CHANDRA ($15,037 / 517)	$15,037	517
13	640 N Park Ave Unit 34 Winter Park 32789	OSBORNE, MAXWELL ($14,537 / 175)	$14,537	175
14	1433 Pelican Bay Trl Winter Park 32792	LEMMON, BILL ($14,433 / 247)	$14,433	247
15	Po Box 690575 Orlando 32869	HOEFT, ROBERT ($14,352 / 204)	$14,352	204
16	1027 Juel St Orlando 32814	BURGESS, ANDREW ($13,991 / 681)	$13,991	681
17	Po Box 3068 Orlando 32802	GRAY, CHARLES ($13,574 / 361)	$13,574	361
18	2051 Wood Thrush Ln Winter+Park 32792	BATCHELOR, JUDI ($12,910 / 669)	$12,910	669
19	3204 Curry Woods Cir Orlando 32822	FRIES, SELINA ($12,841 / 3,840)	$12,841	3,840
	3244 Kew Gardens Ln			

#	RESIDENTIAL ADDRESS	HOUSEHOLD DONOR(S) — INDIVIDUAL $ / COUNT	COMBINED $	CONTRIBS
20	Orlando 32812	DOCKERY, CHIP ($12,815 / 477)	$12,815	477

* The Tennis household consolidates the two ZIP forms under which the judge filed from her home (1701 Walnut Ave, reported as 32789 and 32804); all other households appear exactly as filed. As filed under the single 32789 ZIP, the household shows $25,565 (4th); consolidated, $32,039 (3rd). Her husband's giving is not split.

The Tennis household (rank #3, consolidated) — detail

Address	1701 Walnut Avenue, Winter Park, FL (filed as 32789 and 32804)
Members	Michael Cybrynski — $19,299 / 404 contributions · Judge Diana Tennis — $12,741 / 321
Combined (2020)	$32,039.48 across 725 contributions
Recipients	Biden for President · Let America Vote PAC · the DNC · the DCCC (national Democratic committees and campaigns)

Methodology

Source: Federal Election Commission, Schedule A itemized individual receipts, via api.open.fec.gov (is_individual=true). Pulled August 9, 2026.

Scope: contributions dated 2020-01-01 through 2020-12-31 with contributor city ORLANDO or WINTER PARK, Florida.

Candidate donors: Democratic-side contributors identified from a full scan of the FEC national bulk file (69.4M records) at >120 bulk contributions, plus donors independently identified in the Winter Park city pull. 106 name queries; name variants (middle initials, spelling) merged by surname + first name + address.

Households: records grouped by normalized residential street address + 5-digit ZIP as filed. A donor whose records carry two addresses appears at each address with the money filed from that address.

Ranking: combined household dollars, descending, all households (no minimum count). A subset sheet lists households exceeding 200 combined itemized contributions. Unit numbers kept distinct within multi-unit buildings; unit-less spelling variants merged only for the same person.

Recipients: for contributions processed through ActBlue (C00401224) or WinRed (C00694323), the earmarked recipient committee is taken from the filing memo text.

Addresses are as filed with the FEC. PO Box entries are mailing addresses, not residences; donors filing under both a street address and a PO Box (or two residences) appear once per address, with the money filed from each. Combine such rows for a per-person total.

Known limitations: (1) counts below ~120 in the FEC bulk file were not candidates unless independently identified, so a household of several very-low-volume donors could be missed; (2) one query form failed on the FEC server (HTTP 502) for names with a leading middle initial and was re-pulled under the alternate name form; (3) occupation/employer are self-reported in filings.

Prepared by Devo Seereeram, Ph.D., P.E., LLC · 5500 Alhambra Drive, Orlando, FL 32808 · (407) 290-2371 · devo@devoeng.com