

*Cypress Ridge
Community Development District*

Meeting Agenda

April 11, 2024

AGENDA

Cypress Ridge

Community Development District

219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

April 4, 2024

Board of Supervisors Cypress Ridge Community Development District

Dear Board Members:

A meeting of the Board of Supervisors and Audit Committee of the **Cypress Ridge Community Development District** will be held **Thursday, April 11, 2024 at 1:45 PM** at the **Holiday Inn Express & Suites, 2102 N. Park Rd., Plant City, FL 33563.**

Zoom Video Link: <https://us06web.zoom.us/j/85272002611>

Zoom Call-In Number: 1-646-876-9923

Meeting ID: 852 7200 2611

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the November 7, 2023 Landowners' Meeting and November 9, 2023 Board of Supervisors Meeting
4. Consideration of Resolution 2024-04 Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: July 11, 2024) and Setting the Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget
5. Ratification of Disclosure of Public Financing
6. Ratification of EMMA Agreement
7. Appointment of Audit Committee
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
9. Other Business
10. Supervisors Requests and Audience Comments
11. Adjournment

Audit Committee Meeting

¹ Comments will be limited to three (3) minutes

1. Roll Call
2. Public Comment Period
3. Audit Services
 - A. Approval of Request for Proposals and Selection Criteria
 - B. Approval of Notice of Request for Proposals for Audit Services
 - C. Public Announcement of Opportunity to Provide Audit Services
4. Adjournment

MINUTES

**MINUTES OF MEETING
CYPRESS RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

The Landowners' meeting and Election of the Board of Supervisors of the Cypress Ridge Community Development District was held Tuesday, **November 7, 2023** at 1:30 p.m. at the Holiday Inn Express & Suites, 2102 N. Park Rd., Plant City, Florida.

Present were:

Tricia Adams
Lauren Gentry *by phone*

FIRST ORDER OF BUSINESS

**Determination of Number of Voting Units
Represented**

Ms. Adams stated that she had been provided with a proxy form authorizing Tricia Adams to cast votes on behalf of Clayton Properties Group, LLC authorizing her to cast 161 votes.

SECOND ORDER OF BUSINESS

Call to Order

Ms. Adams stated we will go ahead and call to order the Landowner's meeting.

THIRD ORDER OF BUSINESS

**Election of Chairman for the Purpose of
Conducting Landowners' Meeting**

Ms. Adams was designated as the Chair for purposes of running the Landowner's meeting.

FOURTH ORDER OF BUSINESS

**Nominations for the Positions of
Supervisor**

Ms. Adams nominated Milton Andrade to Seat 3, Garret Parkinson to Seat 4, Jeffrey Shenefield to Seat 5.

FIFTH ORDER OF BUSINESS

Casting of Ballots

Ms. Adams casted 161 votes for Milton Andrade, 160 votes for Garret Parkinson, and 161 votes for Jeffrey Shenefield.

SIXTH ORDER OF BUSINESS

Ballot Tabulation

Ms. Adams stated that Mr. Andrade and Mr. Shenefield will serve four-year terms and Mr. Parkinson will serve a two-year term.

SEVENTH ORDER OF BUSINESS **Landowners Questions and Comments**

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS **Adjournment**

Ms. Adams stated at this time we will adjourn the landowners' meeting.

Secretary/Assistant Secretary

Chairman/Vice Chairman

**MINUTES OF MEETING
CYPRESS RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Cypress Ridge Community Development District was held Thursday, **November 9, 2023** at 2:04 p.m. at the Holiday Inn Express & Suites 2102 N. Park Rd., Plant City, Florida.

Present and constituting a quorum:

Garret Parkinson
Jeff Shenefield
Brian Walsh

Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Lauren Gentry
Corey Roberts

District Manager, GMS
District Counsel, KVV Law
District Counsel, KVV Law

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 2:04 p.m. and called the roll. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated that there were no members of the public present at the meeting.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members (Seat #3, Seat #4, and Seat #5)

Ms. Burns swore in Jeff Shenefield and Garret Parkinson.

B. Consideration of Resolution 2024-01 Canvassing and Certifying the Results of the Landowners' Election

Ms. Burns stated that the Landowners' Election was held on November 7. She noted that Seat #3 was Milton Andrade with a total of 161 votes with a four-year term, Seat #4 was Garret Parkinson with 160 votes at a two-year term, and Seat #5 was Jeff Shenefield with 161 votes and a four-year term.

On MOTION by Mr. Parkinson, seconded by Mr. Walsh, with all in favor, Resolution 2024-01 Canvassing and Certifying the Results of the Landowners' Election, was approved.

C. Election of Officers

Ms. Burns presented the election of officers.

D. Consideration of Resolution 2024-02 Electing Officers

Ms. Burns stated that previously Mr. Walsh was Chairman, Mr. Andrade was Vice Chairman, and the other three Supervisors were Assistant Secretaries. It was decided to change the officers to Mr. Andrade as Chairman and Mr. Parkinson as Vice Chairman.

On MOTION by Mr. Shenefield, seconded by Mr. Walsh, with all in favor, Resolution 2024-02 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the July 13, 2023
Board of Supervisor's Meeting**

Ms. Burns presented the minutes of the July 13, 2023 Board of Supervisors meeting. She asked if there were any questions, comments, or corrections. Hearing non changes from the Board, she asked for a motion to approve.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Minutes of the July 13, 2023 Board of Supervisor's Meeting, were approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2024-03
Ratifying Series 2024 Bonds**

Ms. Burns noted that the District closed on the bonds on August 30th. She explained that this resolution ratifies and confirms all the actions taken by District officers and staff related to the closing of those bonds.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, Resolution 2024-03 Ratifying Series 2024 Bonds, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Disclosure of Public Financing

Ms. Burns stated that this would be recorded in the property records to put property owners on notice of the lien on the property. Ms. Gentry noted that they would update to reflect the officer positions on the Board as of today.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Disclosure of Public Financing, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal for Arbitrage Rebate Services for Series 2023 Assessment Area One Project Bonds from AMTEC

Ms. Burns stated that the total was \$450 annually for that report.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Proposal for Arbitrage Rebate Services for Series 2023 Assessment Area One Project Bonds from AMTEC, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry stated that she had nothing to report.

B. Engineer

There being no comments, the next item followed.

C. District Manager’s Report

i. Approval of Check Register

Ms. Burns stated she had approval of the check register is included in the agenda package for Board review. The total is \$9,301,445.23.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Check Register totaling \$9,301,445.23, was approved.

ii. Balance Sheet & income Statement

Ms. Burns noted financial statements were included in their package and asked for any questions on those. She stated there was no action necessary.

**Milton Andrade joined the meeting at this time.*

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Mr. Shenefield, seconded by Mr. Parkinson, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS RIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Cypress Ridge Community Development District (“**District**”) prior to June 15, 2024, proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	Thursday, July 11, 2024
HOUR:	1:45 PM
LOCATION:	Holiday Inn Express & Suites, 2102 N. Park Rd. Plant City, FL 33563

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County, at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and to ensure that it remains on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 11TH DAY OF APRIL 2024.

ATTEST:

**CYPRESS RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____

Cypress Ridge
Community Development District

Proposed Budget
FY2025



Table of Contents

1 General Fund

2-5 General Fund Narrative

6-7 Debt Service Series 2023

Cypress Ridge
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Developer Contributions	\$ 252,951	\$ 20,000	\$ 76,896	\$ 96,896	\$ 310,254
Total Revenues	\$ 252,951	\$ 20,000	\$ 76,896	\$ 96,896	\$ 310,254
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 600	\$ 1,200	\$ 1,800	\$ 12,000
Engineering	\$ 15,000	\$ -	\$ 2,500	\$ 2,500	\$ 15,000
Attorney	\$ 25,000	\$ 2,389	\$ 7,500	\$ 9,889	\$ 25,000
Annual Audit	\$ 5,000	\$ -	\$ 3,500	\$ 3,500	\$ 5,000
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 900	\$ -	\$ 450	\$ 450	\$ 900
Dissemination	\$ 6,000	\$ 2,083	\$ 2,917	\$ 5,000	\$ 5,250
Trustee Fees	\$ 8,020	\$ -	\$ 3,960	\$ 3,960	\$ 8,020
Management Fees	\$ 37,100	\$ 15,458	\$ 21,642	\$ 37,100	\$ 38,955
Information Technology	\$ 1,800	\$ 750	\$ 1,050	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 500	\$ 700	\$ 1,200	\$ 1,260
Postage & Delivery	\$ 600	\$ 15	\$ 20	\$ 35	\$ 600
Insurance	\$ 6,181	\$ 5,590	\$ -	\$ 5,590	\$ 6,429
Copies	\$ 850	\$ 2	\$ 100	\$ 102	\$ 850
Legal Advertising	\$ 7,500	\$ 1,158	\$ 1,621	\$ 2,779	\$ 7,500
Contingency	\$ 5,000	\$ 379	\$ 531	\$ 911	\$ 5,000
Office Supplies	\$ 625	\$ 6	\$ 100	\$ 106	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 137,951	\$ 29,105	\$ 47,791	\$ 76,896	\$ 139,454
Operation and Maintenance					
<i>Field Expenses</i>					
Field Management	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Property Insurance	\$ 10,000	\$ -	\$ -	\$ -	\$ 12,000
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 45,800
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 12,000
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Electric	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Field Repairs and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Field Contingency	\$ 100,000	\$ -	\$ 20,000	\$ 20,000	\$ 7,500
Total Field Expenses	\$ 110,000	\$ -	\$ 20,000	\$ 20,000	\$ 170,800
<i>Amenity Expenses</i>					
Amenity Management	\$ 5,000	\$ -	\$ -	\$ -	\$ -
Total Amenity Expenses	\$ 5,000	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 252,951	\$ 29,105	\$ 67,791	\$ 96,896	\$ 310,254
Excess Revenues/(Expenditures)	\$ -	\$ (9,105)	\$ 9,105	\$ -	\$ -

Cypress Ridge Community Development District General Fund Budget

Revenues:

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2023 Special Assessment Revenue Bonds.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuance.

