

*Cypress Ridge
Community Development District*

Meeting Agenda

January 9, 2025

AGENDA

Cypress Ridge

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

January 2, 2025

Board of Supervisors Meeting

Cypress Ridge Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Cypress Ridge Community Development District** will be held **Thursday, January 9, 2025 at 1:45 PM** at the **Fairfield Inn & Suites Lakeland Plant City, 4307 Sterling Commerce Drive, Plant City, Florida 33566.**

Zoom Video Link: <https://us06web.zoom.us/j/86575132542>

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

Meeting ID: 865 7513 2542

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. Organizational Matters
 - A. Acceptance of Resignation of Jeffrey Shenefield
 - B. Appointment to Fill Vacant Board Seat #3
 - C. Administration of Oath to Newly Appointed Supervisor
 - D. Consideration of Resolution 2025-01 Appointing an Assistant Secretary
4. Approval of Minutes of the July 11, 2024 Audit Committee and Board of Supervisors Meetings
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
6. Other Business
7. Supervisors Requests and Audience Comments
8. Adjournment

¹ Comments will be limited to three (3) minutes

SECTION III

SECTION A

From: Jeff Shenefield
Subject: Resignation
Date: November 13, 2024
To: Jillian Burns

Jill,

Please accept my resignation from all CDD boards of which I am a Supervisor.

Jeff Shenefield

SECTION D

RESOLUTION 2025-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
CYPRESS RIDGE COMMUNITY DEVELOPMENT DISTRICT
ELECTING AN ASSISTANT SECRETARY OF THE DISTRICT,
AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Cypress Ridge Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing an Assistant Secretary, and such other officers as the Board may deem necessary.

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

SECTION 1. DISTRICT OFFICERS. The following persons are elected to the offices shown:

Assistant Secretary _____

SECTION 2. CONFLICTS. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 9th day of January 2025

ATTEST:

**CYPRESS RIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

MINUTES

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

The Audit Committee meeting of the Board of Supervisors of the Cypress Ridge Community Development District was held Thursday, **July 11, 2024** at 3:05 p.m. at the Holiday Inn Express & Suites 2102 N. Park Rd., Plant City, Florida.

Present were:

Brian Walsh
Milton Andrade
Garret Parkinson
Kareyann Ellison

Also present were:

Jill Burns
Savannah Hancock
Rich McGrath
Joel Blanco

District Manager, GMS
District Counsel, Kilinski Van Wyk
GMS Staff
Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 3:05 p.m. and called the roll. Four 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

**Review of Proposal and Tally of Audit
Committee Members Rankings**

A. DiBartolomeo, McBee, Hartley, & Barns

B. Grau & Associates

Ms. Burns stated that they received two proposals and Mr. Walsh thoroughly reviewed the proposals and ranked them for the Board. DiBartolomeo, McBee, Hartley, & Barns was ranked 1 and Grau & Associates 2 based on pricing. Everything else was equal. The Board award DiBartolomeo 100 and Grau 99. Ms. Bars asked for a motion to accept the rankings to make that recommendation to the Board of Supervisors.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Accepting the Audit Committee Rankings, were approved.

FOURTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn the Audit Committee Meeting.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the meeting was adjourned.

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, **July 11, 2024** at 3:05 p.m. at the Holiday Inn Express & Suites 2102 N. Park Rd., Plant City, Florida.

Present and constituting a quorum:

Brian Walsh
Garret Parkinson
Milton Andrade
Kareyann Ellison

Chairman
Vice Chairman
Assistant Secretary
Appointed as Assistant Secretary

Also present were:

Jill Burns
Savannah Hancock
Rich McGrath
Joel Blanco

District Manager, GMS
District Counsel, Kilinski Van Wyk
GMS Staff
Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 3:07 p.m. and called the roll. Four 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

**Approval of Minutes of the April 11, 2024
Audit Committee and Board of Supervisor's
Meeting**

Ms. Burns presented the minutes of the April 11, 2024 Audit Committee Meeting and Board of Supervisors meeting. She asked if there were any questions, comments, or corrections. Hearing no changes from the Board, she asked for a motion to approve both sets of minutes.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Minutes of the April 11, 2024 Audit Committee Meeting and the Board of Supervisor's Meeting, were approved.