Cypress Ridge Community Development District General Fund Budget

Trustee Fees

The District will incur trustee related costs with the Series 2023 Special Assessment Revenue Bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Copies

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

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

Contingency

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Cypress Ridge Community Development District General Fund Budget

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenses

Field Management

Represents the cost for onsite field management of contracts for the District such as landscape and lake maintenance. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Property Insurance

The District's property insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Landscape Maintenance

Represents the estimated cost provide for maintenance of the landscaping within the District. These services include mowing, edging, trimming, weed and disease control, fertilization, pest control, pruning, and irrigation inspections.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Lake Maintenance

Represents the estimated cost for the care and maintenance of its lakes which includes shoreline grass, brush and vegetation control.

Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Cypress Ridge Community Development District General Fund Budget

Sidewalk & Asphalt Repairs

Represents the cost of maintaining and repairing the sidewalks and asphalt throughout the District's Boundary.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

Field Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas. These can include pressure washing, and repairs to fences, monuments, lighting and other assets.

General Field Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year for any field category.

Cypress Ridge
Community Development District
Proposed Budget
Series 2023 Debt Service Fund

Description	Proposed Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments - Direct	\$ 913,238	\$ -	\$ 913,238	\$ 913,238	\$ 913,238
Interest	\$ -	\$ 25,547	\$ 5,000	\$ 30,547	\$ -
Carry Forward Surplus	\$ 124,986	\$ 100,587	\$ -	\$ 100,587	\$ 370,572
Total Revenues	\$ 1,038,224	\$ 126,133	\$ 918,238	\$ 1,044,371	\$ 1,283,810
Expenditures					
Interest Expense - 11/1	\$ 124,986	\$ 124,986	\$ -	\$ 124,986	\$ 364,425
Principal Expense - 5/1	\$ 180,000	\$ -	\$ 180,000	\$ 180,000	\$ 185,000
Interest Expense - 5/1	\$ 368,813	\$ -	\$ 368,813	\$ 368,813	\$ 364,425
Total Expenditures	\$ 673,799	\$ 124,986	\$ 548,813	\$ 673,799	\$ 913,850
Excess Revenues/(Expenditures)	\$ 364,425	\$ 1,147	\$ 369,425	\$ 370,572	\$ 369,960

Interest Expense 11/1/25	\$ 359,716
Total	\$ 359,716

Cypress Ridge
Community Development District
Series 2023 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
11/01/23	\$ 13,000,000.00	\$ -	\$ 124,986.46	\$ 124,986.46
05/01/24	\$ 13,000,000.00	\$ 180,000.00	\$ 368,812.50	
11/01/24	\$ 12,820,000.00	\$ -	\$ 364,425.00	\$ 913,237.50
05/01/25	\$ 12,820,000.00	\$ 185,000.00	\$ 364,425.00	
11/01/25	\$ 12,635,000.00	\$ -	\$ 359,915.63	\$ 909,340.63
05/01/26	\$ 12,635,000.00	\$ 195,000.00	\$ 359,915.63	
11/01/26	\$ 12,440,000.00	\$ -	\$ 355,162.50	\$ 910,078.13
05/01/27	\$ 12,440,000.00	\$ 205,000.00	\$ 355,162.50	
11/01/27	\$ 12,235,000.00	\$ -	\$ 350,165.63	\$ 910,328.13
05/01/28	\$ 12,235,000.00	\$ 215,000.00	\$ 350,165.63	
11/01/28	\$ 12,020,000.00	\$ -	\$ 344,925.00	\$ 910,090.63
05/01/29	\$ 12,020,000.00	\$ 225,000.00	\$ 344,925.00	
11/01/29	\$ 11,795,000.00	\$ -	\$ 339,440.63	\$ 909,365.63
05/01/30	\$ 11,795,000.00	\$ 240,000.00	\$ 339,440.63	
11/01/30	\$ 11,555,000.00	\$ -	\$ 333,590.63	\$ 913,031.25
05/01/31	\$ 11,555,000.00	\$ 250,000.00	\$ 333,590.63	
11/01/31	\$ 11,305,000.00	\$ -	\$ 326,559.38	\$ 910,150.00
05/01/32	\$ 11,305,000.00	\$ 265,000.00	\$ 326,559.38	
11/01/32	\$ 11,040,000.00	\$ -	\$ 319,106.25	\$ 910,665.63
05/01/33	\$ 11,040,000.00	\$ 280,000.00	\$ 319,106.25	
11/01/33	\$ 10,760,000.00	\$ -	\$ 311,231.25	\$ 910,337.50
05/01/34	\$ 10,760,000.00	\$ 295,000.00	\$ 311,231.25	
11/01/34	\$ 10,465,000.00	\$ -	\$ 302,934.38	\$ 909,165.63
05/01/35	\$ 10,465,000.00	\$ 315,000.00	\$ 302,934.38	
11/01/35	\$ 10,150,000.00	\$ -	\$ 294,075.00	\$ 912,009.38
05/01/36	\$ 10,150,000.00	\$ 335,000.00	\$ 294,075.00	
11/01/36	\$ 9,815,000.00	\$ -	\$ 284,653.13	\$ 913,728.13
05/01/37	\$ 9,815,000.00	\$ 350,000.00	\$ 284,653.13	
11/01/37	\$ 9,465,000.00	\$ -	\$ 274,809.38	\$ 909,462.50
05/01/38	\$ 9,465,000.00	\$ 370,000.00	\$ 274,809.38	
11/01/38	\$ 9,095,000.00	\$ -	\$ 264,403.13	\$ 909,212.50
05/01/39	\$ 9,095,000.00	\$ 395,000.00	\$ 264,403.13	
11/01/39	\$ 8,700,000.00	\$ -	\$ 253,293.75	\$ 912,696.88
05/01/40	\$ 8,700,000.00	\$ 415,000.00	\$ 253,293.75	
11/01/40	\$ 8,285,000.00	\$ -	\$ 241,621.88	\$ 909,915.63
05/01/41	\$ 8,285,000.00	\$ 440,000.00	\$ 241,621.88	
11/01/41	\$ 7,845,000.00	\$ -	\$ 229,246.88	\$ 910,868.75
05/01/42	\$ 7,845,000.00	\$ 465,000.00	\$ 229,246.88	
11/01/42	\$ 7,380,000.00	\$ -	\$ 216,168.75	\$ 910,415.63
05/01/43	\$ 6,885,000.00	\$ 495,000.00	\$ 216,168.75	
11/01/43	\$ 6,885,000.00	\$ -	\$ 202,246.88	\$ 913,415.63
05/01/44	\$ 6,885,000.00	\$ 520,000.00	\$ 202,246.88	
11/01/44	\$ 6,365,000.00	\$ -	\$ 186,971.88	\$ 909,218.75
05/01/45	\$ 6,365,000.00	\$ 555,000.00	\$ 186,971.88	
11/01/45	\$ 5,810,000.00	\$ -	\$ 170,668.75	\$ 912,640.63
05/01/46	\$ 5,810,000.00	\$ 585,000.00	\$ 170,668.75	
11/01/46	\$ 5,225,000.00	\$ -	\$ 153,484.38	\$ 909,153.13
05/01/47	\$ 5,225,000.00	\$ 620,000.00	\$ 153,484.38	

Cypress Ridge
Community Development District
Series 2023 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
11/01/47	\$ 4,605,000.00	\$ -	\$ 135,271.88	\$ 908,756.25
05/01/48	\$ 4,605,000.00	\$ 660,000.00	\$ 135,271.88	
11/01/48	\$ 3,945,000.00	\$ -	\$ 115,884.38	\$ 911,156.25
05/01/49	\$ 3,945,000.00	\$ 700,000.00	\$ 115,884.38	
11/01/49	\$ 3,245,000.00	\$ -	\$ 95,321.88	\$ 911,206.25
05/01/50	\$ 3,245,000.00	\$ 740,000.00	\$ 95,321.88	\$ -
11/01/50	\$ 2,505,000.00	\$ -	\$ 73,584.38	\$ 908,906.25
05/01/51	\$ 2,505,000.00	\$ 785,000.00	\$ 73,584.38	\$ -
11/01/51	\$ 1,720,000.00	\$ -	\$ 50,525.00	\$ 909,109.38
05/01/52	\$ 1,720,000.00	\$ 835,000.00	\$ 50,525.00	\$ -
11/01/52	\$ 885,000.00	\$ -	\$ 25,996.88	\$ 911,521.88
05/01/53	\$ 885,000.00	\$ 885,000.00	\$ 25,996.88	\$ 910,996.88
		\$ 13,000,000.00	\$ 14,445,167.71	\$ 27,445,167.71

SECTION V

This instrument was prepared by and upon recording should be returned to:

Lauren Gentry, Esq.
Kilinski | Van Wyk, PLLC
517 E. College Avenue
Tallahassee, Florida 32301

(This space reserved for Clerk)

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE CYPRESS RIDGE COMMUNITY DEVELOPMENT DISTRICT**

**Board of Supervisors¹
Cypress Ridge Community Development District**

Milton Andrade
Chairman

Jeffrey Shenefield
Assistant Secretary

Garret Parkinson
Vice Chairman

Brian Walsh
Assistant Secretary

Joel Adams
Assistant Secretary

District Manager
c/o Jill Burns
219 E. Livingston Street
Orlando, Florida 32801
Tel: (407) 841-5524
("District Manager's Office")

District records are on file at the District Manager's Office and are available for public inspection upon request during normal business hours.

¹ This list reflects the composition of the Board of Supervisors as of November 21, 2023. For a current list of Board Members, please contact the District Manager's Office.

TABLE OF CONTENTS

Introduction 1

What is the District and How is it Governed? 1

Overview of the District’s Projects, Bonds & Debt Assessments..... 2

Methods of Collection 4

District Boundary Legal DescriptionExhibit A

Assessment Area One Boundary Legal Description Exhibit B

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN
BY THE CYPRESS RIDGE COMMUNITY DEVELOPMENT DISTRICT**

INTRODUCTION

On behalf of the Cypress Ridge Community Development District (“**District**”), the following information is provided to give you a description of the District’s services and the assessments that have been levied within the District to pay for certain community infrastructure, and the manner in which the District is operated. The District is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes* (“**Act**”). Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents, as well as filed in the property records of each county in which the District is located.

WHAT IS THE DISTRICT AND HOW IS IT GOVERNED?

The District was established by Ordinance No. 21-13, enacted by the Board of County Commissioners of Hillsborough County, Florida on April 13, 2021, and effective as of April 15, 2021. The District boundaries encompass approximately 481.468 acres within the unincorporated area of Hillsborough County, Florida, generally located on the west side of CR579 south of Bishop Road in Hillsborough County, Florida. The District lies within sections 20 & 21 Township 32 South, Rand 20 East, all within Hillsborough County, Florida. The development plan for the lands within the District includes approximately 1056 single-family residential units to be constructed in phases. As a local unit of special-purpose government, the District provides an alternate means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors (“**Board**” and individually, “**Supervisors**”), the members of which must be residents of the State of Florida and citizens of the United States. Within ninety (90) days of appointment of the initial Board, members were elected on an at-large basis by the owners of property within the District. Subsequent landowner elections are then held every two years in November. At the landowner elections, and generally stated, each landowner is entitled to cast one vote for each acre of land owned with fractions thereof rounded upward to the nearest whole number, or one vote per platted lot. Commencing six (6) years after the initial appointment of the members of the Board and when the District attains a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered to vote with the Supervisor of Elections for Hillsborough County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

The District is subject to Florida law governing open meetings and records. Accordingly, Board meetings are noticed in the local newspaper and are conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection at the District Manager’s Office during normal business hours.

OVERVIEW OF THE DISTRICT'S PROJECTS, BONDS & DEBT ASSESSMENTS

The District is authorized by the Act to, amongst other things, finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct stormwater management systems, roadway improvements, on-site and off-site wetland mitigation, landscape/hardscape, parks and recreation facilities, irrigation systems and other infrastructure projects and services necessitated by the development of, and serving lands within, the District. A description of the boundaries of the District is attached hereto as **Exhibit A**.

Pursuant to the Act, the District is authorized to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue bonds, notes and/or other specific financing mechanisms payable from such special assessments. On October 28, 2021, the Thirteenth Judicial Circuit of Florida, in and for Hillsborough County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$50,000,000 in Special Assessment Revenue Bonds, in one or more series, for infrastructure needs of the District ("**Final Judgment**"). The Thirteenth Judicial Circuit of Florida, in and for Hillsborough County, Florida, has entered a Certificate of No Appeal certifying that no notice of appeal has been filed or taken by any party or other person from the Final Judgment.

Capital Improvement Plan / Master Bonds & Assessments

The District has authorized the construction and/or financing of its master capital improvement plan ("**CIP**"). The CIP includes, among other things, stormwater management facilities, roadways, water and wastewater facilities, off-site improvements, and miscellaneous. The CIP is estimated to cost approximately **\$54,381,424**, and is described in more detail in the *Cypress Ridge Community Development District – Preliminary Engineer's Report*, dated April 2023 (the "**Master Improvement Plan Report**").

The District anticipates financing all or a portion of the CIP by the issuance of one or more series of future special assessment bonds ("**Master Bonds**"). To secure the repayment of such Master Bonds, the District has levied and imposed one or more non-ad valorem debt service special assessment liens ("**Master Assessments**") on certain benefitted lands within the District. The Master Assessments are further described in the *Master Assessment Methodology for Cypress Ridge Community Development District*, dated April 20, 2021 ("**Master Assessment Report**"). A notice of the master assessment lien imposed consistent with the Master Assessment Methodology has been recorded in the Official Records of Hillsborough County. The Master Assessment Report and the reports that supplement it are designed to conform to the requirements of Chapters 170, 190 and 197, *Florida Statutes*, are not intended to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

Allocation of special assessments is a continuous process until the CIP is completed. As a master series of interrelated improvements, the CIP benefits all developable acres within the District. Once platting has begun, the assessments will be allocated to the assigned properties based on the benefits they receive as set forth herein ("**Assigned Properties**"). The unassigned properties, defined as property that has not been platted and assigned development rights, will continue to be assessed on a per-acre (equal acreage) basis ("**Unassigned Properties**"). Eventually the development plan will be completed and the assessments securing each series of bonds will be allocated to the benefitted property within the District. If there are changes to the development plan causing a change in the ultimate number of platted units, a true-up of the assessment(s) will be calculated to determine if a debt reduction or true-up payment is required.

Series 2023 Bonds/Assessment Area One Project

The District has authorized the construction and/or acquisition of its “**Assessment Area One Project**,” which corresponds to Phase 1 of its CIP. On August 30, 2023, the District issued \$13,000,000 Special Assessment Bonds, Series 2023 (“**Series 2023 Bonds**”), for the purpose of financing a portion of the Assessment Area One Project. The amortization schedules for the Series 2023 Bonds are available at the District Manager’s Office. The Assessment Area One Project is anticipated to cost \$22,390,341 and is described in the Master Improvement Plan Report. The Assessment Area One Project includes improvements related to offsite improvements, stormwater management facilities, utilities (water, sewer, and street lighting), roadways, entry features and signage, parks and amenities, and miscellaneous improvements.

The Series 2023 Bonds are secured by non-ad valorem special assessments levied and imposed as part of the Master Assessments (“**Series 2023 Assessments**”) on all lands within the approximately 160.38 acres comprising “**Assessment Area One**,” as described in **Exhibit B** hereto. The Series 2023 Assessments are further described in the *Supplemental Assessment Methodology for Assessment Area 1*, dated August 17, 2023 (“**Supplemental Assessment Report**”). It is anticipated that the Series 2023 Assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, *Florida Statutes*, for platted lots and directly collected for unplatted property but the assessments may be collected by any other legal means available to the District. Schedules of the annual assessments on benefiting property levied to defray the debt service obligations of the District are summarized provided below and are available for public inspection at the District Manager’s Office.

The Series 2023 Assessments described above exclude any operations and maintenance assessments that may be determined and calculated annually by the Board against all benefited lands in the District. A detailed description of all costs and allocations that result in the formulation of assessments, fees and charges is available for public inspection at the District Manager’s Office.

The allocation of the Series 2023 Assessments is provided below:

<i>Series 2023 Assessments</i>				
Product Type	No. of Units	ERU Factor	Gross Annual Series 2023 Bond Assessment per Unit*	Total Series 2023 Par Debt Per Unit
Single Family – 40’	121	0.80	\$2,204.20	\$29,478.46
Single Family – 50’	208	1.00	\$2,755.25	\$36,848.07
Single Family – 60’	40	1.20	\$3,306.30	\$44,217.69

**Note: The annual debt assessment per unit amounts are subject to a collection fee and early payment discounts when collected on the Hillsborough County tax bill.*

Operation and Maintenance Assessments

In addition to the debt assessment described above, the District also imposes on an annual basis operations and maintenance assessments (“**O&M Assessments**”), which are determined and calculated annually by the Board in order to fund the District’s annual operations and maintenance budget. O&M Assessments are levied against all benefitted lands in the District and may vary from year to year based on the amount of the District’s budget. O&M Assessments may also be affected by the total number of units that ultimately are constructed within the District. The allocation of O&M Assessments is set forth in the resolutions imposing the assessments. Please contact the District Manager’s Office for more information regarding the allocation of O&M Assessments.