FOURTH ORDER OF BUSINESS

Acceptance of the Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award

Ms. Burns stated that the Audit Committee ranked DiBartolomeo, McBee, Hartley, & Barns 1 and Grau & Associates as 2 and asked for a motion to accept the rankings and authorize staff to send the notice of intent to award to DiBartolomeo and authorize Counsel to draft the agreement.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Acceptance of the Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-05 Appointing an Assistant Secretary

Ms. Burns noted that this resolution appoints Kareyann Ellison as Assistant Secretary and asked for a motion of approval.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2024-05 Appointing an Assistant Secretary, was approved.

SIXTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget

Ms. Burns stated that the public hearing had been advertised in the paper per Florida statute requirement and asked for a motion to open the hearing.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns stated there were no members of the public present for comment and asked for a motion to close the public hearing.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, Closing the Public Hearing, was approved.

i. Consideration of Resolution 2024-06 Adopting the District’s Fiscal Year 2024/2025 Budget and Appropriating Funds

Ms. Burns presented the resolution and noted that it is developer funded and all expenses will be billed as they are incurred. She highlighted a small field contingency as they anticipate having some

landscaping costs before offering to answer and Board questions. There being none she asked for a motion of approval.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2024-06 Adopting the District’s Fiscal Year 2024/2025 Budget and Appropriating Funds, was approved.

ii. Consideration of Fiscal Year 2024/2025 Developer Funding Agreement

Ms. Burns presented the agreement with Clayton Properties Group and stated that it is included in the agenda package. She asked for a motion of approval.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Fiscal Year 2024/2025 Developer Funding Agreement, was approved.

iii. Consideration of Resolution 2024-08 Debt Assessment (Provided Under Separate Cover)

Ms. Hancock summarized the resolution stating that they have to collect the debt assessment on the issued bonds and this resolution certifies that previous assessment lean for collection for this year. She noted that the underline language for the collection schedule will be adjusted based on the collection needed for the debt service. The resolution is to be amended to state October 1, 2024 and April 1, 2025 with discretion for the District management company to set those percentages as needed for collection.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Resolution 2024-08 Debt Assessment, was approved as amended.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-07 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024/2025

Ms. Burns asked the Board if they would like to keep the same meeting time. They agreed ad there was a motion of approval.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2027-07 Designation of a Regular Monthly Meeting Date, Time, and Location, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of the Adoption of Goals and Objectives for the District

Ms. Burns asked for a motion of approval.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, the Adoption of Goals and Objectives for the District, was approved.

NINTH ORDER OF BUSINESS

Presentation of Fiscal Year 2023 Audit Report

Ms. Burns presented the audit report to the Board and noted that it was a clean audit with no instances of noncompliance and no findings. It was not submitted by the June deadline but has been submitted. She offered to answer any Board questions. Hearing no questions, there was a motion of approval.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, the Fiscal Year 2023 Audit Report, was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock 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 presented the check register for approval and noted it is included in the agenda package for Board review. She offered to answer any questions. Hearing none, there was a motion of approval.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Check Register totaling, was approved.

ii. Balance Sheet & income Statement

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

iii. Presentation of Number of Registered Voters – 0

Ms. Burns presented the number of registered voters living within the boundaries of the District to be zero.

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. Walsh, seconded by Mr. Parkinson, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION C

SECTION 1

Cypress Ridge Community Development District

Summary of Check Register

October 1, 2024 to December 31, 2024

Fund	Date	Check No.'s		Amount
General Fund	11/8/24	156-160	\$	17,742.76
	11/13/24	161	\$	5,814.00
	12/10/24	163-166	\$	15,964.67
	12/13/24	167	\$	4,018.75
Total Amount			\$	43,540.18