Future Improvements and Assessments

Should the District choose to finance additional portions of its CIP in the future, additional debt assessments may be imposed on property within the District. Such additional assessments will be allocated in a manner consistent with the Master Assessment Methodology.

The District may undertake the construction, acquisition, or installation of other future improvements and facilities, which may be financed by bonds, notes or other methods authorized by Chapter 190, *Florida Statutes*. Further information regarding any of the improvements can be obtained from the engineer's reports on file in the District Manager's Office. Further, a detailed description of all costs and allocations that result in the formulation of assessments, fees and charges is available for public inspection at the District Manager's Office.

METHODS OF COLLECTION

For any given fiscal year, the District may elect to collect any special assessment for any lot or parcel by any lawful means. The provisions governing the collection of special assessments are more fully set forth in the applicable assessment resolutions, which are on file at the District Manager's Office. That said, and generally speaking, the District may elect to place a special assessment on that portion of the annual real estate tax bill, entitled "non-ad valorem assessments," which would then be collected by the Hillsborough County Tax Collector in the same manner as county ad valorem taxes ("**Uniform Method**"). Each property owner subject to the collection of special assessments by the Uniform Method must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax bill, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The use of the Uniform Method for any given fiscal year does not mean that the Uniform Method will be used to collect assessments in future years, and the District reserves the right in its sole discretion to select a new or different collection method in any given year, regardless of past practices.

Alternatively, the District may elect to collect any special assessment by sending a direct bill to a given landowner. In the event that an assessment payment is not timely made, the whole assessment – including any remaining amounts for the fiscal year as well as any future installments of assessments securing debt service – shall immediately become due and payable and shall accrue interest as well as penalties, plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Please contact the District Manager's Office for further information regarding collection methods.

This description of the District's operations, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development of communities. If you have questions or would like additional information about the District, please write to: Cypress Ridge Community Development District, c/o Jill Burns, 219 E. Livingston Street, Orlando, Florida 32801 Attn: District Manager, Offices: or call (407) 841-5524.

[Signature on following page]

IN WITNESS WHEREOF, this *Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Cypress Ridge Community Development District* has been executed to be effective as of the 21st day of November 2023, and recorded in the Official Records of Hillsborough County, Florida.

CYPRESS RIDGE COMMUNITY DEVELOPMENT DISTRICT

By: [Signature]
Milton Andrade, Chairman

[Signature]
Witness

Garret Parkinon
Print Name

[Signature]

Witness
JOHN BULLOWS
Print Name

STATE OF FLORIDA
COUNTY OF POIK

The foregoing instrument was acknowledged before me in person or [] by means of remote notarization this 28 day of November, 2023, by Milton Andrade, as Chairman of the Cypress Ridge Community Development District, who is personally known to me or who [] has produced as identification, and did not take the oath.



Chevon Crotty
Notary Public, State of Florida
Print Name: Chevon crotty
Commission No.: HH 113710
My Commission Expires: 04/05/2025

- Exhibit A:** District Boundaries
- Exhibit B:** Assessment Area One Legal Description

EXHIBIT A
District Boundaries

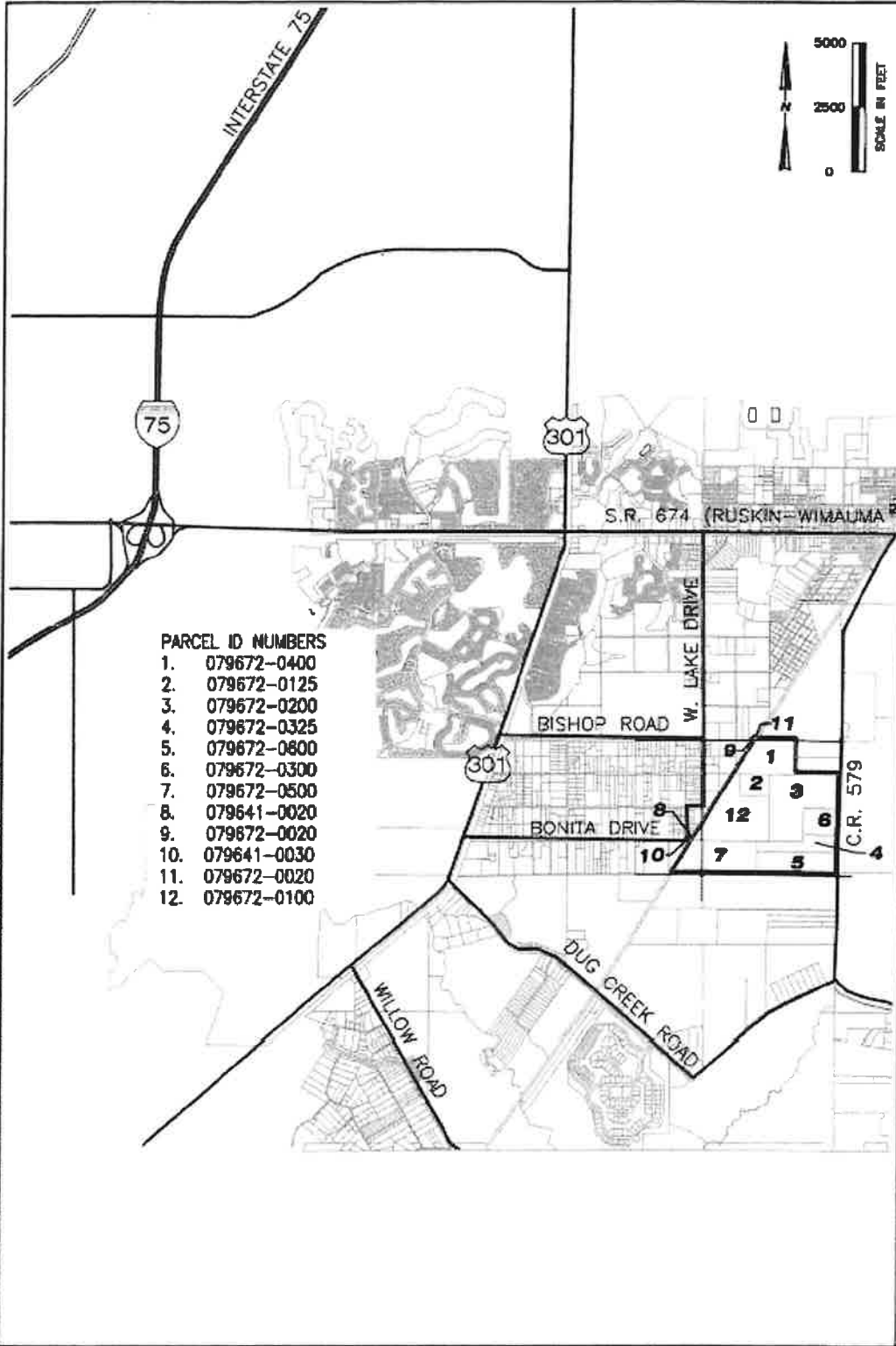
CYPRESS RIDGE CDD

DESCRIPTION: A portion of the Southeast 1/4 of Section 20 and a portion of Section 21, Township 32 South, Range 20 East, lying in Hillsborough County, Florida, and being more particularly described as follows:

BEGIN at the Southeast corner of said Section 20; run thence along the South line of the Southeast 1/4 of said Section 20, N.89°56'40"W., a distance of 1190.49 feet to the East boundary of the lands described in Official Records Book 5289, Page 660 of the public records of Hillsborough County, Florida; thence along said East Boundary, N.32°12'04"E., a distance of 1511.67 feet to the South boundary of Parcel 1 of the lands described in Official Records Book 24058, Page 1681 of the public records of Hillsborough County, Florida; thence along said South boundary, N.89°55'49"W., a distance of 118.09 feet to the West boundary of the lands described in aforesaid Official Records Book 5289, Page 660; thence along said West boundary, N.32°12'04"E., a distance of 11.80 feet to the South boundary of the lands described in Official Records Book 23524, Page 1177 of the public records of Hillsborough County, Florida; thence along the South, West and North boundary of said lands the following three (3) courses: 1) N.89°56'09"W., a distance of 131.80 feet; 2) N.00°04'51"W., a distance of 30.00 feet; and 3) S.89°56'09"E., a distance of 150.72 feet to the aforesaid West boundary of the lands described in Official Records Book 5289, Page 660; thence along said West boundary, N.32°12'04"E., a distance of 47.24 feet to the North boundary of Parcel 1 of the lands described in aforesaid Official Records Book 24058, Page 1681; thence along said North boundary, S.89°56'09"E., a distance of 118.09 feet to the aforesaid East boundary of the lands described in Official Records Book 5289, Page 660; thence along said East boundary, N.32°12'04"E., a distance of 4537.33 feet to the South boundary of Parcel 2 of the aforesaid lands described in Official Records Book 24058, Page 1681; thence along said South boundary, N.89°58'47"W., a distance of 118.15 feet to the aforesaid West boundary of the lands described in Official Records Book 5289, Page 660; thence along said West boundary and the West boundary of the lands described in Official Records Book 26522, Page 769 of the public records in Hillsborough County, Florida, N.32°12'04"E., a distance of 114.20 feet to the North boundary of said lands described in Official Records Book 26522, Page 769; thence along said North boundary, S.89°58'47"E .. a distance of 23.63 feet to the aforesaid West boundary of Official Records Book 5289, Page 660; thence along said West boundary, N.32°12'04"E., a distance of 26.97 feet to the North boundary of aforesaid Parcel 2; thence along said North boundary, S.89°58'47"E., a distance of 94.52 feet to the aforesaid East boundary of lands described in Official Records Book 5289, Page 660; thence along said East boundary, S.32°12'04"W., a distance of 47.06 feet to the North boundary of the Northwest 1/4 of aforesaid Section 21; thence along said North boundary S.89°58'47"E., a distance of 499.31 feet to the Northwest corner of the Northeast 1/4 of said Section 21; thence along the North boundary of said Northeast 1/4, S.89°11'29"E., a distance of 1037.43 feet to the East boundary of the lands described in Official Records Book 16047, Page 1065 of the public records of Hillsborough County, Florida; thence along said East boundary, S.00°42'49"W., a distance of 1334.80 feet to the North boundary of the lands described in Official Records Book 19019, Page 1485 of the public records of Hillsborough County, Florida; thence along said North boundary, S.89°31 '37"E., a distance of 1619.00 feet to the West Maintained Right-of -Way line of County Road 579 per the resolution of SRO No.1 Section No. 1057 State Road No. S-579, Hillsborough County dated June 13th, 1952; thence along said West Maintained Right-of-Way line, S.00°57'02"W., a distance of 1324.78 feet to the North boundary of the Southeast 1/4 of said Section 21; thence along said North boundary, N.89°32'23"W., a distance of 9.90 feet to the West Right-of-Way line of said County Road 579 said line also being 50 feet West of and parallel with the East boundary of said Southeast 1/4; thence along said West Right-of-Way line, S.00°57'10"W., a distance

of 1278.52 feet; thence N.89°02'50"W., a distance of 1208.41 feet; thence S.30°26'11 "W., a distance of 146.34 feet; thence S.32°14'37"W., a distance of 141.92 feet; thence S.18°46'46"W., a distance of 115.22 feet; thence S.25°25'09"W., a distance of 176.77 feet; thence S.30°41'23"W., a distance of 147.54 feet; thence S.42°23'23"W., a distance of 207.91 feet; thence S.41°03'28"W., a distance of 129.55 feet; thence S.43°12'04"W., a distance of 133.67 feet; thence S.40°15'50"W., a distance of 80.07 feet; thence S.27°08'53"W., a distance of 82.96 feet; thence S.38°32'22"W., a distance of 15.33 feet; thence N.63°13'31 "W., a distance of 80.86 feet; thence S.46°48'42"W., a distance of 21.21 feet; thence S.62°26'42"E., a distance of 107.82 feet; thence S.79°12'28"E., a distance of 27.67 feet; thence S.03°11'57"W., a distance of 91.25 feet; thence S.08°15'43"E., a distance of 77.72 feet; thence S.00°38'04"W., a distance of 31.66 feet to the South boundary of said Southeast 1/4; thence along said South boundary, N.89°21'56"W., a distance of 675.08 feet to the Southeast corner of the Southwest 1 /4 of said Section 21; thence along the South line of said Southwest 1 /4, N.89°21'47"W.; a distance of 2622.98 feet to the POINT OF BEGINNING.

Containing 481.468 acres, more or less.



- PARCEL ID NUMBERS**
- 1. 079672-0400
 - 2. 079672-0125
 - 3. 079672-0200
 - 4. 079672-0325
 - 5. 079672-0800
 - 6. 079672-0300
 - 7. 079672-0500
 - 8. 079641-0020
 - 9. 079672-0020
 - 10. 079641-0030
 - 11. 079672-0020
 - 12. 079672-0100

**EXHIBIT 1 - LOCATION MAP
CYPRESS RIDGE SUBDIVISION**

SEC TWP RGE	JOB NUMBER	DRAWN BY	DATE	SHEET
16.20.21-32.20	A30-0012-0002	ROA	10-01-2020	1

ABSOLUTE ENGINEERING, INC.
 1000 N. ADAM ST. DRIVE SUITE 100
 TAMPA, FLORIDA 33602
 P.O. BOX 21285
 TEL: 813-281-1916
 FAX: 813-281-0750

EXHIBIT B
Assessment Area One

A parcel of land lying in Sections 20 and 21, Township 32 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the North 1/4 corner of said Section 21; run thence along the East boundary of the Northwest 1/4 of said Section 21, S.00°10'45"W., a distance of 318.03 feet to the POINT OF BEGINNING; thence departing said East boundary, N.89°59'41"E., a distance of 30.99 feet; thence N.00°00'19"W., a distance of 12.30 feet; thence S.89°29'57"E., a distance of 863.89 feet; thence S.00°42'17"W., a distance of 9.56 feet; thence S.89°17'43"E., a distance of 124.86 feet to a point on the Easterly boundary of the lands described in Instrument 2021438293 of the Public Records of Hillsborough County, Florida; thence along said Easterly and Southerly boundary thereof, respectively, the following sixty-two (62) courses: 1) S.00°33'49"W., a distance of 1024.74 feet; 2) S.89°32'58"E., a distance of 12.62 feet; 3) S.52°32'42"W., a distance of 38.16 feet; 4) S.00°42'17"W., a distance of 170.10 feet; 5) N.89°36'01"W., a distance of 10.52 feet; 6) Southwesterly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.45°23'59"W., 35.36 feet); 7) S.00°23'59"W., a distance of 80.00 feet; 8) Southeasterly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.44°36'01"E., 35.36 feet); 9) S.89°36'01"E., a distance of 1664.33 feet; 10) S.01°02'26"W., a distance of 64.00 feet; 11) N.89°36'01"W., a distance of 1663.61 feet; 12) Southwesterly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.45°23'59"W., 35.36 feet); 13) S.00°23'59"W., a distance of 177.00 feet; 14) N.89°36'01"W., a distance of 64.00 feet; 15) S.00°23'59"W., a distance of 791.38 feet; 16) Southeasterly, 925.20 feet along the arc of a tangent curve to the left having a radius of 589.00 feet and a central angle of 90°00'00" (chord bearing S.44°36'01"E., 832.97 feet); 17) S.89°36'01"E., a distance of 820.83 feet; 18) S.00°23'59"W., a distance of 232.80 feet; 19) N.84°28'44"W., a distance of 19.78 feet; 20) N.55°57'45"W., a distance of 39.41 feet; 21) N.43°30'53"W., a distance of 41.79 feet; 22) N.44°44'41"W., a distance of 74.66 feet; 23) N.57°06'28"W., a distance of 76.80 feet; 24) N.59°34'59"W., a distance of 126.78 feet; 25) Westerly, 11.93 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 22°47'22" (chord bearing N.70°58'40"W., 11.85 feet); 26) N.82°22'21"W., a distance of 30.37 feet; 27) Westerly, 26.09 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 49°50'15" (chord bearing S.72°42'31"W., 25.28 feet); 28) S.47°47'23"W., a distance of 90.24 feet; 29) S.48°54'01"W., a distance of 75.66 feet; 30) S.42°03'32"W., a distance of 50.51 feet; 31) S.62°11'28"W., a distance of 51.17 feet; 32) S.61°51'11"W., a distance of 73.81 feet; 33) N.83°18'51"W., a distance of 70.49 feet; 34) N.71°06'16"W., a distance of 91.81 feet; 35) N.69°46'14"W., a distance of 134.92 feet; 36) Westerly, 12.58 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 24°01'15" (chord bearing N.81°46'51"W., 12.49 feet); 37) S.86°12'31"W., a distance of 163.36 feet; 38) N.67°34'41"W., a distance of 159.95 feet; 39) N.71°51'30"W., a distance of 58.08 feet; 40) N.42°01'52"W., a distance of 139.61 feet; 41) N.36°18'14"W., a distance of 137.48 feet; 42) N.30°42'10"W., a distance of 182.19 feet; 43) N.33°11'11"W., a distance of 52.63 feet; 44) N.03°05'17"W., a distance of 64.92 feet; 45) N.22°50'59"E., a distance of 73.23 feet; 46) N.32°18'32"E., a distance of 116.68 feet; 47) Northerly, 19.65 feet along the arc of a non-tangent curve to the left having a radius of 30.00 feet and a central angle of 37°31'12" (chord bearing N.13°32'56"E., 19.30 feet); 48) N.05°12'40"W., a distance of 154.25 feet; 49) N.00°11'40"W., a distance of 68.56 feet; 50) Northwesterly, 67.60 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 129°05'55" (chord bearing N.64°44'37"W., 54.18 feet); 51) S.50°42'25"W., a distance of 69.14 feet; 52) Southerly, 38.17 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 72°53'59" (chord bearing S.14°15'26"W., 35.65 feet); 53) S.22°11'34"E., a distance of 9.29 feet; 54)