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/08/24	00001	10/01/24	91446	202410	310	51300	54000		SPECIAL DISTRICT FEES	*	175.00		
DEPARTMENT OF ECONOMIC OPORTUNITY												175.00	000156
11/08/24	99999	11/08/24	VOID	202411	000	00000	00000		VOID CHECK	C	.00		
*****INVALID VENDOR NUMBER*****												.00	000157
11/08/24	00002	7/01/24	43	202407	310	51300	34000		MANAGEMENT FEES JUL24	*	3,091.67		
		7/01/24	43	202407	310	51300	35200		WEBSITE ADMIN JUL24	*	100.00		
		7/01/24	43	202407	310	51300	35100		INFORMATION TECH JUL24	*	150.00		
		7/01/24	43	202407	310	51300	31300		DISSEMINATION SVC JUL24	*	416.67		
		8/01/24	44	202408	310	51300	34000		MANAGEMENT FEES AUG24	*	3,091.67		
		8/01/24	44	202408	310	51300	35200		WEBSITE ADMIN AUG24	*	100.00		
		8/01/24	44	202408	310	51300	35100		INFORMATION TECH AUG24	*	150.00		
		8/01/24	44	202408	310	51300	31300		DISSEMINATION SVC AUG24	*	416.67		
		8/01/24	44	202408	310	51300	51000		OFFICE SUPPLIES	*	2.53		
		8/01/24	44	202408	310	51300	42000		POSTAGE	*	21.59		
		9/01/24	45	202409	310	51300	34000		MANAGEMENT FEES SEPT24	*	3,091.67		
		9/01/24	45	202409	310	51300	35200		WEBSITE ADMIN SEPT24	*	100.00		
		9/01/24	45	202409	310	51300	35100		INFORMATION TECH	*	150.00		
		9/01/24	45	202409	310	51300	31300		DISSEMINATION SVC SEPT24	*	416.67		
		9/01/24	45	202409	310	51300	42000		POSTAGE	*	22.80		
		9/01/24	46	202409	310	51300	49000		FIELD MGMT SEPT24	*	625.00		
		9/01/24	46	202409	310	51300	49000		MEETING ROOM	*	104.82		
		9/15/24	47	202409	300	15500	10000		ASSESSMENT ROLL FY25	*	5,000.00		
GOVERNMENTAL MANAGEMENT SERVICES												17,051.76	000158

CRCD CYPRESS RIDGE HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/08/24	00014	9/12/24	10384	202408	310-51300-31500				ATTORNEY FEES KILINSKI/VAN WYK, PLLC	*	38.00	38.00	000159
11/08/24	00003	9/25/24	00003597	202409	310-51300-48000				NOTICE OF FY25 MEETING DA TIMES PUBLISHING COMPANY	*	478.00	478.00	000160
11/13/24	00004	8/19/24	24435	202410	310-51300-45000				FY25 INSURANCE RENEWAL EGIS INSURANCE & RISK ADVISORS, LLC	*	5,814.00	5,814.00	000161
12/10/24	00023	11/26/24	7668-11-	202411	310-51300-31300				SERIES 2023 AMTEC	*	450.00	450.00	000162
12/10/24	00022	9/07/24	25333	202408	320-53900-49100				LANDSCAPE MAINT AUG24	*	2,000.00		
		9/24/24	25332	202409	320-53900-49100				LANDSCAPE MAINT SEPT24 CARDINAL LANDSCAPING	*	4,000.00	6,000.00	000163
12/10/24	00021	10/04/24	1220	202410	310-51300-31300				1 YEAR SUBSCRIPTION DISCLOSURE TECHNOLOGY SERVICES, LLC	*	1,500.00	1,500.00	000164
12/10/24	00002	10/01/24	49	202410	310-51300-34000				MANAGEMENT FEES OCT24	*	3,246.25		
		10/01/24	49	202410	310-51300-35200				WEBSITE MAINT OCT24	*	105.00		
		10/01/24	49	202410	310-51300-35100				INFORMATION TECH OCT24	*	157.50		
		10/01/24	49	202410	310-51300-31300				DISSEMINATION SVC OCT24	*	437.50		
		10/01/24	49	202410	310-51300-42000				POSTAGE	*	22.75		
		11/01/24	50	202411	310-51300-34000				MANAGEMENT FEES NOV24	*	3,246.25		
		11/01/24	50	202411	310-51300-35200				WEBSITE MAINT NOV24	*	105.00		
		11/01/24	50	202411	310-51300-35100				INFORMATION TECH NOV24	*	157.50		
		11/01/24	50	202411	310-51300-31300				DISSEMINATION SVC NOV24	*	437.50		
		11/01/24	50	202411	310-51300-42000				POSTAGE	*	23.42		
											7,938.67	000165	
GOVERNMENTAL MANAGEMENT SERVICES													
CRCD CYPRESS RIDGE HHENRY													

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
12/10/24	00014	11/18/24 10830	202410 310-51300-31500	ATTORNEY FEES	*	76.00		
							KILINSKI/VAN WYK, PLLC	76.00 000166
12/13/24	00002	12/01/24 51	202412 310-51300-34000	MANAGEMENT FEES DEC24	*	3,246.25		
		12/01/24 51	202412 310-51300-35200	WEBSITE ADMIN DEC24	*	105.00		
		12/01/24 51	202412 310-51300-35100	INFORMATION TECH DEC24	*	157.50		
		12/01/24 51	202412 310-51300-31300	DISSEMINATION SVC DEC24	*	437.50		
		12/01/24 51	202412 310-51300-42000	POSTAGE	*	72.50		
							GOVERNMENTAL MANAGEMENT SERVICES	4,018.75 000167
TOTAL FOR BANK A						43,540.18		
TOTAL FOR REGISTER						43,540.18		

SECTION 2

Cypress Ridge
Community Development District

Unaudited Financial Reporting
November 30, 2024



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Cypress Ridge
Community Development District
Combined Balance Sheet
November 30, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Fund</i>
Assets:				
Operating Account	\$ 2,348	\$ -	\$ 116,010	\$ 118,358
Due From Developer	\$ 40,000	\$ -	\$ -	\$ 40,000
Investments:				
<u>Series 2023</u>				
Reserve	\$ -	\$ 933,507	\$ -	\$ 933,507
Revenue	\$ -	\$ 52,297	\$ -	\$ 52,297
Interest	\$ -	\$ 0	\$ -	\$ 0
Prepayment	\$ -	\$ 47,807	\$ -	\$ 47,807
Construction	\$ -	\$ -	\$ 1,491	\$ 1,491
Cost of Issuance	\$ -	\$ -	\$ 11	\$ 11
Total Assets	\$ 42,348	\$ 1,033,611	\$ 117,513	\$ 1,193,472
Liabilities:				
Accounts Payable	\$ 16,001	\$ -	\$ 114,491	\$ 130,492
Accrued Expenses	\$ 1,250	\$ -	\$ -	\$ 1,250
Retainage Payable	\$ -	\$ -	\$ -	\$ -
Due To Capital Project	\$ -	\$ -	\$ -	\$ -
Developer Advance	\$ -	\$ -	\$ -	\$ -
Deferred Revenue	\$ -	\$ -	\$ -	\$ -
Total Liabilities	\$ 17,251	\$ -	\$ 114,491	\$ 131,742
Fund Balances:				
Nonspendable:				
Deposits and Prepaid Items	\$ -	\$ -	\$ -	\$ -
Restricted for:				
Debt Service	\$ -	\$ 1,033,611	\$ -	\$ 1,033,611
Capital Projects	\$ -	\$ -	\$ 3,022	\$ 3,022
Unassigned	\$ 25,097	\$ -	\$ -	\$ 25,097
Total Fund Balances	\$ 25,097	\$ 1,033,611	\$ 3,022	\$ 1,061,730
Total Liabilities & Fund Balance	\$ 42,348	\$ 1,033,611	\$ 117,513	\$ 1,193,472