S.86°28'44"W., a distance of 101.00 feet; 55) Southwesterly, 46.70 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 89°11'07" (chord bearing S.41°53'11"W., 42.12 feet); 56) S.02°42'23"E., a distance of 67.87 feet; 57) S.38°00'10"W., a distance of 56.73 feet; 58) Southerly, 22.14 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 42°16'43" (chord bearing S.16°51'48"W., 21.64 feet); 59) S.04°16'34"E., a distance of 38.66 feet; 60) Southerly, 12.80 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 24°26'18" (chord bearing S.16°29'43"E., 12.70 feet); 61) S.28°42'52"E., a distance of 27.25 feet; 62) S.22°46'50"W., a distance of 45.98 feet; thence N.88°16'31"W., a distance of 453.61 feet; thence S.32°12'00"W., a distance of 303.68 feet; thence S.07°36'07"W., a distance of 64.81 feet; thence S.32°11'49"W., a distance of 339.22 feet; thence S.31°38'26"E., a distance of 127.42 feet; thence S.17°13'53"W., a distance of 69.73 feet; thence S.25°10'52"W., a distance of 111.65 feet; thence S.22°45'59"W., a distance of 156.06 feet; thence S.89°38'56"W., a distance of 188.05 feet; thence S.73°56'00"W., a distance of 202.05 feet; thence N.72°58'31"W., a distance of 77.25 feet; thence N.29°18'38"W., a distance of 57.63 feet; thence N.17°47'10"E., a distance of 88.55 feet; thence N.16°10'32"W., a distance of 53.38 feet; thence S.62°58'34"W., a distance of 26.40 feet; thence S.82°06'32"W., a distance of 94.31 feet to a point on said Southerly boundary of lands described in Instrument 2021438293; thence along said Southerly boundary the following thirty-one (31) courses: 1) N.08°07'55"W., a distance of 93.75 feet; 2) Northerly, 12.06 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 23°01'45" (chord bearing N.19°38'48"W., 11.98 feet); 3) N.31°09'40"W., a distance of 169.42 feet; 4) Northwesterly, 29.70 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 56°43'54" (chord bearing N.59°31'37"W., 28.51 feet); 5) N.87°53'34"W., a distance of 117.47 feet; 6) Westerly, 13.53 feet along the arc of a tangent curve to the left having a radius of 30.05 feet and a central angle of 25°48'08" (chord bearing S.79°12'22"W., 13.42 feet); 7) S.67°18'59"W., a distance of 135.30 feet; 8) Southwesterly, 23.92 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 45°40'47" (chord bearing S.44°28'36"W., 23.29 feet); 9) S.21°28'42"W., a distance of 151.91 feet; 10) Southerly, 29.69 feet along the arc of a tangent curve to the left having a radius of 29.71 feet and a central angle of 57°15'25" (chord bearing S.07°09'01"E., 28.47 feet); 11) S.35°28'32"E., a distance of 230.12 feet; 12) S.54°47'21"E., a distance of 39.37 feet; 13) S.03°38'42"E., a distance of 3.91 feet; 14) N.88°27'41"W., a distance of 39.22 feet; 15) S.88°36'44"W., a distance of 99.23 feet; 16) Southwesterly, 47.54 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 90°48'14" (chord bearing S.43°12'37"W., 42.72 feet); 17) N.46°04'24"W., a distance of 38.03 feet; 18) Westerly, 44.19 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 84°23'40" (chord bearing N.88°16'14"W., 40.30 feet); 19) S.49°31'55"W., a distance of 42.67 feet; 20) N.57°51'48"W., a distance of 86.97 feet; 21) Westerly, 10.85 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 20°42'47" (chord bearing N.68°13'12"W., 10.79 feet); 22) N.78°34'35"W., a distance of 81.77 feet; 23) N.27°25'04"W., a distance of 182.09 feet; 24) N.14°24'56"W., a distance of 203.85 feet; 25) Northwesterly, 16.58 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 31°40'00" (chord bearing N.30°14'56"W., 16.37 feet); 26) N.46°04'56"W., a distance of 297.55 feet; 27) Westerly, 34.06 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 65°03'09" (chord bearing N.78°36'31"W., 32.26 feet); 28) S.68°51'54"W., a distance of 152.89 feet; 29) Southwesterly, 20.93 feet along the arc of a tangent curve to the left having a radius of 30.00 feet and a central angle of 39°58'38" (chord bearing S.48°52'35"W., 20.51 feet); 30) S.28°53'16"W., a distance of 47.03 feet; 31) N.57°48'11"W., a distance of 42.53 feet; thence S.32°11'49"W., a distance of 415.07 feet; thence Southerly, 175.43 feet along the arc of a tangent curve to the left having a radius of 410.00 feet and a central angle of 24°30'57" (chord bearing S.19°56'21"W., 174.10 feet); thence N.83°24'08"W., a distance of 111.26 feet to a point on said Southerly boundary of lands described in Instrument 2021438293; thence along said Southerly boundary thereof the following four (4) courses: 1) Southerly, 54.24 feet along the arc of a non-

tangent curve to the left having a radius of 475.00 feet and a central angle of 06°32'32" (chord bearing S.03°19'36"W., 54.21 feet); 2) S.00°03'20"W., a distance of 51.71 feet; 3) N.89°56'40"W., a distance of 50.00 feet; 4) Northwesterly, 39.28 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 90°01'36" (chord bearing N.44°57'28"W., 35.36 feet); continue along said Southerly boundary and the Westerly extension thereof, N.89°58'14"W., a distance of 370.73 feet; thence N.89°56'09"W., a distance of 131.61 feet; thence N.00°03'32"W., a distance of 30.00 feet; thence S.89°56'09"E., a distance of 150.52 feet; thence N.32°11'51"E., a distance of 47.24 feet; thence S.89°56'09"E., a distance of 118.09 feet a point on said Westerly boundary of lands described in Instrument 2021438293; thence along said Westerly and Northerly boundary thereof, respectively, the following eleven (11) courses: 1) N.32°11'51"E., a distance of 2205.17 feet; 2) S.57°48'11"E., a distance of 190.30 feet; 3) S.32°11'49"W., a distance of 200.00 feet; 4) S.57°48'11"E., a distance of 110.00 feet; 5) N.32°11'49"E., a distance of 2343.40 feet; 6) Southerly, 251.33 feet along the arc of a non-tangent curve to the right having a radius of 160.00 feet and a central angle of 89°59'59" (chord bearing S.12°48'11"E., 226.27 feet); 7) S.32°11'49"W., a distance of 14.85 feet; 8) Southerly, 40.14 feet along the arc of a tangent curve to the left having a radius of 24.91 feet and a central angle of 92°19'00" (chord bearing S.13°57'41"E., 35.94 feet); 9) Easterly, 51.31 feet along the arc of a compound curve to the left having a radius of 101.38 feet and a central angle of 29°00'07" (chord bearing S.74°37'15"E., 50.77 feet); 10) S.89°24'38"E., a distance of 216.56 feet; 11) N.00°00'19"W., a distance of 364.92 feet; thence N.89°59'41"E., a distance of 79.01 feet to the POINT OF BEGINNING.

Containing 181.176 acres, more or less.

LESS AND EXCEPT

A parcel of land lying in Sections 21, Township 32 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the North 1/4 corner of said Section 21, run thence along the East boundary of the Northwest 1/4 of said Section 21, S.00°10'45"W., a distance of 2662.08 feet to the Center of said Section 21; thence along the South boundary of said Northwest 1/4, N.89°30'22"W., a distance of 411.86 feet to a point on the Easterly boundary of lands described in Instrument 2022473967 of the Public Records of Hillsborough County, Florida, also being the POINT OF BEGINNING; thence along said Easterly and Southerly boundary thereof, respectively, the following five (5) courses: 1) S.32°12'04"W., a distance of 698.82 feet; 2) Westerly, 251.32 feet along the arc of a tangent curve to the right having a radius of 160.00 feet and a central angle of 89°59'45" (chord bearing S.77°11'56"W., 226.27 feet); 3) N.58°07'43"W., a distance of 33.09 feet; 4) N.32°11'49"E., a distance of 160.19 feet; 5) N.57°48'11"W., a distance of 455.91 feet; thence Easterly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 89°59'45" (chord bearing N.77°11'57"E., 35.35 feet); thence N.32°12'04"E., a distance of 1226.62 feet; thence Northerly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'15" (chord bearing N.12°48'03"W., 35.36 feet) to a point on the Northerly boundary of said Instrument 2022473967; thence along said Northerly and Easterly boundary thereof, respectively, the following five (5) courses: 1) S.57°48'11"E., a distance of 89.00 feet; 2) N.32°12'04"E., a distance of 160.00 feet; 3) S.57°48'11"E., a distance of 389.99 feet; 4) Southerly, 267.05 feet along the arc of a tangent curve to the right having a radius of 170.00 feet and a central angle of 90°00'15" (chord bearing S.12°48'04"E., 240.43 feet); 5) S.32°12'04"W., a distance of 567.81 feet to the POINT OF BEGINNING.

Containing 20.792 acres, more or less.

All containing 160.384 acres, more or less.

SECTION VI

EMMA® Filing Assistance Software as a Service License Agreement

This EMMA Filing Assistance Software as a Service License Agreement (this "**Agreement**") is entered into by and between the **Cypress Ridge Community Development District** (the "**District**") on behalf of itself, and its Dissemination Agent as defined in the District's outstanding Continuing Disclosure Agreements (collectively, the "**Licensee**"), and Disclosure Technology Services, LLC, a Delaware limited liability company ("**DTS**" or the "**Licensor**"). This Agreement shall be effective as of the last day executed below ("**Effective Date**").