Cypress Ridge

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
Revenues				
Developer Contributions	\$ 274,454	\$ 40,000	\$ 40,000	\$ -
Total Revenues	\$ 274,454	\$ 40,000	\$ 40,000	\$ -
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 2,000	\$ -	\$ 2,000
Engineering	\$ 15,000	\$ 2,500	\$ -	\$ 2,500
Attorney	\$ 25,000	\$ 4,167	\$ 76	\$ 4,091
Annual Audit	\$ 5,000	\$ 833	\$ -	\$ 833
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination	\$ 5,250	\$ 875	\$ 875	\$ -
Continuing Disclosure Software	\$ -	\$ -	\$ 1,500	\$ (1,500)
Trustee Fees	\$ 8,020	\$ 1,337	\$ -	\$ 1,337
Management Fees	\$ 38,955	\$ 6,493	\$ 6,493	\$ -
Information Technology	\$ 1,890	\$ 315	\$ 315	\$ -
Website Maintenance	\$ 1,260	\$ 210	\$ 210	\$ -
Postage & Delivery	\$ 600	\$ 100	\$ 46	\$ 54
Insurance	\$ 6,429	\$ 6,429	\$ 5,814	\$ 614
Copies	\$ 850	\$ 142	\$ -	\$ 142
Legal Advertising	\$ 7,500	\$ 1,250	\$ -	\$ 1,250
Contingency	\$ 5,000	\$ 833	\$ 80	\$ 753
Office Supplies	\$ 625	\$ 104	\$ -	\$ 104
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 139,454	\$ 33,212	\$ 21,034	\$ 12,178
<i>Operations & Maintenance</i>				
<i>Field Expenses</i>				
Field Management	\$ 15,000	\$ 2,500	\$ 1,250	\$ 1,250
Property Insurance	\$ 10,000	\$ 1,667	\$ -	\$ 1,667
General Field Contingency	\$ 100,000	\$ 16,667	\$ -	\$ 16,667
Total Operations & Maintenance	\$ 125,000	\$ 20,833	\$ 1,250	\$ 19,583
<i>Amenity Expenses</i>				
Amenity Access Management	\$ 10,000	\$ 1,667	\$ -	\$ 1,667
Total Operations & Maintenance	\$ 10,000	\$ 1,667	\$ -	\$ 1,667
Total Expenditures	\$ 274,454	\$ 55,712	\$ 22,284	\$ 33,428
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 17,716	
Fund Balance - Beginning	\$ -		\$ 7,381	
Fund Balance - Ending	\$ -		\$ 25,097	

Cypress Ridge

Community Development District

Debt Service Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Proposed	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
Revenues:				
Assessments - Direct	\$ 913,238	\$ -	\$ -	
Interest	\$ 20,000	\$ 3,333	\$ 9,883	\$ 6,550
Total Revenues	\$ 933,238	\$ 3,333	\$ 9,883	\$ 6,550
Expenditures:				
Interest Expense - 11/1	\$ 364,425	\$ 364,425	\$ 364,425	\$ (0)
Principal Expense - 05/1	\$ 185,000	\$ -	\$ -	\$ -
Interest Expense - 05/1	\$ 364,425	\$ -	\$ -	\$ -
Total Expenditures	\$ 913,850	\$ 364,425	\$ 364,425	\$ (0)
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 19,388		\$ (354,542)	
Fund Balance - Beginning	\$ 397,970		\$ 1,388,153	
Fund Balance - Ending	\$ 417,358		\$ 1,033,611	

Cypress Ridge
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2024

	Proposed Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 375,471	\$ 375,471
Interest	\$ -	\$ -	\$ 12	\$ 12
Total Revenues	\$ -	\$ -	\$ 375,483	\$ 375,483
Expenditures:				
Contingency	\$ -	\$ -	\$ 76	\$ (76)
Capital Outlay	\$ -	\$ -	\$ 378,634	\$ (378,634)
Total Expenditures	\$ -	\$ -	\$ 378,710	\$ (378,710)
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (3,226)	
Fund Balance - Beginning	\$ -	\$ -	\$ 6,248	
Fund Balance - Ending	\$ -	\$ -	\$ 3,022	

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	\$933,507
Bonds Outstanding - 08/30/23	\$13,000,000
LESS: Principal Payment - 05/01/24	(\$180,000)
CURRENT BONDS OUTSTANDING	\$12,820,000

Cypress Ridge
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

DIRECT BILL ASSESSMENTS

Clayton Properties INC.			Net Assessments	\$ 905,740.63	\$ 905,740.63
2025-01					
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Series 2023
	3/15/25		\$ 552,501.78	\$ -	
	9/1/25		\$ 353,238.85	\$ -	
			\$ 905,740.63	\$ -	\$ -