NOW, THEREFORE, for good and adequate consideration, the sufficiency of which is hereby acknowledged, the parties have agreed as follows:


The District is, or may in the future be, a party to one or more Continuing Disclosure Agreements (the "**CDAs**") in connection with the issuance of municipal bonds or other debt obligations. Pursuant to the CDAs, the District and the other Obligated Persons named therein are, or will be, obligated to file certain Annual Reports, Quarterly Reports and Listed Event filings (as such terms are defined in the CDAs) electronically through the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("**EMMA**") system website within the time periods specified in the CDAs.

Subject to the payment of the fees provided for in "Exhibit A: Fee Schedule" attached hereto and the terms and conditions provided for in the "EMMA® Filing Assistance Software End User License Agreement" located at dtsmuni.com, both of which are hereby incorporated by reference into this Agreement, the Licensor hereby (i) grants to Licensee and all Obligated Persons, a non-exclusive, non-transferable, non-sublicensable, limited license and right to access and use the DTS Portal ("**Portal**") for the purposes provided for herein. Utilizing the Portal, DTS will provide annual and quarterly notices of reporting deadlines to each Obligated Person utilizing the Portal prior to the applicable Annual Filing Date(s) and Quarterly Filing Date(s) set forth in the CDAs. The Portal will also provide electronic links to each Obligated Person that will allow for the District and other Obligated Persons to input all the information required for the Annual Reports (excluding the Audited Financial Statements) and the Quarterly Reports under the CDAs, respectively, into a reportable format (collectively, the "**Formatted Information**"). DTS warrants that the Portal and the Formatted Information will be fully compliant with the requirements of the CDA and be free from material defects. In the event the Portal or the collection of the Formatted Information fails to operate as represented, or is inoperable, the District shall be entitled to a full refund of any annual fees paid for the fiscal year in which the Portal is utilized by the District. Notwithstanding this provision or failure to provide such Formatted Information or any Services, the District, and its Dissemination Agent, if any, will remain responsible for filing the Formatted Information with EMMA on or before the deadlines provided for in the CDAs. The Portal shall not include any links for Listed Events as defined in the CDAs and all EMMA reporting obligations shall remain the sole obligations of the District and the Obligated Persons as set forth in the CDAs if and when a Listed Events report needs to be filed.

This Agreement shall commence on the Effective Date and continue through September 30 of the year in which this Agreement is executed, and thereafter, shall renew for additional one (1) year terms (based on the District's fiscal year, which ends September 30) so long as the District is obligated under any CDAs. Either party may terminate this Agreement upon thirty (30) days prior written notice to the other party hereto. Any fees paid prior to termination shall be considered earned and non-refundable. The Licensor may request additional fees hereunder upon thirty (30) days written notice to Licensee prior to the annual renewal date. Upon the termination of this Agreement, Licensee shall immediately discontinue use of the Portal. Licensee's obligations according to the provisions of this Agreement prior to termination shall survive termination of this Agreement. This Agreement is also subject to the terms set forth in **Exhibit B**.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the date below written.

Cypress Ridge Community Development District

DocuSigned by:

05F2744F40FE41E...

By: _____
Print: Milton Andrade
Title: Chairman
Date: 12/8/2023

Disclosure Technology Services, LLC


By: 
Print: Michael Klurman
Title: Vlce President
Date: 11-21-2023

Exhibit A – Fee Schedule

Annual License Fee:

1. Year 1 - \$1,500 at Bond Closing to be paid from issuance cost budget (and was set aside)
2. After Year 1, \$1500 per annum per bond issuance, not to exceed \$5,000 per annum for all bond issuances to be issued by the District.

Exhibit B – CDD Addendum

The following terms apply notwithstanding any other provision of the Agreement (including but not limited to any of the terms incorporated therein from other documents):

PUBLIC RECORDS. DTS understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, DTS agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. DTS acknowledges that the designated public records custodian for the District is the District's Manager ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, DTS shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if DTS does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in DTS's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by DTS, DTS shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF DTS HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO DTS'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, C/O Government Management Services Central Florida, LLC 219 E. Livingston St, Orlando, FL 32801.

LIMITATIONS ON LIABILITY. Nothing in the Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SCRUTINIZED COMPANIES. DTS certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If DTS is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

E-VERIFY. DTS shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, DTS shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that DTS has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, DTS represents that no public employer has terminated a contract with DTS under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

CONTROLLING LAW AND VENUE. The Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida.

SECTION VIII

SECTION C

SECTION 1

Cypress Ridge Community Development District

Summary of Check Register

November 1, 2023 to March 31, 2024

Fund	Date	Check No.'s	Amount
General Fund	11/8/23	128	\$ 1,158.00
	11/28/23	129-132	\$ 7,668.81
	12/13/23	133-134	\$ 3,906.17
	1/29/24	135	\$ 2,031.66
	2/27/24	136-137	\$ 7,858.41
Total Amount			\$ 22,623.05

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/08/23	00003	10/18/23	00003105	202310	310	51300	48000		LANDOWNERS MTG/ELECTIONS	*	1,158.00		
									TIMES PUBLISHING COMPANY			1,158.00	000128
11/28/23	00006	11/09/23	BW110920	202311	310	51300	11000		SUPERVISOR FEES 11/09/23	*	200.00		
									BRIAN WALSH			200.00	000129
11/28/23	00002	9/01/23	33	202309	310	51300	34000		MANAGEMENT FEES - SEP 23	*	2,916.67		
		9/01/23	33	202309	310	51300	35200		WEBSITE ADMIN - SEP 23	*	100.00		
		9/01/23	33	202309	310	51300	35100		INFORMATION TECH - SEP 23	*	150.00		
		9/01/23	33	202309	310	51300	51000		OFFICE SUPPLIES	*	.18		
		9/01/23	33	202309	310	51300	42000		POSTAGE	*	25.40		
		9/01/23	33	202309	310	51300	49000		HOLIDAY INN MEETING ROOM	*	115.57		
		11/01/23	35	202311	310	51300	34000		MANAGEMENT FEES - NOV 23	*	3,091.67		
		11/01/23	35	202311	310	51300	35200		WEBSITE ADMIN - NOV 23	*	100.00		
		11/01/23	35	202311	310	51300	35100		INFORMATION TECH - NOV 23	*	150.00		
		11/01/23	35	202311	310	51300	31300		DISSEMINATION - NOV 23	*	416.67		
		11/01/23	35	202311	310	51300	51000		OFFICE SUPPLIES	*	.12		
		11/01/23	35	202311	310	51300	42000		POSTAGE	*	2.53		
									GOVERNMENTAL MANAGEMENT SERVICES			7,068.81	000130
11/28/23	00005	11/09/23	GP110920	202311	310	51300	11000		SUPERVISOR FEES 11/09/23	*	200.00		
									GARRET PARKINSON			200.00	000131
11/28/23	00008	11/09/23	JS110920	202311	310	51300	11000		SUPERVISOR FEES 11/09/23	*	200.00		
									JEFFREY SHENEFIELD			200.00	000132
12/13/23	00002	12/01/23	36	202312	310	51300	34000		MANAGEMENT FEES - DEC 23	*	3,091.67		
		12/01/23	36	202312	310	51300	35200		WEBSITE ADMIN - DEC 23	*	100.00		
									CRCD CYPRESS RIDGE HHENRY				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/01/23	36			202312 310-51300-35100	INFORMATION TECH - DEC 23	*	150.00		
12/01/23	36			202312 310-51300-31300	DISSEMINATION - DEC 23	*	416.67		
12/01/23	36			202312 310-51300-51000	OFFICE SUPPLIES	*	5.06		
12/01/23	36			202312 310-51300-42000	POSTAGE	*	1.27		
12/01/23	36			202312 310-51300-42500	COPIES	*	1.50		
								3,766.17	000133

12/13/23	00014	11/10/23	7868	202310 310-51300-31500	GENERAL COUNSEL - OCT 23	*	140.00		
								140.00	000134

1/29/24	00014	12/15/23	8149	202311 310-51300-31500	GENERAL COUNSEL - NOV23	*	1,693.41		
		1/18/24	8537	202312 310-51300-31500	GENERAL COUNSEL - DEC 23	*	338.25		
								2,031.66	000135

2/27/24	00002	1/01/24	37	202401 310-51300-34000	MANAGEMENT FEES - JAN 24	*	3,091.67		
		1/01/24	37	202401 310-51300-35200	WEBSITE ADMIN - JAN 24	*	100.00		
		1/01/24	37	202401 310-51300-35100	INFORMATION TECH - JAN 24	*	150.00		
		1/01/24	37	202401 310-51300-31300	DISSEMINATION - JAN 24	*	416.67		
		1/01/24	37	202401 310-51300-51000	OFFICE SUPPLIES	*	.12		
		1/01/24	37	202401 310-51300-42000	POSTAGE	*	2.53		
		1/01/24	37	202401 310-51300-49000	HOLIDAY INN - MEETINGROOM	*	115.57		
		2/01/24	38	202402 310-51300-34000	MANAGEMENT FEES - FEB 24	*	3,091.67		
		2/01/24	38	202402 310-51300-35200	WEBSITE ADMIN - FEB 24	*	100.00		
		2/01/24	38	202402 310-51300-35100	INFORMATION TECH - FEB 24	*	150.00		
		2/01/24	38	202402 310-51300-31300	DISSEMINATION - FEB 24	*	416.67		
		2/01/24	38	202402 310-51300-51000	OFFICE SUPPLIES	*	.27		

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		2/01/24 38	202402 310-51300-42000		*	5.74	
		POSTAGE		GOVERNMENTAL MANAGEMENT SERVICES			7,640.91 000136
2/27/24 00014		2/20/24 8811	202401 310-51300-31500		*	217.50	
		GENERAL COUNSEL - JAN 24		KILINSKI/VAN WYK, PLLC			217.50 000137
TOTAL FOR BANK A						22,623.05	
TOTAL FOR REGISTER						22,623.05	

SECTION 2

Cypress Ridge
Community Development District

Unaudited Financial Reporting
February 29, 2024



Table of Contents

1	<hr/>	Balance Sheet
2	<hr/>	General Fund
3	<hr/>	Debt Service - Series 2023
4	<hr/>	Capital Projects Fund
5	<hr/>	Month to Month
6	<hr/>	Long Term Debt Report
7	<hr/>	Assessment Receipt Schedule

Cypress Ridge
Community Development District
Combined Balance Sheet
February 29, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Fund</i>
Assets:				
Operating Account	\$ 12,526	\$ -	\$ 1,862	\$ 14,388
Due From Developer	\$ -	\$ -	\$ 2,285,743	\$ 2,285,743
Investments:				
<u>Series 2023</u>				
Reserve	\$ -	\$ 938,432	\$ -	\$ 938,432
Interest	\$ -	\$ 4,758	\$ -	\$ 4,758
Construction	\$ -	\$ -	\$ 1,442	\$ 1,442
Cost of Issuance	\$ -	\$ -	\$ 29	\$ 29
Total Assets	\$ 12,526	\$ 943,190	\$ 2,289,075	\$ 3,244,792
Liabilities:				
Accounts Payable	\$ 36	\$ -	\$ -	\$ 36
Retainage Payable	\$ -	\$ -	\$ 409,769	\$ 409,769
Total Liabilities	\$ 36	\$ -	\$ 409,769	\$ 409,805
Fund Balances:				
Nonspendable:				
Deposits and Prepaid Items	\$ -	\$ -	\$ -	\$ -
Restricted for:				
Debt Service	\$ -	\$ 943,190	\$ -	\$ 943,190
Capital Projects	\$ -	\$ -	\$ 1,879,307	\$ 1,879,307
Unassigned	\$ 12,490	\$ -	\$ -	\$ 12,490
Total Fund Balances	\$ 12,490	\$ 943,190	\$ 1,879,307	\$ 2,834,987
Total Liabilities & Fund Balance	\$ 12,526	\$ 943,190	\$ 2,289,075	\$ 3,244,792

Cypress Ridge

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adpoted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues				
Developer Contributions	\$ 252,951	\$ 20,000	\$ 20,000	\$ -
Total Revenues	\$ 252,951	\$ 20,000	\$ 20,000	\$ -
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 600	\$ 4,400
Engineering	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Attorney	\$ 25,000	\$ 10,417	\$ 2,389	\$ 8,028
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 900	\$ -	\$ -	\$ -
Dissemination	\$ 6,000	\$ 2,500	\$ 2,083	\$ 417
Trustee Fees	\$ 8,020	\$ -	\$ -	\$ -
Management Fees	\$ 37,100	\$ 15,458	\$ 15,458	\$ (0)
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$ -
Postage & Delivery	\$ 600	\$ 250	\$ 15	\$ 235
Insurance	\$ 6,181	\$ 6,181	\$ 5,590	\$ 591
Copies	\$ 850	\$ 354	\$ 2	\$ 353
Legal Advertising	\$ 7,500	\$ 3,125	\$ 1,158	\$ 1,967
Contingency	\$ 5,000	\$ 2,083	\$ 379	\$ 1,704
Office Supplies	\$ 625	\$ 260	\$ 6	\$ 255
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 137,951	\$ 53,304	\$ 29,105	\$ 24,199
<i>Operations & Maintenance</i>				
<i>Field Expenses</i>				
Property Insurance	\$ 10,000	\$ -	\$ -	\$ -
General Field Contingency	\$ 100,000	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ 110,000	\$ -	\$ -	\$ -
<i>Amenity Expenses</i>				
Amenity Access Management	\$ 5,000	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ 5,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 252,951	\$ 53,304	\$ 29,105	\$ 24,199
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (9,105)	
Fund Balance - Beginning	\$ -		\$ 21,595	
Fund Balance - Ending	\$ -		\$ 12,490	

Cypress Ridge

Community Development District

Debt Service Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Proposed	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Assessments - Direct	\$ 913,238	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 25,547	\$ 25,547
Total Revenues	\$ 913,238	\$ -	\$ 25,547	\$ 25,547
Expenditures:				
Interest Expense - 11/1	\$ 124,986	\$ 124,986	\$ 124,986	\$ -
Principal Expense - 05/1	\$ 180,000	\$ -	\$ -	\$ -
Interest Expense - 05/1	\$ 368,813	\$ -	\$ -	\$ -
Total Expenditures	\$ 673,799	\$ 124,986	\$ 124,986	\$ -
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ 3,611	\$ (3,611)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 3,611	\$ (3,611)
Excess Revenues (Expenditures)	\$ 239,439		\$ (95,829)	
Fund Balance - Beginning	\$ 124,986		\$ 1,039,019	
Fund Balance - Ending	\$ 364,425		\$ 943,190	

Cypress Ridge
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Proposed Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 7,094,348	\$ 7,094,348
Interest	\$ -	\$ -	\$ 31,808	\$ 31,808
Total Revenues	\$ -	\$ -	\$ 7,126,156	\$ 7,126,156
Expenditures:				
Contingency	\$ -	\$ -	\$ 138	\$ (138)
Capital Outlay	\$ -	\$ -	\$ 4,808,605	\$ (4,808,605)
Capital Outlay - COI	\$ -	\$ -	\$ 1,500	\$ (1,500)
Total Expenditures	\$ -	\$ -	\$ 4,810,243	\$ (4,810,243)
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ (3,611)	\$ 3,611
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (3,611)	\$ 3,611
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 2,312,302	
Fund Balance - Beginning	\$ -		\$ (432,995)	
Fund Balance - Ending	\$ -		\$ 1,879,307	

Cypress Ridge

Community Development District

Long Term Debt Report

SERIES 2023, SPECIAL ASSESSMENT REVENUE BONDS	
Interest Rate:	4.875%, 5.625%, 5.875%
Maturity Date:	5/1/2053
Reserve Fund Definition	Maximum Annual Debt Service
Reserve Fund Requirement	\$913,728
Reserve Fund Balance	\$938,432
Bonds Outstanding - 08/30/23	\$13,000,000
CURRENT BONDS OUTSTANDING	\$13,000,000

Cypress Ridge
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

DIRECT BILL ASSESSMENTS

Clayton Properties INC.			Net Assessments	\$ 913,237.50	\$ 913,237.50
2024-01					
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Series 2023
	3/15/24		\$ 548,812.50		
	9/15/24		\$ 364,425.00		
			\$ 913,237.50	\$ -	\$ -

Audit Committee Meeting

SECTION III

SECTION A

**CYPRESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Year 2024
Hillsborough County, Florida**

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than **Monday, May 6, 2024 at 5:00 p.m.**, at the offices of Governmental Management Services – Central Florida, LLC, Attn: Jill Burns/Samantha Ham, District Manager, 219 East Livingston Street, Orlando, Florida 32801. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified, and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) original hard copy and one (1) electronic copy of the Proposal Documents, and other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title “**Auditing Services – Cypress Ridge Community Development District**” on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include résumés for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including résumés with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The cost of the provision of the services under the proposal for Fiscal Year 2024, plus the cost of four (4) annual renewals.
- E. Provide a proposed schedule for performance of the audit.

SECTION 13. PROTESTS. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

SECTION B

**CYPRESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Cypress Ridge Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2024, with an option for four (4) additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Hillsborough County, Florida. The District currently has an operating budget of approximately \$252,951. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2024, be completed no later than June 1, 2025.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) original hard copy and one (1) electronic copy of their proposal to Governmental Management Services – Central Florida, LLC Attn: Jill Burns/Samantha Ham, District Manager/Staff, 219 East Livingston Street, Orlando, Florida 32801, in an envelope marked on the outside "**Auditing Services – Cypress Ridge Community Development District.**"

Proposals must be received by **5:00 PM on Monday, May 6, 2024**, at the office address listed above. Proposals received after this time will not be eligible for consideration. Please direct all questions regarding this Notice to the District Manager who can be reached at (407) 841-5524.

Jill Burns, District Manager
Governmental Management Services – Central Florida, LLC

Run Date: **Wednesday, April 17, 2024**